REVISED

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 27, 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, March 27, 1997.

AGENDA

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

2:00 p.m. Litigation

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

3:00 p.m. Council questions and comments
3:30 p.m. Fiber optics system project update
3:40 p.m. Update on recreation facilities study
4:10 p.m. Paid parking plan presentation
5:40 p.m. Review of regular meeting

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 THE MEETING OF MARCH 6, 1997

V PUBLIC HEARING

Ordinance approving an amendment to Lot 1 - 7, Block 50 of the Park City Survey known as 255 Heber Avenue, Park City, Utah

VI CONSENT AGENDA

1. Ordinance approving an amendment to Lot 1 - 7, Block 50 of the Park City Survey known as 255 Heber Avenue, Park City, Utah

2. Approval of an encroachment permit for 577 Main Street to Gaddis Investment

3. Ordinance accepting public improvements at Fairway Hills Estates Subdivision - Phase 2

VII RESIGNATIONS AND APPOINTMENTS

1. Acceptance of the resignation of David White on the Historic District Commission

2. Reappointment of Bruce Erickson to the Planning Commission for a term expiring February 2001

3. Reappointment of Linda McReynolds and appointment of Ron Butkovich and Malcolm MacQuoid to the Historic District Commission for term beginning April 28, 1997 and expiring February 1999

VIII ADJOURNMENT

Posted: 3/24/97
Revised: 3/26/97

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 27, 1997

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

Toby Ross, City Manager; Jodi Hoffman, City Attorney; Bob Stephens, Administrative Services Director; Jerry Gibbs, Public Works Director; Bob Johnston, Leisure Services Director; Hope Bleecker, Transportation Director; Myles Rademan, Public Affairs Director; Jerry Gibbs, Public Works Director; Meg Ryan, Planner

George Hull, Lani Furr, Parks Recreation and Beautification Board members; Nick Nass, Main Street Photographer

Absent: Chuck Klingenstein

1. **Council questions and comments.** Roger Harlan reported that he attended the Board of Education work session last week where the lighting of Dozier Field was discussed. He complimented the Leadership 2000 program and the reception last week where youth reported on a program duplicating the Leadership concept in the high school. Paul Sincock reported on the Board of Health meeting where a household hazardous waste day was discussed; the Summit County Commission has not yet approved the $8,000 expenditure. Mr. Sincock discussed a ground water survey program and underground water contamination analysis that Summit County will be conducting in the Snyderville Basin, Coalville, Henefer, Kamas and Oakley areas. He continued that there are new state certification requirements for public swimming pools. Mr. Sincock reported that Recycle Utah is recommending the purchase of carpeting made from plastic containers and provided samples to staff to consider for the Council Chambers remodel. He added that the Board of Health's budget has been cut by $20,000 to $30,000. Mayor Olch relayed that the SBSID Board has received complaints on the compost site which will be re-engineered; there will also be work on the expansion tanks in Jeremy Ranch. Shauna Kerr encouraged staff to include noteworthy trees in the General Plan as a land feature that should be protected. She distributed a flyer from an organization called Businesses Against Drugs and discussed its presence in the business community.

Ms. Kerr stated that she met with Burnis Watts and discussed his request for demolition which the Council denied. She felt that his situation should be again looked at as more commercial properties are being constructed around him. The minutes from February 8, 1996 indicate that if Mr. Watts presents another proposal, i.e., adaptive reuse or saving the facade of the garage, the Council would reconsider his property. Paul Sincock suggested that Mr. Burnis present specific plans. Mr. Watts felt it would be premature to draw up plans if there isn't consensus among Council as to what would be allowed. Ms. Kerr suggested that staff work with Mr. Watts, but emphasized that he present a proposal as Council can't be the decision-makers and the proponents. The Mayor requested that Mr. Lewis describe the meetings Mr. Watts has had with staff. Rick Lewis explained that the CAD application was appealed to the City Council and denied and if Mr. Watts wants to demolish the buildings, then he would have to reapply. Another alternative like adaptive reuse requires staff review. Mr. Olch understood that the solution is economically driven. Mr. Watts agreed that that is a portion of his concern, but the loss of his quiet enjoyment of his property has driven him from his property and he can no longer live there with the adjacent uses. He felt that he should be allowed to do what developers around him are doing. Mr. Olch felt that the Council would look favorably at an adaptive reuse, like saving the Park Avenue structure and the facade of the garage. He asked if the property has been listed with these conditions, as it is possible that there are interested buyers and it is prudent to explore every possibility. Mr. Watts responded that he has had offers to purchase the property but it isn't financial feasible with the conditions on the property. He stated that he has not listed the property. Staff was directed to work with Mr. Watts.

In response to a question from Shauna Kerr, Jerry Gibbs commented that he will check on the condition of the street sweeping equipment. The Mayor suggested that street sweeping efforts be increased. Hugh Daniels encouraged Council to schedule the City Attorney's evaluation when Mr. Klingenstein returns. Mr. Daniels discussed meeting about Flagstaff and suggested that Council schedule work sessions on this project even if it means extra meetings or starting earlier on Thursdays.

2. **Fiber optic project system update.** See staff report. Bob Stephens apologized for the confusion last week with regard to the actual costs of this project, but numbers changed as negotiations with SBSID occurred. The opportunities of using the trench is before the City right now as SBSID would like to proceed with awarding bids. He explained that to lay a 6" conduit on top of the sewer line from the corner of Heber Avenue and Marsac Avenue to the Yarrow will cost about $122,000, including raising the junction boxes. Mr. Stephens added that this is to put a conduit in and dig a trench running from Snow Country Road over to the new Public Works facility. The cost of the trench is based on $25 per foot and the Public Works Department will use its contractors for that part of the project. The cost of laying on top of the sewer line is about $15 per foot, but it will include a concrete overlay. To cover the costs of this, staff is proposing a carry-forward in the Technical Services Budget of $110,000 from last year and the remaining amount of $12,000 would be covered in this year's operating budget. The remaining portion, which is about $95,000 for the actual installation of the fiber optics will be an option in the budget. He pointed out that if the infrastructure for the conduit is installed without the fiber optics that the $122,000 could be wasted funding. Mr. Stephens believed that the conduit will be valuable to others, like U S West or TCI if the City desires to sell some conduit which has been selling for $40 to $75 per foot and 7,000 feet and has the potential of producing $250,000. The conduit will also be used for phone lines and will connect the GIS program to the Engineering and Public Works Departments.

3. **Update on recreation facilities study.** See staff report. Bob Johnston explained that the Parks and Recreation Board have met more than once a month on this project. Out of the first workshop came a feeling that this report should be a comprehensive study of recreational facilities planning. The $55,000 study can provide a comprehensive look at ice skating but only a

general look at recreational facilities. The survey work was reduced from $6,000 to $3,000 as the Board has volunteered to work on the survey. An additional $8,000 is proposed to provide a more detailed analysis of the sites, including future sites, a recommendation on recreation impact fees, and General Plan language on recreation. Mr. Johnston explained that $7,500 has been expended from the original $55,000 amount.

George Hull, Chairman of the Parks and Recreation Board, hoped that the plan could last 20 years and there is an opportunity in spending additional money to expand the project. He is pleased with the consultants and didn't believe it can be done less expensively in the future. The Board strongly recommends further support of the facilities study. As liaison to the Board, Roger Harlan expressed his confidence in the consultants and believed their participation in the General Plan would be a bargain for $8,000. Ms. Kerr asked what the focus of the mailed survey is, the target mix, margin of error, and who will tabulate as she is concerned that it is conducted in a scientific manner. Mr. Hull understood that the consultants will craft the survey and the Board will conduct and tabulate the survey. Ms. Kerr added that results can be biased based on the target, i.e., recreation users or home owners. Roger Harlan believed that the consultants are sensitive to obtaining the best information. Ms. Kerr pointed out that mailed surveys often are responded to by only interested constituents and those not interested in the issue may not return them; she suggested a phone survey. Mr. Sincock added that the University of Utah conducted a survey for the Arts Council which was inexpensive and accurate. Mr. Johnston stated that he will relay the comments on a phone survey to the consultants. Mr. Hull stressed that the Board does not have its own agenda or a preconceived outcome and has an interest in an accurate survey.

In response to a question from Paul Sincock, Mr Johnston explained that the ice skating rink represents about $25,000 to $30,000. Mr. Sincock felt that the ice skating rink is relatively simple and discussed the variety of formulas to pay for operating and debt service costs. He also commented that it important to gather statistics on the population base for rental of the rink. Mr. Sincock did not feel that the Council needs to spend $55,000 to find out that there isn't a sufficient market to support a rink and hoped that $5,000 or $6,000 could be spent to arrive at statistics. He stated that the company he contacted in Los Angeles could do that kind of a study for under $10,000 as they operate five ice facilities. Mr. Hull noted that a large emphasis of the study is on ice because it has profound implications; the preliminary study indicates that it may pay its operating costs but not capital costs, but the study is only preliminary. Bob Johnston commented that if Council was in agreement that the ice skating facility needs to cover its operating and capital costs, staff can come back in a week with that answer for less than $5,000 as there is a lot of information available at this point. There's a relatively good chance that it can cover its operating expenses but little chance that it will every recover its capital costs. Mr. Johnston explained that public ice facilities operate differently than private facilities, but the Parks and Recreation Board adamantly feels that if it is a public facility, the public needs to have access to it with public programs that typically do not generate a lot of revenue. He explained Jackson's operation which is much like a private facility, where it sells ice for ice shows and hockey and recovers its capital costs; staff will be looking toward Council for guidance and direction on this issue. Mr. Johnston continued that there is about a 20% subsidy from the General Fund for recreation and if that would be appropriate for an ice skating facility. Mr. Sincock explained that his concern was totally funding the ice skating rink portion when it appears problematic. Mr. Hull responded that ice can be part of an integrated recreation facilities master plan and it may not pay its own way in its own building, but may if it is included in a more comprehensive facility so that amenities are optimized and not unique.

Hugh Daniels referred to the staff report which indicates that recreation facilities are designed primarily for residents and secondarily for tourists. With regard to an ice skating rink, he felt that use would probably have to be equal and brought up the use of Restaurant Tax monies which are intended for the support of tourism. He agreed that it may have to be a joint facility and the importance of analyzing the market as there will be five more sheets in Salt Lake City. Mr. Daniels is interested in obtaining information about providing good recreational facilities in the community but if they are expensive, he expected that the voters would have to ultimately make that decision. He emphasized that he wasn't happy with the cost of the study to begin with and supported $45,000 or less. To be at $55,000 and now looking at $67,000 is too expensive. He pointed out the expenditure to visit Denver to look at facilities which appears to be frivolous and may not get the Council the best information for the cost. He also has mixed feelings about the survey and the escalation in costs has him concerned. Shauna Kerr agreed with Mr. Daniels comments about the cost especially compared to the consulting costs of the General Plan. She also has concerns about the Denver trip. Ms. Kerr emphasized that there be coordination with the Planning Department to make sure that the General Plan component for recreation will be written in a compatible style. Mr. Sincock suggested cutting the funding of the study back to $37,500.

In a response to a question from the Mayor, the Leisure Services Director explained that this project is not funded in the budget, requires Council approval, and staff is proceeding to complete it in the spring as requested by Council. The Mayor stated that he is sensitive to the financial concerns but on the other hand believes that recreation is very important and that community needs should be analyzed. He is supportive of spending additional funds to obtain a comprehensive study and is concerned that the process will be delayed further if some sort of decision is not made. Roger Harlan recalled Council's enthusiasm for a long-term comprehensive recreation study after its Summer Tour trip. He believes that the $55,000 buys that kind of a study but a survey and General Plan commentary are worthwhile added features of the study. Bob Johnston continued that the last master plan was authored in 1983 and has never been updated. The Snyderville Basin Recreation District is farther along with its comprehensive master plan which will be beneficial. Council will be entertaining joint programs and maintenance agreements, etc. with the District and the recreation facilities plan study will be helpful in negotiations.

The Mayor requested Council action. Hugh Daniels expressed that he reluctantly supported the $55,000 the last time this was before Council and suggested that it be scaled down based on priorities. Mr. Sincock supported a $55,000 study and Mr. Daniels interjected that if there is good information on site selection, then at that time it may be more appropriate to fund other options. Shauna Kerr suggested that rather than spending $8,000 to look at all of the sites, to concentrate on a couple of areas. Mr. Sincock believed that the recreation facilities need to have a strong visitor component to be successful and to obtain Restaurant Tax monies and is convinced that it has to be in the City not on Highway 40. He agreed that additional monies could be allocated at a different stage of progress. It was the consensus of Council to maintain the $55,000 funding level.

Lani Furr thanked the Council for its support of the tree planting project and presented Council with awards of appreciation from the Parks and Recreation Board.

4. **Paid parking plan presentation.** Hope Bleecker stated that she is going to make a case for paid parking which is a policy decision of the Council. Staff believes it is a program that works and there are overwhelming reasons why Park City should implement it. She continued her presentation with slide illustrations. As the Wilbur Smith study indicates, there is a deficit of 900 spaces during peak winter evenings and a peak summer deficit of 100 spaces and a management program is not in place. A parking enforcement program has been put in place which has induced increased utilization in remote areas. Transit frequencies are currently inadequate to serve paid parking and there needs to be remote parking for employees and residents. She discussed the enforcement program which resulted in a dramatic drop in overtime violations on Main Street and the Brew Pub lot. She discussed the next slide supporting paid parking from a merchant standpoint which points out the average utilization on of the China Bridge 4th level. From the Winter of 1996 to the Winter of 1997, all day parking increased from 22% to 59%. Evening parking increased from 17% to 91%. Paid parking can force increased utilization and turn-over in all areas of town as evidenced by valet parking. Ms. Bleecker emphasized that employees are important to Main Street but showed a slide indicating that 67% of Main Street employees drive to work alone, while many tourists car pool to the area. Our modal patterns pale to other resort communities as Aspen and Sun Valley are achieving at least a 50% single occupancy vehicle ratio among employees and Ms. Bleecker continued that unfortunately punitive measures have to be put in place to achieve a more desirable modal split.

She pointed out the reasons for supporting a paid parking plan. She felt that Council has an interest in improving parking access for shoppers, promoting short-term use, encouraging alternative transit use, and channeling program profits into alternative transportation and/or parking facility construction. She added that it is important to work through these issues this summer so that the merchants are aware of the City's plans. She then discussed Council goals including reducing traffic congestion or the perceived problem of congestion, reducing reliance on automobiles, solving delivery issues, and maximizing pedestrian orientation which fall into line with the modal split plan. The Transportation Director emphasized that the only way to achieve this is to put together disincentives to stop people from driving and paid parking is a way to generate a revenue stream to increase transit frequency. Transit means not only bus service, it means bike lock-downs, sidewalk and snow removal improvements; it is a combination of things. She discussed an in-house option totaling $340,000 and a contract option in the amount of $278,000. Ms. Bleecker added that many communities don't contract because they don't have the opportunity of sharing office space with the contractor which is proposed in this plan. It is also proposed to have an adjudication officer so that the public has readily available access to a someone in the appeal process.

Ms. Bleecker discussed the equipment costs. The pay and display meters (25) would total $250,000. Honor boxes are required in levels one and two in the China Bridge totaling $3,000. In-car meters are popular as they conveniently hang on rear-view mirrors and can be programmed to work on Main Street, Swede Alley, or discounted rates for residents. These can be programmed in the office for anywhere from $20 to $200 worth of parking. Purchasing 500 meters would total $12,500. She explained that smart cards work like a credit card and 20,000 cards would cost $20,000; credit cards will also work for this pay system. There was discussion about tokens and the placement of machines which should be placed at least 200 feet from parking areas; this strategy has worked well in other cities.

Ms. Bleecker encouraged Council to formulate a parking fee structure in a zonal system. The most convenient parking is Main Street and more remote areas like the Brew Pub lot or Gateway parking garage would be categorized as Zone 2. She added that it is desirable to get deliveries off the street by 10 a.m. or 11 a.m. and it is proposed to provide short term parking zones on Main Street which would be free. She discussed comparative fees for Main Street and the lower Main garages; Main Street, one dollar per hour, Marriott $2 per hour and Caledonian, $.50 per hour. Ms. Bleecker noted that the fee structure should promote the flow up and down the street. She added that the proposed evening rates are low. Rates are $1 per hour at 10 a.m. until 6 p.m. and after 6 p.m. $1 in the summer per evening, although elevated rates should be looked at for the winter season. She referred to Option 2 for proposed fees which is an all-paid parking system, including China Bridge levels 3 and 4 and the Marsac parking lot. She discussed the impacts on employee parking with this proposal and the possibility of permits for employees. She then referred to Option 1 for proposed fees which may be more palatable and discussed the fees for Main Street, Swede Alley, Brew Pub lot, China Bridge levels 1 and 2 and the Gateway parking structure. China Bridge levels 3 and 4, the Marsac lot and remote lots would be free. She discussed Aspen's approach which was an all-paid system, but based on the limitation of the transit system within the City limits, there needs to be some option for free parking which would be provided in Zone 3 containing 200 spaces. It is projected that Marsac employees could take up approximately 100 of these spaces. She relayed that there are approximately 2,400 cars per day in the area which may produce revenue in the amount of $231,480 during the peak winter season; the summer estimate is 2,000 cars per day yielding $132,792. These numbers assume 200 free parking spaces for employees. The estimate for the off-season is 900 cars a day producing $83,466.

Ms. Bleecker stated that there is a substantial start-up cost and suggested that the equipment be purchased up-front and be amortized over a five year period. There is a possibility that the contractor would provide the equipment and sell it back to the City for one dollar. She discussed the summer transit system and a proposal to better utilize the trolley so that it operates to the Park City Ski Area. The Prospector Area is targeted for improved transit where there is affordable housing and and service for employees to Main Street. She emphasized that Park City will get even more popular and paid parking is a proven way to manage parking and to promote additional transit, which is specified in Council's goals. This will be an extremely emotional issue and if Council wants additional information or costs, she will be happy to provide that.

Hugh Daniels stated that he supports paid parking and it is a reasonable approach to a transit strategy, but there are things that need to be done to make it work well for merchants, employees and people who live on Main Street. He believes there is a marketing component, not only locally but to visitors. Enforcement of paid parking should extend longer than 6 p.m. He liked the availability of free unregulated lots, but didn't feel it fair that much of the space is taken by City employees. He favored local discounts and would like to look at options for employee parking throughout Swede Alley. He again brought up residents on Main Street but pointed out the difficult situation at the Galleria where there may be residences and nightly rentals. Mr. Daniels supported the transit proposals and didn't want the equipment to look overwhelming. The surrounding neighborhoods should be protected with a year-round permit system.

Shauna Kerr commented that she is a supporter of paid parking and didn't feel that a drawn out implementation program and lengthy public process would be beneficial as there has been a year's discussion on this issue. She felt that the program should be put in place now because it is inevitable that it is in our future. There may be an opportunity for employee parking in areas other than China Bridge levels 3 and 4 and Sand Ridge, however, she acknowledged the resulting substantial increases in the cost of enforcement. Ms. Bleecker interjected that the lower Swede Alley/Heber Avenue lot may be considered. Ms. Kerr understood that employee parking may not be broadened because of financial considerations and limiting it may be less complicated. She is not convinced that delivery trucks should be allowed until 11 a.m. as many of the businesses are placing the burden of deliveries on citizens instead of being responsible and available to accept deliveries earlier in the morning. She believed that the limit should be 10 a.m. and this will make a substantial difference in circulation patterns. She agreed with Hugh Daniels that Marsac employees should be treated like other employees.

Paul Sincock stated that employees should be pushed off Main Street and there should be no free parking on Main Street and Swede Alley, except for short term and deliveries. He recalled a suggestion of not allowing parking on the west side of Main Street for cars until 10 a.m. so that delivery vehicles could easily maneuver, and this should be explored. Another option would be to provide larger sections for delivery trucks. There should be more attention to park and ride opportunities for employees. He agreed with Hugh Daniels that 8 p.m. should be the cut-off for paid parking and felt that the ratio of management was top heavy. He complimented Ms. Bleecker and her staff on the presentation and the information is exactly what Council requested.

Roger Harlan also supported the paid parking concept and complimented staff on its presentation. He hoped that the Main Street merchants become allies in this endeavor and felt that there is some great leadership in that group. He questioned suspending paid parking during the months of May and October as consistency is important and the effectiveness of the honor boxes. It was pointed out that there is enforcement in conjunction with honor boxes. Mr. Harlan suggested that implementation be sooner rather than later so that locals get used to the system before winter.

Mayor Olch stated that he supports paid parking, but the cost is staggering. He hoped that the free zones and short term zones on Main Street be coordinated with the Main Street merchants as certain business that have a quick turn-over. Nick Nass, merchant, stated that he is encouraged by Mr. Bleecker's presentation and although he understood Mr. Sincock's comment about pushing employees out of the Main Street area, he emphasized that employees make Main Street work and without them, the tourist would have no reason to come to Main Street. He explained his difficult situation where his employees work different shifts and some live in other cities so that car pooling is not possible. Mr. Nass also believed that residents need to be able to get to Main Street and the parking issue may have been blown out of proportion. He is not worried about tourists but employees. Mr. Sincock added that tokens would be helpful for employers to distribute to employees, especially for a park and ride approach. Rather than honor boxes, Mr. Sincock suggested a gate at the China Bridge parking structure where a smart card or credit card could be used. Ms. Bleecker responded that the honor boxes are appealing because they're inexpensive.

Myles Rademan, Public Affairs Director, expressed concern that there is a belief among the merchants that revenues from a paid parking program will pay off the debt service for a new parking structure, and it needs to be clarified that that will not be the case. Jerry Gibbs, Public Works Director stated that this is a preliminary rate structure, which is conservative, and it should generate more revenue. This will also provide important information for forecasting parking needs and the additional revenue needed to cover the construction and maintenance of a new parking structure. Mr. Gibbs added that staff would like some flexibility on implementation up to September 30, as there must be an opportunity to meet with the business community and there should be a reasonable amount of time to put together a program that meets everyone's needs and solicits cooperation. Hugh Daniels stated that he is looking to the merchants and the community to help solve the problems that people are complaining about. The Mayor agreed with Mr. Gibbs that cooperation with the merchants is key to the success of the program. Mr. Kerr asked if there was support from the Council about changing the delivery time to 10 a.m. Mayor Olch suggested that staff work with the merchants to determine what will work and supported Ms. Kerr's earlier recommendation of limiting the west side of Main Street to delivery vehicles, but until to 11 a.m. Roger Harlan suggested arranging a meeting with the delivery companies as well.

5. Review of regular meeting. With regard to the 255 Heber Avenue plat amendment, Mr. Sincock complained that the building was boxy and lacked interest. Planner Meg Ryan stated that there could be six buildings on the six lots as opposed to one massive building. The design has been reviewed by staff, Historic District Commission and Planning Commission and either scenario would create mass. Ms. Ryan explained that the building will be 40 feet and there is a construction mitigation plan in place. In response to a question from Roger Harlan, Ms. Ryan explained that the easement changes in width because of the setback requirements. See regular meeting minutes.

Prepared by Janet M. Scott

The Mayor requested a motion to approve the Consent Agenda. Hugh Daniels, "I so move". Shauna Kerr seconded. In response to a question from Roger Harlan about dirt in the road in Fairway Hills, Eric DeHaan indicated that he has not received complaints to date. Motion carried.

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

1. Ordinance approving an amendment to Lot 1 - 7, Block 50 of the Park City Survey known as 255 Heber Avenue, Park City, Utah - See staff report and work session commentary.

2. Approval of an encroachment permit for 577 Main Street to Gaddis Investment - See staff report.

3. Ordinance accepting public improvements at Fairway Hills Estates Subdivision - Phase 2 - See staff report.

VII RESIGNATIONS AND APPOINTMENTS

1. Acceptance of the resignation of David White on the Historic District Commission - Hugh Daniels, "I move we accept the resignation of David White and send our thanks for great service". Roger Harlan seconded. Motion carried.

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

2. Reappointment of Bruce Erickson to the Planning Commission for a term expiring February 2001 - Hugh Daniels, "I move that we reappoint Bruce Erickson to the Planning Commission for a term expiring February 2001". Paul Sincock seconded. Motion carried.

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

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 27, 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, March 27, 1997. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, and Paul Sincock. Chuck Klingenstein was excused. 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

Roger Harlan reported that he attended an excellent performance at McPolin Elementary produced by the Park City Arts Council encouraging kids to read and expressed that this is an appropriate program to fund through tax payers dollars. Shauna Kerr added that the same presentation will be made to elementary schools throughout the county. Rick Lewis reported that the Planning Commission made a recommendation on the Flagstaff annexation which will be forwarded to Council.

IV WORK SESSION NOTES AND MINUTES OF THE MEETING OF MARCH 6, 1997

Jodi Hoffman corrected Page 1 of the work session notes changing $180,000 to $280,000. Paul Sincock, "<u>I move approval of the Minutes and Notes from the Meeting of March 6, 1997 (as corrected)</u>". Roger Harlan seconded. <u>Motion unanimously carried</u>.

V PUBLIC HEARING

<u>Ordinance approving an amendment to Lot 1 - 7, Block 50 of the Park City Survey known as 255 Heber Avenue, Park City, Utah</u> - See staff report and work session notes. The Mayor invited the public and Council to comment on this plat amendment. Hearing no comments, the public hearing was closed.

VI CONSENT AGENDA

3. Reappointment of Linda McReynolds and appointment of Ron Butkovich and Malcolm MacQuoid to the Historic District Commission for term beginning April 28, 1997 and expiring February 1999 - The Mayor requested a motion approving the appointments. Shauna Kerr, "I so move". Roger Harlan seconded. Motion carried.

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

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, and Paul Sincock. Chuck Klingenstein was excused. Staff present were Toby Ross, City Manager; Mark Gaylord, legal counsel, Mark Harrington, Assistant City Attorney; and Jodi Hoffman, City Attorney. Shauna Kerr, "I move to close the meeting to discuss litigation". Hugh Daniels seconded. Motion carried unanimously.

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

The meeting opened at approximately 4 p.m.

* * * * * * * * * * *

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

Prepared by Janet M. Scott

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884

Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE: March 20, 1997
DEPARTMENT: Leisure Services
AUTHOR: Bob Johnston, Director of Leisure Services
TITLE: Recreation Facility Master Plan
TYPE OF ITEM: Update

SUMMARY RECOMMENDATION: Provide staff with direction on how to proceed with the recreation facility study based on preliminary information provided by consulting team.

DESCRIPTION:

A. Topic: Recreation Facility Study

B. Background: Late last fall, Council directed staff to work with the Parks, Recreation Beautification Advisory Board (Board) and a facility consultant on the development of a recreation facility plan that would identify Park City's recreational needs over the next ten years. Following the selection process for the consultant, the committee chose the firm of Barker, Rinker, Seacat (BRS) and an initial workshop took place in mid February to better define the scope of work for this study. A follow up workshop was held in early March and a few days following, BRS submitted a preliminary findings report for an ice facility component and a cost option breakdown for the remainder of the work yet to be completed. See attachments.

C. Analysis: When the request for consulting services proposal was written, it was weighted more to the ice facility component than to general facilities. As staff and the Board began working with BRS, it became clear that this study needed to be more than just an ice facility study. The Board felt strongly that we should be taking a comprehensive look at all of the recreational needs and opportunities in Park City. With that new direction, BRS came back to us with a cost projection and optional levels of services that could be received based on those costs. Those documents are attached.

We have also received a preliminary study from BRS regarding the ice facility component that may or may not affect how Council would like to proceed with this project. The consultant developed his criteria for his initial findings based on information from the meetings with staff and Board members and some individuals representing special interests. The criteria is not complete at this time but generally they were working from the following:

- Whatever facilities are developed they should be developed first and foremost for the residents of Park City with local visitor and tourist use being secondary

- Facilities should be located where opportunities exist for expansion, be it more recreation or an additional ice sheet.

- Enough information is not currently available for this to be a true criteria. I feel it is safe to say that the cost recovery strategy at least now is that facilities should attempt to recover their operational cost through fees. Little opportunity exists to do much more than that.

- Facilities should be combined wherever possible to ensure efficiencies in operational costs.

The actual study proposal has now been broken down into three major work components; **the base study, the survey and the recreational facilities study.**

The base study ($55,795.00) gets us a relatively close look and review of the ice skating facility feasibility, with a more general look at other recreational opportunities.

The survey ($3,000) will give us a good understanding of how people perceive our current recreational amenities and programs and what in addition would they like to see.

The expanded recreation study ($8,000) will give us a more comprehensive look at recreation that would include a more extensive site investigation and more detailed reports on programming and facility needs.

These options are presented in greater detail in the consultant reports attached.

D. Department Review: The preliminary report has been reviewed by the city Manager, Leisure Services Director and the Board. Should work move forward, the execution of a final contract will be subject to review by the City Attorney and City Finance Manager.

The **Board** met on March 19, 1997 and has recommended that Council move forward with the study and include all three cost components in the scope of work.

ALTERNATIVES:

A. Direct staff to move forward with the study and agree to fund all three study components as recommended by the Board.

B. Direct staff to move forward on study with a limited scope of work. Eliminate one or more of the optional study components.

C. Direct staff to move forward with scope of work limited only to the ice skating component.

D. Based on preliminary findings, Council could direct staff to stop or postpone any further work on study. The do nothing option.

CONSEQUENCES OF NOT TAKING RECOMMENDED ACTION:

Nor proceeding with the full scope of this study including the optional components would likely result in increased future costs should we decide to do it later. The Community Development Department is also interested in using the completed study as their recreational component of the new General Plan. If the study is not completed through this current program, an alternative solution will be to be sought.

RECOMMENDATION: Council should provide staff with direction on how to proceed with the recreation facility study based on preliminary information provided by BRS.

March 12, 1997

Mr. Bob Johnston, Director of Leisure Services
Park City Municipal Corporation
1200 Little Kate Road
P.O. Box 1480
Park City, Utah 84060-1480

Re: Consulting Services Proposal for
Recreation Facilities and Ice Facility Feasibility Study

Dear Bob:

We are pleased to submit this proposal for consulting services to prepare a Recreation Facilities and Ice Facility Feasibility Study for Park City. Out team and respective roles will be:

Bruce Flynn	Barker, Rinker Seacat and Partners	Architects
Jeff Winston	Winston Associates	Land Planners and Recreation Consultants
Ken Ballard	Ballard*King and Associates	Ice/Recreation Facility Marketing and Operational Consultants

We have refined this proposal based on all that we learned in our first two workshops there and with guidance from you.

Attached are a detailed description of services, including activities and products prepared by us, as well as a breakdown of our anticipated time and fees to furnish those services. We have broken proposed services into the following components to allow you to have choice in our scope of effort:

Basic Services for a Recreation Facilities and Ice Facility Feasibility Study

Optional Additional Services for
- Survey consulting
- A Recreation Master Plan

Reimbursable expenses are included in our proposed amounts as an allowance.

We are willing to work with you under a lump sum contract or on a time and expense basis with the fees shown as a top set amount. Billing would be monthly.

R. Russell Seacat
Roz Schneider
Bruce Flynn
David Hammel
Duane Crawmer

Kenneth Berendt
Philip Lawrence
Joan McCracken
Joseph Ward
Ronald E. Rinker

2546 Fifteenth Street · Denver, Colorado 80211 · Telephone 303/455-1366
FAX 303/455-7457

Key assumptions of the proposed services are:

1. The consultant will prepare 3 Ice/recreation facility options for your review at Workshop 3 based on our recommendations of suitable sites.
2. One option will be selected at Workshop 3 for further refinement and completion of the study.
3. Workshop 4, to review our refined option, will be in Denver.

We recommend that the attached Proposed Consulting Services and Proposed Consulting Fees be used as exhibits to Park City's standard consulting services contract.

We are very pleased to be involved in this exciting effort with you and look forward to a successful project.

Sincerely,

Bruce Flynn

Summary of Recreation Facilities and Ice Facility Feasibility Study

March 12, 1997
Barker, Rinker Seacat and Partners, Architects with
Winston Associates and Ballard*King

BASIC SERVICES — Proposed Fee $55,795

Key Activities and Services

- Assessment of perceived needs for programs and facilities through sessions with PRBB, key City staff and public via focus groups.
- Evaluation of deficiencies and potential improvements to existing recreation facilities.
- Inventory and evaluation of alternative locations for facilities.
- Ice Facility market evaluation
- Facilitate public input and feedback.
- Develop 3 options for new Ice/Recreation facility with plans, estimates and operating proforma.
- Refine selected Ice/Recreation facility option.
- General recommendations for overall recreation programs and facilities.
- 3 Park City Workshops (2 days) to maximize local input.
- Denver Workshop to review draft final study and see similar facilities.
- Final Report preparation.
- Process complete by early summer

OPTIONAL ADDITIONAL SERVICES

Survey Consulting — Proposed Fee $3,000

- Draft and final preparation of survey for distribution by City.
- Review and summary of results.

Recreation Master Plan — Proposed Fee $8,000

- More extensive investigation of alternative sites.
- Detailed program and facility needs recommendations including phasing and priorities
- Assessment of Snyderville Basin impact on recreation needs and opportunities.
- Overall recreation program cost recovery analysis.
- Fee and dedication requirements analysis

PROJECT PROCESS AND SCHEDULE
Recreation Facilities and Ice Facility Feasibility Study
March 10, 1997

Phase	Date	Who	Activities	Notes/Preparation
Work Period 2	3-11 3-12 3-12 3-13 3-20 4-1 4-1 4-10 4-15	KB BF JW BJ BJ BJ JW JW/BJ BJ BF JW KB	- Document Ice Market Study - Final contract proposal to City - Site Info package circulated for comment - PRBB meeting & discussion of - consultants contract proposal - Project approach re: next workshop - Sites for detailed study - Present contract, prelim. ice findings to Council - Comments back from site info pkg - Survey draft to City (if approved) - Final edits of survey complete, to printers - Mail survey out Develop (3) Alt Development Scenarios incl.: - design program, sketch bldg plans (Ice and Racquet club), capital budgets, pros-cons - sketch site plan - preliminary operational analysis	Workshop 3 Mat'ls Prep -Site fit test diagrams -Conceptual site development budget projections -Pro/Con -Alternative development scenarios (non-site specific)
Workshop 3	4-23,24		All Party Workshop to review findings/work to date and reduce to one option (development scenario) for further study Council Worksession - presentation of findings for comment and guidance - Rec Master Plan activities (if approved) Town Meeting or Open House	- PRBB,key City staff, LS staff
Work Period 3	 5-15	JW BF JW KB	Develop draft Rec Master Plan (if approved) Receive/compile Survey results Develop Ice Facility Study incl: - Design program, concept building plans, capital budget -Concept site plan, funding sources - Operational analysis	- City prepare/obtain infrastructure development budgets - City confirm potential of funding sources
Workshop 4	late May		Facilities Tour Worksession to review survey and make final modifcations to: - Receation Master Plan - Ice Facility Study	Denver Trip
Work Period 4			PRBB meeting to review and approve conclusions of Denver worksession Distribute for review and comment - Draft final Rec Master Plan - Draft final Ice Facility Study Final Town Meeting Make minor modifications and print **Final Report**	

March 12, 1997

PROPOSED CONSULTING SERVICES FOR A RECREATION FACILITIES AND ICE FACILITY FEASIBILITY STUDY

For Park City Municipal Corporation

Events and Tasks
1. WORKSHOP 1 (2 DAYS) *Feb. 11,12,13*
1.1 **Meeting with staff to collect/review data and information** gathered by staff: (PC refers to services or facilities provided by Park City entities, whether Leisure Services or other department) a. History of parks and recreation in Park City. b. Leisure Services department data. * c. Current facilities inventory (PC, other public and private). Including floor plans for PC facilities. d. Potential planned facilities (PC, other public and private). e. Current program offering , including fee structures (PC, other public and private).* f. Current client base for PC facilities and programs, distinguishing between permanent residents and visitors. g. Resident and visitor demographics profiles.* h. Potential recreation customers not currently served. I. Facility & program demand perceptions by staff. j. Data on potential sites including site boundary maps, ownership and availability. k. Ice facilities prior investigation data. * l. City data.* m. Current exactions, dedication requirements and impact fees for new development. n. Funding sources and budgets for Leisure Services o. Bonding status of Town (current capacity remaining) p. Air photos, G.I.S. documentation, CAD drawings of current recreation properties. q. City and/or county comprehensive plans ** See attached detailed list of information needs.*
1.2 **Meeting with PRBB** prior to Focus Group sessions to: a. Confirm project's mission and goals. b. Confirm Project Committee's roles and expectations. c. Discuss perceptions of recreation needs.
1.3 **Conduct Focus Group Sessions** a. Confirm perceptions about recreation programs and facilities needs in the community. b. Seek specific input to opportunities and issues associated with ice facilities.

1.4	**Visit existing parks and recreation facilities** with staff to observe layout, operational constraints and deficiencies, and to discuss potential improvements identified by staff.
1.5	**Visit potential sites for new facilities.** Request information to allow preliminary assessment of site characteristics including: a. Size, slopes, solar orientation, drainage. b. Access via pedestrians, vehicular, service and mass transit. c. Utility availability and adequacy. d. Adjacent uses. e Views from site. f. Identity & visibility to the community and visitors. g. Ownership and availability. h. Planning and zoning criteria.
1.6	**Meeting with PRBB** after Focus Group to: a. Confirm needs and approaches for additional public input including surveys. b. Discuss key parameters of Ice Facilities Market Study. c. Review overall project approach. d. Establish date for Workshop 2.
1.7	**Begin Ice Facility Market Analysis** including discussions about: a. Define boundaries of Service Area. b. Existing and proposed ice facilities and programs within Service Area. c. Demographic data provided by City.
2. WORK PERIOD 1	
2.1	**Develop Public Information Approach:** a. Survey issues and approach recommendations. b. Recommend other public communication approaches. c. Prepare notes from Workshop 1 sessions.
2.2	**Develop preliminary recreation program needs summary,** including potential facilities expansion and their approximate cost.
2.3	**Complete field work for Ice Facility Market Analysis including:** a. Define boundaries of Service Area. b. Review existing and proposed ice facilities and programs within Service Area. c. Analyze demographic data provided by City. d. Analyze competitive market. e. Determine and analyze Market Segment.
2.7	**Develop preliminary facility and site program (area requirements) for Ice Facility.**
2.8	**Develop preliminary capital budget model for Ice Facility.**

2.9 Alternative Site Assessment:
- a. Outline detailed site data to be compiled by City staff and Consultants.
- b. Prepare site assessment tools for Workshop 2 including matrix and criteria.

3. WORKSHOP 2 (2 Days) *March 5,6,7*

3.1 Conduct Site Assessment Work session with key City staff to determine suitability of 8-10 for desired recreation facilities.

3.2 Conduct Work session with PRBB to review Consultant's findings and seek consensus for:
- a. Preliminary recreation program needs summary.
- b. Inventory & assessment of existing facilities.
- c. Preliminary Ice Facility Market Analysis.
- d. Preliminary facility and site program for Ice Facility.
- e. Preliminary budget model for Ice Facility.
- f. Approaches to public information including survey.

Guidance of the Project Committee is sought on all of these items for further development, with the following desired outcomes:
- g. Finalize project's mission and goals
- h. Recreation program and facilities priorities.
- I. Consensus on program emphasis for ice facilities.
- j. Consensus on use of and emphasis in a survey.

3.3 Compile additional data including:
- a. Detailed information on selected sites.

4. WORK PERIOD 2

4.1 Prepare Ice Facility Market Summary
- a. Existing and proposed ice facilities and programs within Service Area.
- b. Short and long term trends in ice recreation.
- c. Opportunities for development of facilities and cost recovery.

4.2 Document Site Information including:
- a. Document results of Workshop 2 site assessment including:
  - Sketch diagrams of all sites with brief summary of information for each.
  - Sites recommended for further study for ice facilities.
- b. Distribute this documentation to Owner for review and comment. Owner to approve selected sites for further development.
- b. Coordinate with Citywide base mapping for top recommended sites
- c. Coordinate preparation of air photo basemaps for 3-4 sites selected for further study.

4.3	**Outline 3 options for development of facilities,** including a range of program components, cost and location. Distribute this documentation to Owner for review and comment. Owner to approve Alternative Options for further development.
4.4	**Refine program for Ice/Recreation Facility and other high priority facilities** included in options.
4.5	**Develop design concepts** for Ice/Recreation Facility. (3 options max.) including: a. Site sketch plan b. Building sketch plan c. Phasing
4.6	**Update capital budget for Ice/Recreation Facility.**
4.7	**Develop preliminary economic feasibility analysis for Ice/Recreation Facility.**
4.8	**Assessment of Existing Recreation Facilities:** a. Compile and review drawings of existing (indoor and outdoor) recreation facilities b. Summarize layout and operational constraints, deficiencies and potential improvements for Racquet Club and City park Rec Building.
4.9	**Compile facility and program information for other resort communities.**
5. WORKSHOP 3 (2 Days) *late April*	
5.1	**Conduct Work session with PRBB and key City and Leisure Services staff** to review Consultant's findings including: a. Alternative site assessments and 3 best potential sites for ice facility. b. 3 alternative options including: -Refined Ice Facility program and capital budgets. -Ice Facility site and building plans. -Preliminary Ice Facility economic feasibility analysis. It is assumed that consensus on a preferred option or hybrid of the options will be reached
5.2	**Conduct Work Session with City Council** of preliminary study findings to date and seek approval of consensus direction.
5.3	**Conduct Public Meeting or Open House** to review preliminary study findings.
6. WORK PERIOD 3	
6.1	**Develop final draft of Ice/Recreation Facility Feasibility Study** for selected option including: a. Site Plan b. Building Plan c. Sketch character drawings d. Facility program e. Economic feasibility analysis

6.2	**Prepare Final Recreation Needs Summary** including: a. Current level of service / participation growth projections. b. Comparison to other resort communities. c. Recreation priorities summary based on input form PRBB and staff. d. Recommended facilities to meet current growth needs.
7. WORKSHOP 4 (1 Day) ***late May in Denver***	
7.1	**Lead facilities tour** of relevant buildings in the Colorado front range.
7.2	**Conduct Work session with PRBB** to review developed final draft of Ice/Recreation Facility Feasibility Study. Minor modifications are anticipated at this point.
8. WORK PERIOD 4	
8.1	**Make final modifications, from input at Workshop 4 and subsequent meeting of full PRBB in Park City, to** Recreation Master Plan and Ice/Recreation Facility Feasibility Study.

OPTIONAL ADDITIONAL SERVICES

The following services are not included in Basic Services proposed for the project. Costs for them are identified in the attached Proposed Consulting Fees.

9.0 Conduct Survey:

a. Prepare preliminary draft of survey questions and circulate to owner for review and comment.
b. Prepare final survey, Owner to mail.
c. Assist Owner in coordinating tabulations by staff.
c. Review survey results and prepare summary report.

10.0 Prepare Recreation Master Plan including:

a. Coordinate and incorporate mapping by City of alternative sites. (Comprehensive information does not now exist)
b. Refine level of service based facility needs projections in consideration of unique constraints and opportunities of park City.
c. Incorporate survey results into needs and recommendations.
d. Assess Snyderville Basin impact to recreation programs and facilities demands.
d. Assess available sites and make recommendations for location of recommended recreation facilities.
e. Identify potential cost recovery opportunities for recommended programs and facilities.
f. Develop recommendations for phasing and priorities of recommended programs and facilities.
g. Evaluate impact fees and dedication requirements for recommended programs and facilities.
h. Conduct process that would include input and review from staff and PRBB on goals, policies and key objectives. Make one additional trip to park City beyond basic services proposal.

Park City Preliminary Ice Rink Analysis

Introduction: The ice rink market nationally has enjoyed phenomenal growth over the last 10 years. In fact, the National Sporting Goods Association reported that ice hockey has increased in the number of participants by 150% during this time and figure skating by 80%. Since 1990 USA Hockey has experienced a 76% increase in registered teams and the United States Figure Skating Association reported a 49% increase in membership from 1990 to 1995. This makes ice related activities one of the fastest growing sports categories in the country. However, it must be kept in mind that despite this huge increase, ice hockey still only ranks 49th in popularity of sports with 2.5 million participants nationwide, while figure skating ranks 34th with 7.1 million participants. As a comparison swimming ranks number 2 in popularity with 61.5 million participants.

Youth hockey has by far shown the greatest growth of all ice activities and high school hockey is also seeing huge increases. Figure skating, in general, has been enjoying strong growth, while learn to skate programs have increased more slowly, as has public open skating attendance.

To serve the booming ice market, communities all around the country have been building ice rinks in record numbers. The rocky mountain region currently has over 130 rinks alone with the majority of arenas (80% nationally) having only a single ice sheet of ice. Ice rinks are one of the few public recreation facilities that have the ability to cover operating expenses with revenues and the majority of rinks are meeting this expectation or at least coming close. However, very few if any public rinks are able to recover any capital costs through rink generated revenues.

It must be recognized that despite the incredible growth rates of ice related activities, there is still a finite market for ice and there is always a danger of over building. This situation was witnessed during the 1970's in the midwest, when a large number of rinks closed in many metropolitan areas when the supply out stripped the demand.

Current Market Assessment: Currently within the Park City service area there are two indoor ice rinks and five outdoor rinks.

Indoor -
- Cottonwood Heights Recreation Center - Sandy
- Bountiful City - Bountiful

Outdoor -
- Oquirrh Park Fitness Center - Kearns
- Sports Park - Sandy
- Murray Park Ice Skating Rink - Murray
- Gallivan Center Ice Rink - Salt Lake
- Park City Resort Center - Park City

In addition, there is also an indoor ice rink in Ogden, The Ogden Ice Sheet, serving the area north of the Salt Lake market and a rink that will open in West Valley during May. The West Valley Arena is scheduled to open later this year but will basically only serve the Grizzlies professional ice hockey team.

There has been talk of building several other indoor rinks in the service area. These include:

Oquirrh Park Speed Skating Oval - This will be covered and two full sized ice rinks will be built in the middle of the oval prior to the Olympics.

Murray - The city is seriously exploring the possibility of building an indoor rink as part of a recreation center within the next 3 to 4 years.

University of Utah - A new ice rink has tentatively been planned to be built next to the Steiner Aquatics Center.

Provo - A private firm is discussing the construction of a double sheet of ice as part of the Seven Peaks Resort.

Logan - There is talk of the City of Logan building an indoor rink in the next several years.

Note: There is every indication that each of these proposed rinks has a strong possibility of ultimately being constructed and as such must be considered in the market assessment study.

There currently is a very strong demand for more ice time by most all groups including adult and youth hockey, figure skating, high school hockey and learn to skate/public skate sessions. All of the local ice organizations are either turning participants away and/or limiting games, practices, or team size. This is particularly true of high school and youth hockey. Organizations and individuals contacted regarding the greater Salt Lake ice market included:

> Salt Lake Amateur Hockey Association - Tony White
> Cottonwood Heights Figure Skating Club - Alex Vass
> Utah Amateur Hockey - Mike Holmes
> Utah Grizzlies - Jason Rowley

The outdoor rinks are not an issue when defining demand for indoor ice as they simply are not an adequate substitute.

The existing indoor rinks in the region are either barely covering operating expenses with revenues or are losing small amounts of money. No indoor rinks in the area are able to even begin to offset capital costs with operating revenues. Ice rinks in mountain resort communities report more mixed results. The privately operated rinks in Sun Valley and Jackson, Wyoming are covering their operating expenses with revenues but the key is the direct connection to the resort's lodging/food service. Most of the revenues are being produced from these non-traditional sources. On the other hand, the publicly operated rinks in Vail and Aspen lose considerable sums of money. The Aspen rink has a very traditional orientation while Vail mixes ice use with other dry floor activities.

Future Ice Market: It is clear from conversations with local rink operators, and the local ice associations, that there is a demand for much more ice time than is currently available. It is estimated by these sources that in the next 4 to 5 years demand will be sufficient to handle up to 3 or 4 new indoor year round ice rinks. However, there may be five or more indoor rinks built in the immediate service area during this time with another 2 to 3 in the outlying areas of Logan and Provo. As a result, there is a real danger that by the year 2003 there may be more ice rinks in existence than the demand, even with continued strong growth. This will turn what is now a decidedly sellers market for ice to a possible buyers market which is not a good position for an ice rink to be in.

Growth in figure skating participation is strongly linked to Olympic years with strong increases in participation occurring immediately before an Olympics is held and in the 6 months to a year afterward. Participation then wanes during the off years. The same scenario is true with youth hockey but not to the same extremes as figure skating. With the 2002 Olympics being held in Salt Lake, this scenario should only be intensified many times over for this area. Strong steady growth should be anticipated during the next five years leading up to the Games. As a result, the first truly representative year for ice activities will be in 2003 or 2004 after the euphoria of the Olympics has peaked. Coincidentally, this is also the time when most of the newly planned rinks will be on line and available for public use. It is during these years that the demand for ice can be accurately measured in relationship to the supply. At this point, it appears that there is a very strong likelihood that there will be a larger supply of ice time than the demand will be able to absorb.

Park City Market: Based on the fact that the Snyderville basin population during the next several years will be in the 21,000 range, it is clear that an ice rink in Park City will have to draw from beyond the immediate population base to be financially successful. As a general rule, a market population near 100,000 is desired for the establishment of a rink that will break even operationally. With this in mind it must be recognized that any indoor ice rink will need to be considered a regional facility that must draw users from a broad area.

It is estimated that up to 30% of all users would need to come from the Salt Lake valley while another 10 to 15% would have to be derived from the local visitors and tourists. This makes the rink largely dependent on the non-resident user for success. Unfortunately the Salt Lake market segment will not be particularly stable over time due to the fact that the Park City rink will be on the fringe of the market area and at the mercy of any new rinks that come on line in the immediate area. It cannot be expected that potential user groups will drive past rinks with available ice time to utilize the Park City rink. The visitor and tourist market is more dependable to base user number on, but as the number of opportunities for this group to spend their recreation time and resources expands, the market share could diminish as well.

As a result, it will be important that a Park City rink emphasize the development of their own programs that concentrate on the local market. The greater the reliance on this market, the more immediate control there will be over the long term direction and financial stability of the rink. However, a commitment to this operational philosophy often requires several years to fully develop local programs and a realization that in the interim, revenues may not be as large as those derived from catering to the broader market's immediate needs. A local market should also include the development of programs and services oriented toward the seasonal resident (winter second home owner, etc.) as well as tourists. The development of a comprehensive marketing plan with a goal of achieving a local orientation will be essential.

Local market orientation should include:

Youth and adult hockey programs
Figure skating club and development program
Public skating sessions
Learn to skate program
Special events (locally oriented)

Note: It will be critical that a rink with a local orientation have a balanced program in all of the areas noted above.

Tourist and seasonal resident market orientation should include:

Public skating sessions
Special events (more than a local orientation)

Note: Location of the rink will be critical in marketing to this group. An outdoor rink must be in close proximity to the resort center and an indoor rink accessible to public transportation. In addition, an outdoor rink will have more aesthetic appeal to this group than an indoor rink, but it will not serve the hockey, figure skating and other needs adequately.

Salt Lake valley orientation should include:

Youth and adult hockey ice time
Figure skating ice time
Special events (more than a local orientation)

Note: Special events will have to compete with ice events in the Salt Lake area as well as wide variety of other entertainment alternatives found in the region.

The viability of an indoor ice rink can often be enhanced with the development of other complimentary activity spaces such as a leisure pool, weight/cardiovascular areas and similar amenities. Use and revenue can be increased for the ice rink and for the other spaces with this type of arrangement while operating expenses are minimized through consolidation of resources.

Project Recommendations: As a result of the information noted above, there is a real concern over the financial viability of an indoor ice rink in Park City if the goal is to cover operating expenses with revenues. At this time there is a strong market for additional ice surfaces in the Salt lake area, but with the planned developed of up to 5 new rinks in the area in the next five years, the market will in all likelihood be over built. The key year to focus on is 2003 when the situation will begin to stabilize. There is no realistic hope of ever recovering the capital investment necessary to develop the rink. The feasibility of an indoor ice rink will be dependent to a large degree on use by people outside of the immediate area and the number of rinks that are developed in the region over the next five years. Considering this fact, only a single indoor ice sheet should be considered for the facility and thought should be given to operating the rink on a seasonal basis only. A seasonal operation will require the development of "dry floor" events during the off season and will severely limit the establishment of a figure skating program as well as the potentially lucrative camp and clinic market.

An outdoor ice rink should be considered only if the goal is to provide a recreational skating atmosphere and a focus on the visitor market. However, the capital cost commitment and operating expenses will be substantially lower than an indoor rink.

The notion of developing a large professional ice show market like the Sun Valley rink is probably unrealistic for Park City and should not be a primary basis for building and operating a rink. Sun Valley has developed its program over a long period of time and under rather unique circumstances. It will not be easy to replicate this model in other resort locations.

The financial success of an indoor rink in Park City will depend on the following factors:

1. The focus of the rink will be on developing local programs and services that will be augmented by visitor services and Salt Lake user groups.

2. The ability to partner with other local organizations and groups. Possibilities include other governmental agencies, the school district and the ski area.

3. The development of other multi-use functions at the ice arena site.

4. The development of a very specific marketing plan for the rink.

Park City Preliminary Ice Rink Analysis

Summary: As a result of the recently completed market analysis, there is a real concern over the financial viability of an indoor ice rink in Park City if the goal is to cover operating expenses with revenues. At this time there is a strong market for additional ice surfaces in the Salt lake area, but with the planned developed of up to 5 new rinks in the area in the next five years, the market will in all likelihood be over built. The key year to focus on is 2003 when the situation will begin to stabilize. There is no realistic hope of ever recovering the capital investment necessary to develop the rink. The feasibility of an indoor ice rink will be dependent to a large degree on use by people outside of the immediate area and the number of rinks that are developed in the region over the next five years. Considering this fact, only a single indoor ice sheet should be considered for the facility and thought should be given to operating the rink on a seasonal basis only. A seasonal operation will require the development of "dry floor" events during the off season and will severely limit the establishment of a figure skating program as well as the potentially lucrative camp and clinic market.

An outdoor ice rink should be considered only if the goal is to provide a recreational skating atmosphere and a focus on the visitor market. However, the capital cost commitment and operating expenses will be substantially lower than an indoor rink.

The notion of developing a large professional ice show market like the Sun Valley rink is probably unrealistic for Park City and should not be a primary basis for building and operating a rink. Sun Valley has developed its program over a long period of time and under rather unique circumstances. It will not be easy to replicate this model in other resort locations.

The financial success of an indoor rink in Park City will depend on the following factors:

1. The focus of the rink will be on developing local programs and services that will be augmented by visitor services and Salt Lake user groups.

2. The ability to partner with other local organizations and groups.

3. The development of other multi-use functions at the ice arena site.

4. The development of a very specific marketing plan for the rink.

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE:	March 27, 1997
DEPARTMENT:	Public Works
AUTHOR:	Hope E. Bleecker, Transportation Director Brian Andersen, Parking Operations Manager
TITLE:	Pay Parking Proposal for the Main Street Core
TYPE OF ITEM:	Work Session Discussion

Hope 3/24/97

SUMMARY RECOMMENDATIONS: Review options presented in this analysis of pay parking for the Main Street Core. Provide additional direction to staff regarding parking policy, and preparation, timing, and implementation of a paid parking program for the Main Street Area.

DESCRIPTION:

A. Topic. Paid Parking Plan for the Main Street Core

B. Background.
Wilbur Smith Associates was commissioned in August 1995 to prepare a parking and transportation study of the Historic Main Street Core. The area of concentration for the study was bounded by Park Avenue on the west, Marsac Avenue on the east, the Town Lift on the north (9th Street), and Hillside Avenue on the south. The report yielded recommendations for parking management strategies which included additional enforcement, transit expansions, paid parking, and construction of additional parking supply. As per Council direction, staff implemented an enforcement program in November, is currently in the design phase on the Sandridge parking lot, and is currently researching and developing a proposal for pay parking.

This program is being presented to the Council prior to discussions with Main Street employees, business owners, and other stakeholders in order to evaluate Council objectives before proceeding.

C. Analysis.
Approach to Work
Aspen, Colorado, was observed as a peer group in order to determine the elements of their pay parking program which could successfully be applied to Park City. Aspen was chosen as a peer group because of the high level of success achieved in pay implementation two years ago. Staff studied the Aspen system prior to making decisions on equipment and management systems, and lent special consideration to differences in seasonal travel demands and capacity constraints in order to design a program that would fit Park City's needs.

The results of the comparison yielded fundamental differences which prevent duplication of many of Aspen's regulatory policies.

For example:

- **<u>Seasonal Demand</u>**
  Aspen experiences less fluctuation in seasonal parking demand and is thereby able to support a year-round program, using more officers in the summer than in the winter season.

  Park City differs from Aspen in that Park City's seasonal parking demands are extremely dramatic--evidenced by a surplus of parking space availability in the off-season, and a winter peak period evening deficit of up to 900 spaces. Thus, there may be cause to minimize regulation of the program during May and October.

- **<u>Free Parking for Employees in Residential Districts</u>**
  Additionally, Aspen officials were able to cater to the demands of employee motorists by allowing them to park within residential districts for free, using existing capacity within their flat and expansive street grid.

  Unlike Aspen, Park City is limited in its ability to achieve accommodation of employees within the residential areas, thus requiring inclusion of free parking within the commercial area.

- **<u>Employee Commuters</u>**
  Aspen requested the Roaring Fork Regional Transit Authority to increase its level of transit service during the peak hours which resulted in express services into the town from areas up to 15 miles away.

  Unlike Aspen, Park City's transit service extends less than a 3-mile radius from the downtown core, which will require modal split on the part of the commuter employee. Transit participation locally will be well accepted and ridership will grow. However, options need to be developed in preparation for the daily influx of more than 300 employee cars over the course of the summer and 500 employee cars over the winter.

Program Objectives - The recommendations for paid parking in the downtown core are based on the following objectives discussed on the Council's field trip to Aspen and recognized by recent studies.

- ***Create Additional Space Capacity and Maintain Effective Turnover on Main Street during peak capacity constrained seasons, which are in effect approximately 156 days per year***

- ***Decrease Traffic Congestion by Encouraging Alternative Transit Modes***

- ***Channel Program Profits into Alternative Transportation and Construction of Parking Facilities***

Parking Demand - The Wilbur Smith Study observed summer and winter parking conditions and presented off-peak conditions to be in balance or slight surplus. Summer conditions during the peak period of July 1 to September 4 were generally determined to show deficits of up to 100 spaces. Peak winter from December 20 to March 20 were identified with deficits of up to 300 spaces for average daytime use and 900 space deficits during evening hours. These numbers are based on observance of evening traffic and parking conditions and are compared with recommendations from the Urban Land Use Institute for shared parking conditions such as those found on Main Street. The deficits define the number of auto users who would find it more convenient to drive to Main Street and either have found other means to get to the Historic District or have foregone the trip entirely. Parking enforcement has created a small reduction in those deficits.

Program - Paid parking would be most effective between the hours of 10 a.m. and 8 p.m. A full level of advertised enforcement should occur during those same hours during all months except May and October. Fee requirements should cease during the months of May and October. Three parking zones with different fee structures would be established. Depending upon merchant consensus, several delivery zones /free short-term parking spaces would also be made available on Main Street. Deliveries would be allowed until 11 a.m. The delivery zones could possibly be used as 30-minute short-term free parking all day after 11 a.m. Two options could be implemented this summer.

Option 1

- **Zone 1 - Main Street Parking.** Parking would be regulated at $1 per hour with corresponding 2-hour time limits between the hours of 10 a.m. and 6 p.m. The 2-hour limit would cease at 6 p.m., and parking would be unlimited for the cost of $1. Main Street is the only area where short-term time limits would be enforced. Hanging meters used by local patrons would also be allowed in this zone.

- **Zone 2 - Swede Alley, the Brew Pub lot, the first two levels of the China Bridge Garage, and the Gateway Center**. Parking would be sold at the cost of 50 cents per hour in these areas. The Gateway Garage, which is also included in Zone 2 would be exclusively limited to permit parking at the cost of $50 per month. Hang meters, permits, pay parkers, and car poolers would be allowed anywhere in Zone 2 except in the Gateway Garage. Parking in Zone 2 would cost $1 after 6 p.m.

- **Zone 3 - Free unregulated lots would include upper North Marsac, China Bridge levels 3 and 4, and the lower Heber Lot.** This would ensure that approximately 194 parking spaces would exist for free parking of employees during the summer season. Depending upon the summer data and parking patterns as well as merchant input, hang tags could be provided to all employees, and regulations could be adjusted according to demand. The Sandridge Parking Lot would remain free as well when it is completed. The parking lot on the south side of the Marsac building would be restricted to a combination of City Hall visitor parking and 30-minute spaces.

Option 2

- **Zone 1- Same as above.**
- **Zone 2- Same as above.**
- **Zone 3-** Would be employee permit areas with some short-term parking allowed. The price of a permit would cost $25 per month. Obviously this affects the lots utilized by Marsac employees.

	Advantages	*Disadvantages*
Option 1 **(Free Lots)**	**Pro-Daily Commuter** *(Displaces a Minimal Number of Employees)*	**Anti-Shopper** *(Limits available parking in peak seasons)*
Option 2 **(All Lots Paid and Permit)**	**Pro-Shopper** **Generates an Average of 49% More Revenue Than Option 1** **Encourages More Transit Use than Option 1** **Significantly Increases Space Availability**	**Anti-Daily Commuter** *(Displaces a Maximum Number of Motorist Employees)* **Over-regulates Summer Demand**
Common to Both Options	**Increases Level of City Transit Service** **Financially Self-Supporting** **Encourages Car Pooling and In-Town Transit Usage** **Encourages up to 10% Higher Turnover Rate if Enforced** **Decreases Circulation Problems by Providing a Higher Level of Space Availability**	**Transit Service does not extend to many employee trip origins, thereby forcing modal splits among some users when they are close to the parking district** **Negative Reaction on the Part of Many Businesses Regardless of Which Alternative is Chosen** **Generates Insignificant Revenue Stream for Building Additional Parking**

Control of Residential Neighborhoods
The current winter restrictions on Historic District residential neighborhoods include:

- Three permits issued per residence.
- Three guest passes per residence.
- An undefined number of hotel guest passes for parking within the 24-hour lots.

The current residential permit winter policy should be extended to allow for enforcement during times of paid parking operation (10 a.m.- 8 p.m.). The paid parking program will displace some residents on Main Street and Marsac Avenue. Accommodations should be made to temporarily allow residents to park with a permit at no cost in the top two levels of China Bridge Garage until the Sandridge lot is opened.

Equipment
Many of the elements used in the Aspen program are recommended for use in Park City. The equipment budget includes a liberal number of 25 pay and display meters for use on Main Street and throughout Swede Alley. The average cost of a pay and display machine is $10,000. Staff recommends placement of a machine every 280 feet. The number could be reduced by up to five machines. The budget also includes two honor boxes for the China Bridge Garage, improved signage, the sale of mobile rear-view mirror hang clocks and smart cards which could be sold to the public at large, tokens which could be sold at a discount rate to merchants, employee permits, and program guides for public education. The total cost of the equipment is $312,000. Start up costs are represented as an annualized cost of $120,000 in the initial year and approximately $58,000 per year for the subsequent four-year period.

Management
Staff analyzed the advantages and cost impacts of in-house versus contracted management. Contracted management is recommended to ensure implementation expertise and cost savings of up to $50,000 per year. The contracted program would include the cost of one full time parking operations manager and a customer service assistant. The two city employees would be directly responsible for contract enforcement, advertising of the program, the sale of parking tools such as permits and hang meters, and data management. The contracted labor would include six enforcement officers, two managers, and an adjudication officer who would participate in tandem with the City's Parking Operations Manager in citizen ticket appeal hearings. The estimated financial impact, which includes the cost of revenue sharing, is forecasted at $278,000.

Transit, Remote Parking, and Car Pooling
It is estimated that encouraging employee motorists to utilize transit and to car pool can reduce the number of cars entering Main Street by 90 autos over the course of a day. Staff recommends the introduction of 10-minute frequency to the Prospector Square area between the hours of 8 a.m. and 12 a.m., including service along Bonanza Drive where affordable housing unit density has significantly increased. The Main Street Trolley, which has achieved limited productivity throughout its history, is recommended as a remote shuttle between Main Street and the Park City Ski Area and Miners Hospital between the hours of 8 a.m. and 10:30 p.m.

Additionally, employees should be encouraged to car pool with the incentive of a free pass for unlimited daily parking in Zone 2. This can be achieved by staffing the lot at the valet kiosk during the hours of 8 a.m. and 5 p.m. during the summer. Winter program hours could be adjusted accordingly, depending upon the success of the program in the summer.

Revenue Forecasting
Maintaining good turnover on Main Street is paramount to proper management of parking in the Historic District. Therefore, staff recommends a 2-hour limit and corresponding fee structure of $1 per hour until 6 p.m. and $1 all evening after 6 p.m. All metered districts in Zone 2 are assumed at a rate of 50 cents per hour with no time limit, which will drive duration by rate and simplify enforcement. Swede Alley is also $1 all evening after 6 p.m. A conservative revenue forecast of approximately $500,000 per year is based on previously observed turnover and capacity rates and the guideline that approximately 2,000 autos enter the Main Street Area during a typical summer day and up to 2,400 enter on a winter day. In the off-seasons of May, June, September, October and November, the number of cars entering the district lowers to less than 900 daily. A variety of assumptions were made concerning the number of autos that would be replaced by transit and car pool, as well as the users who would buy permits, etc. More detail on the revenue assumptions will be presented during the work session presentation.

Projected Cost Impacts
The net profits on the recommended options would be insignificant. Option 2 (which includes all paid parking) is forecasted to generate $220,000 over a five-year period. Option 1 (which includes free lots) has the potential to generate $50,000 over a five-year period. The use of free lots would provide approximately $34,000 less on an annual basis than Option 2. The budget represented in Attachment A assumes a 2% increase in cost of labor per year. Equipment is amortized over a five-year period. The recommended transit service necessary for paid parking is assumed to cost roughly $157,000 per year and has been deducted from the cost of the program at a 2% increase annually. A 1% increase in pay revenues and enforcement was assumed. *Again, revenue figures are considered to be conservative.*

Implementation
The City of Aspen spent two years researching, critiquing, and implementing its project. The implementation time frame for Park City can be significantly shortened if a sufficient period of public comment is achieved. A public review of this program is anticipated to take at least one month. If the program is accepted by the merchants, it could be implemented as early as July 15. If the Council chooses to proceed with the decision to implement paid parking during the upcoming annual year, the costs of the program should be included in the annual budget, and the program should be introduced no later than September 1 in order to allow sufficient public education prior to the winter season.

D. Department Review.
This proposal has been reviewed by the City Manager, the Public Works Director, and the Finance Manager. Following the Council work session, it will be forwarded to the Main Street Merchants, restaurants, and businesses for a 30-day comment period. Final implementation plans will be forwarded to the Council following the comment period.

ALTERNATIVES:

A. **Comment on the program as proposed and direct staff to begin a public review with the goal of a July 15, 1997 target date.**
This alternative will allow staff to proceed with a one month public comment process and stakeholder review in order to refine necessary details. Staff will present the final program in May and will verify implementation date and final recommendations at that time.

B. **Request changes to the program and revise implementation date until September 1, 1997.**
Staff could research additional options and open the paid parking decision up to a longer public review process, using the entire summer to gather support. Depending on the additional detail needed or the extension length of the public program, this would move the implementation back to September 1.

C. **Delay the program for 1998 implementation.**
This assumes a very lengthy public process and reworking of the program as proposed.

D. **Do Nothing.**
This course of action would delay paid parking indefinitely.

SIGNIFICANT IMPACTS:
Cost implications will be minimal as the program is assumed to be self-supporting. The political acceptance of the program requires sufficient public education and marketing, as well as an increase in transit service. Without these elements, the program will not be successful. Extensions of transit service and lengthening of the summer and winter service periods have already been requested by the public and it is assumed that the changes will be acceptable.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
Policy development of a paid parking proposal is a critical step in meeting Council goals. If a policy decision is reached, staff will be able to further refine recommendations now being adopted on comprehensive long-range transportation strategies. Paid parking is a proven tool in affecting space availability and traffic circulation issues. If a program is not adopted by the winter time, the adverse traffic patterns experienced on Main Street this winter will continue next season.

RECOMMENDATION:
Discuss the viability of paid parking. Identify program elements that are acceptable. Develop a consensus with respect to implementing and scheduling a pay parking program for Park City.

Attachment A

Estimated Program Costs- Park City Paid Parking

	Annual Rev Diff.	FY98	FY99	FY2000	FY01	FY02	TOTAL 5 YEAR
Management- Contracted Labor		$278,000	$283,560	$289,231	$295,016	$300,916	$1,446,723
Equipment		$119,744	$57,744	$57,744	$57,744	$57,744	$350,720
Transit		$150,858	$153,875	$156,953	$160,092	$163,294	$785,072
TOTAL PROJECTED COSTS		**$548,602**	**$495,179**	**$503,928**	**$512,852**	**$521,954**	**$2,582,515**
Pay Revenues Option 2		$481,437	$486,254	$491,116	$496,027	$500,987	$2,455,821
Enforcement Revenues		$70,000	$70,000	$70,000	$70,000	$70,000	$350,000
Total Projected Income Option 2		**$551,437**	**$556,254**	**$561,116**	**$566,027**	**$570,987**	**$2,805,821**
Net Profit Option 2 All Paid Zones		**$2,835**	**$61,075**	**$57,188**	**$53,175**	**$49,033**	**$223,306**
Net Profit Option 1 Free Lots	$34,662	**($31,827)**	**$26,413**	**$22,526**	**$18,513**	**$14,371**	**$49,996**

Notes:

1. Revenue Projections assume no collection in May, June, and Labor Day until November 1.

The forecasts are extremely conservative based on a less aggressive schedule of collection. Several other options will be presented during the worksession.

Season	From	To	Number of Days	Option 1	Option 1 Per Day	Option 2
Peak Winter	Dec 20	March 20	90	$231,480	$2,572	$248,300
Peak Summer	July 1	Sept 4	66	$132,792	$2,102	$138,900
Off Peak	Nov 1-Dec19	Mar 21-April 30	89	$82,503	$927	$94,237
			245	**$446,775**		**$481,437**

2. Management Costs represent contracted option and city labor with estimated operating cost increase of 2% per year

3. Equipment Costs include all start-up costs in Year 1 and 1998 plus five year amortization schedule of pay and display

4. Transit includes extensions of service and corresponding net cost when pay parking is in effect.

Cost estimate increases 2% per year.

PARK CITY
1884

CITY COUNCIL STAFF REPORT

DATE: March 20, 1997
DEPARTMENT: Community Development Department
AUTHOR: Megan B. Ryan
TITLE: Poison Creek Mercantile - 255 Heber Ave.
TYPE OF ITEM: Public hearing and possible action on plat amendment to the Park City Survey.

SUMMARY RECOMMENDATIONS:

Conduct a Public hearing and consider the Planning Commission's and staff's recommendation to adopt an ordinance amending the Park City Survey to create one development lot from seven lots and a metes and bounds parcel.

DESCRIPTION:

Project: Poison Creek Mercantile
Applicant: Steve Deckert, Alliance Engineering for Simone McInnis, owner
Location: 255 Heber Avenue
Proposal: Plat amendment to create one parcel from seven lots and one parcel.
Zoning: HRC, Historic Recreation Commercial with Heber Avenue Subzone Overlay
Adjacent Uses: Utah Coal and Lumber Building (White Pine Touring), Bike Path, Aquacade
Date of Application: April 19, 1996

A. Topic/Background.

Plat amendment to combine seven lots and one parcel under the same ownership into one lot. The project site is located in the HRC zone north of the Heber

Avenue/Swede Alley intersection. The property also is within the Heber Avenue Sub Zone and the Frontage Protection Zone.

The applicant proposes to construct approximately 18,000 square feet of mixed use development on approximately 0.44 acres. The building design and use parameters have been reviewed and approved by both the Planning and Historic District Commissions at their meetings earlier this month. A plat amendment is necessary to combine the existing parcels to create one development lot.

B. Analysis

The applicant is requesting to combine seven lots and one metes and bound parcel into one lot in order to comply with Utah codes. The proposed amendment will create a large development parcel, approximately 19,003 square feet or .44 acres. The metes and bounds parcel in this amendment was previously owned by the City as a Redevelopment Agency (RDA) parcel. The property was sold to the current property owner, Simone McInnis, in the Fall of 1996. A lot combination was a condition of the sale.

C. Department Review.

The Community Development Department and City Attorney's Office have reviewed this request and, as conditioned, have found it to be in conformance with all requisite codes.

D. Notice

All owners within the affected plat were noticed on February 10, 1997. No comments have been received at the time of this staff report. A public hearing was held on February 26, 1997 before the Planning Commission. No input was given at that meeting.

ALTERNATIVES

A. **Approve the amendment to the Park City Survey Lots 1-7, Block 50 and one metes and bounds parcels.**
B. **Deny the proposed amendments and retain the original recorded plats.**
C. **Continue the item for further discussion and information.**

SIGNIFICANT IMPACTS:

The proposed amendments will create a development parcel of approximately 19, 003 square feet. An approximately 18,000 square foot mixed use building is proposed for the site. The building design has been approved by both the Historic District Commission and the Planning Commission. The existing bike path will be widened at the Heber Ave. area by land offered as an easement as part of the 1996 acquisition of the RDA parcel.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The proposed building would not be in compliance with Utah building codes. Several smaller structures could be built on the site within the existing platted lot lines.

RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing, consider public input and consider the recommendation to approve the proposed amendment to the Park City Survey, Lots 1 -7, Block 50 and a metes and bounds parcels based on the following findings and conditions:

Findings:
1. The revision will combine seven lots and one metesand bounds parcel into one lot in order to allow one structure to be built on the site that complies with State building codes.
2. The applicants have granted the City a bike path easement along the southern portion of their parcel.
3. Any impacts resulting from this amendment will be mitigated through the Historic District Design review process and the Planning Commission review for construction in the Frontage Protection Zone.

Conclusions of Law:
1. There is good cause for the revision as an easement for the City bike path is offered and as a compatable mixed use project can be constructed through this amendment.
2. Neither the public nor any person will be materially injured by the proposed plat revision.

Conditions:
1. City Attorney and City Engineer review and approval of the amended plat for compliance with Land Management Code, Utah State Code and these Final Conditions of Approval is a condition precedent to plat recordation.
2. The dedicated easement for the City bike path, of 5 and 10 feet, shall be depicted on the proposed plat, attached Exhibit A.
3. If the amendment is not recorded within one year of this approval date this approval shall become null and void.

Exhibits

Location Map

Exhibit A - Proposed plat

ORDINANCE NO. 97-___

AN ORDINANCE APPROVING AN AMENDMENT TO LOT 1 - 7 , BLOCK 50 OF THE PARK CITY SURVEY AND ONE METES AND BOUND PARCEL KNOWN AS 255 HEBER AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property known as 255 Heber Avenue petitioned the City Council for approval of a amendment to the final plat; and

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

WHEREAS, it is in the best interest of Park City to approve the amendment, and

WHEREAS, there is good cause for the revision as the reconfiguration does not affect the development parameters for site; and

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

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

SECTION 1. The amendment to Park City Survey, Lots 1-7 , Block 50, is approved as shown on the attached Exhibit A with the following findings, conclusions and conditions:

Findings:
1. The revision will combine seven lots and one metes and bound parcel into one lot in order to allow one structure to be built on the site that complies with State building codes.
2. The applicants have granted the City a bike path easement along the southern portion of their parcel.
3. Any impacts resulting from this amendment will be mitigated through the Historic District Design review process and the Planning Commission review for construction in the Frontage Protection Zone.

Conclusions of Law:
1. There is good cause for the revision as an easement for the City bike path is offered and as a compatable mixed use project can be constructed through this amendment.
2. Neither the public nor any person will be materially injured by the proposed plat revision.

Conditions:

m:cdd/cdd/mr/cc97/poisonpl.doc

1. City Attorney and City Engineer review and approval of the amended plat for compliance with Land Management Code, Utah State Code and these Final Conditions of Approval is a condition precedent to plat recordation.
2. The dedicated easement for the City bike path, of 5 and 10 feet, shall be depicted on the proposed plat, Exhibit A.
3. If the amendment is not recorded within one year of this approval date this approval shall become null and void.

SECTION 2. This ordinance shall take effect upon publication.

DATED this the 27 day of March, 1997.

PARK CITY MUNICIPAL CORPORATION

____

Bradley A. Olch, Mayor

ATTEST:

____

Jan Scott, City Recorder

APPROVED AS TO FORM:

____

Mark Harrington, Assistant City Attorney

m:cdd/cdd/mr/cc97/poisonpl.doc

Poison Creek Mercantile
Location Map

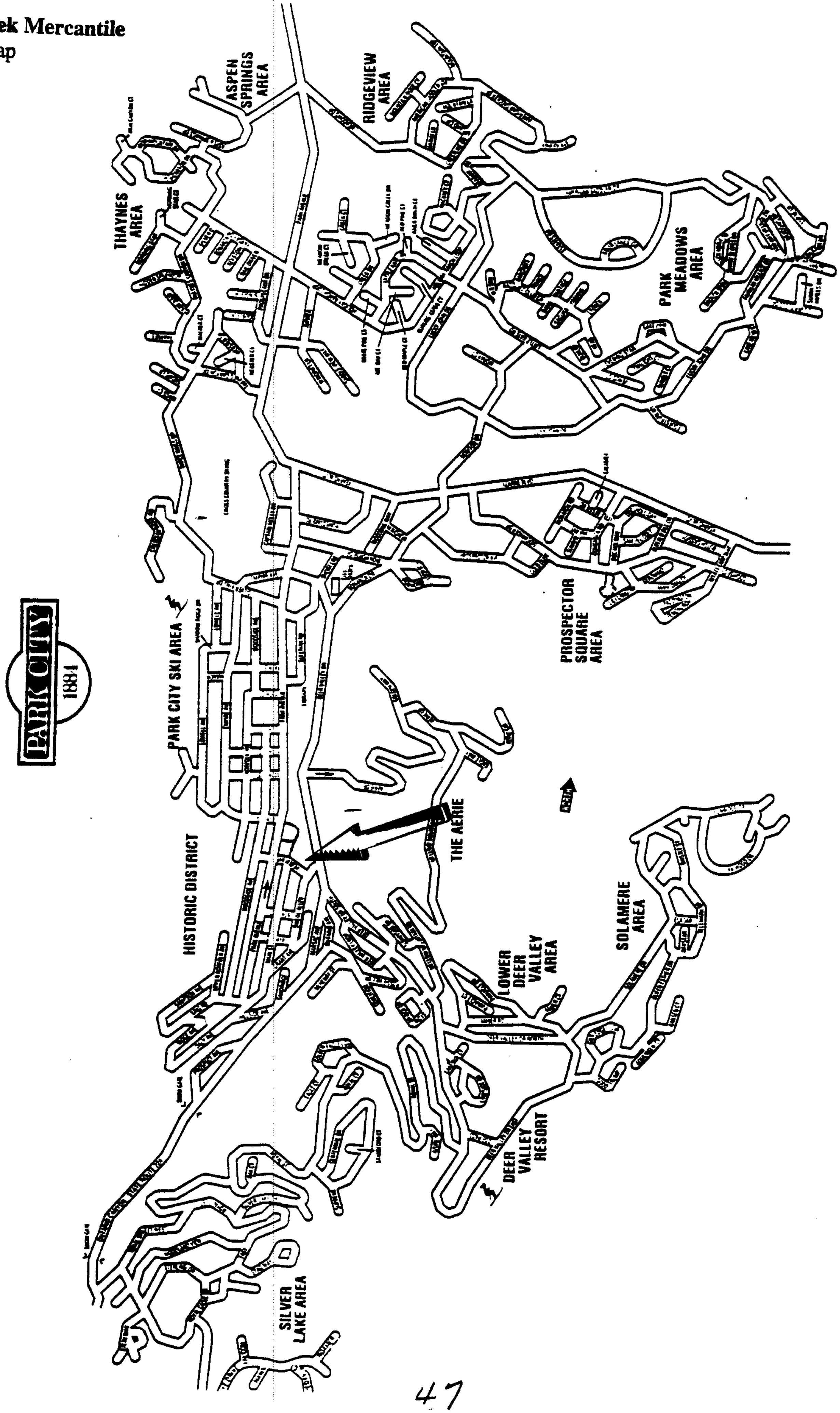
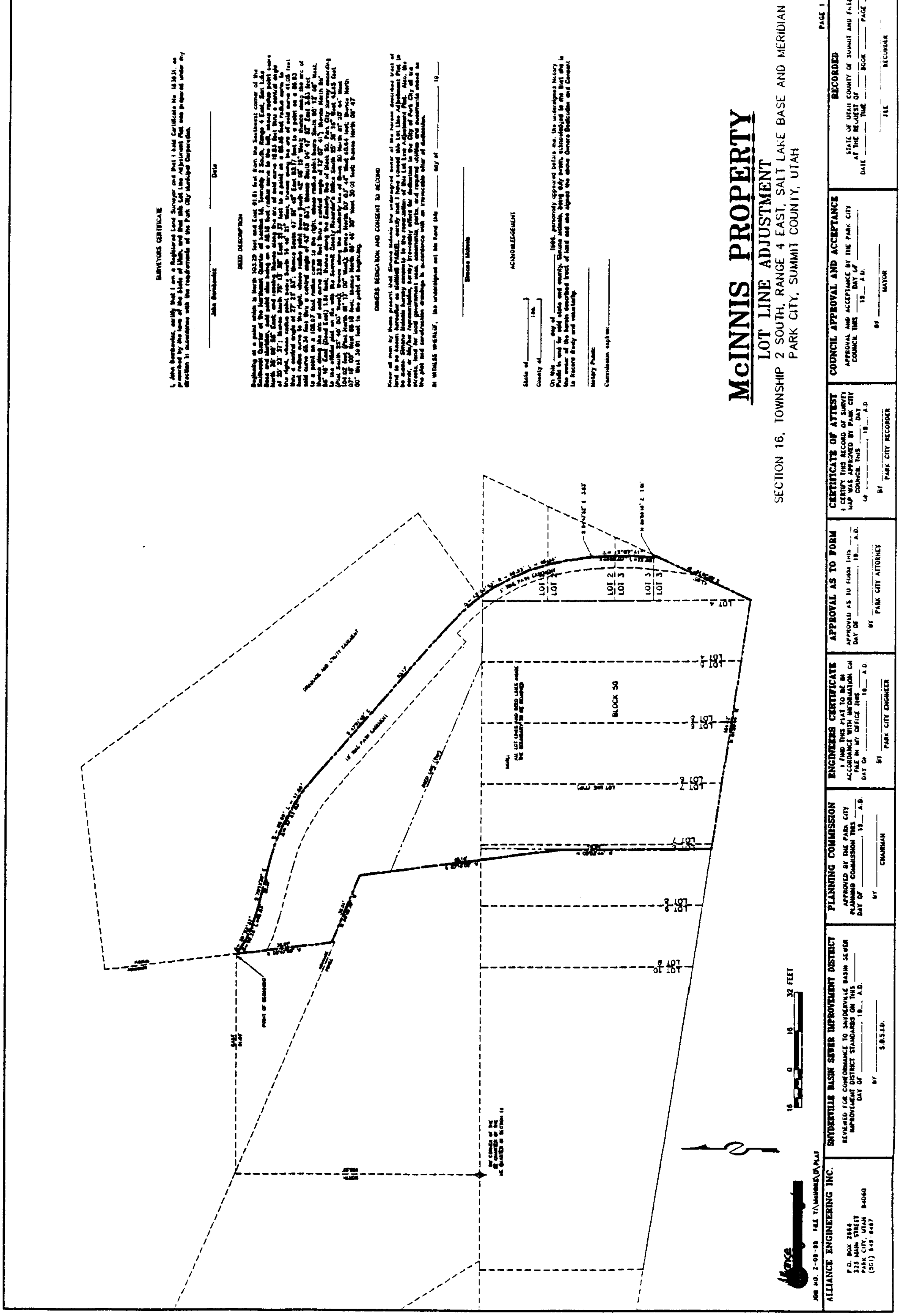


Exhibit A - Proposed plat



PARK CITY
1884

CITY COUNCIL REPORT

DATE: March 27, 1997
DEPARTMENT: Community Development
AUTHOR: Eric DeHaan
TITLE: Encroachment Agreement at 577 Main
TYPE OF ITEM: Approval of Agreement

Eric DeHaan

SUMMARY RECOMMENDATIONS: Approve the encroachment agreement allowing cantilevered balconies to encroach over the Main Street sidewalk at 577 Main Street.

DESCRIPTION:

A. Topic: A new building will be constructed at 577 Main Street, taking up the existing parking lot between the Claimjumper and Family Jewels. The Historic District Commission has reviewed the design and has conditionally approved the plan. This encroachment agreement (copy attached) allows 2 cantilevered decks over City property.

B. Background: Construction of a structure (in this case the second-story deck protruding from the building) on City property requires Council approval. The Council previously held a spirited discussion on whether the deck should be held up with posts (or "columns") sticking up out of the sidewalk. The discussion concluded that a cantilevered deck would be an enhancement to the Main Street area and would be considered favorably by the Council.

C. Analysis: Cantilevering the structure removes most of the serious concerns which the Staff had with posts in the sidewalk. However, the cantilevered deck is capable of producing icicles which drop onto pedestrians below, which is why the owner is required by the agreement to maintain a substantial insurance policy. In the unlikely event that we ever cover Main Street with a wrought-iron and glass pedestrian promenade, or a monorail, or any other well-planned public project which requires the removal of the encroaching deck, there is a mechanism in the agreement providing for the owner to make the necessary modifications.

D. Department Review: The agreement has been reviewed by all of the CDD Department. Public Works has been heavily involved in the question of maintaining the Main Street sidewalk. The general form of the encroachment agreement has been reviewed by the Legal Department.

ALTERNATIVES:

A. **Approve the Request:** This will allow construction of the building at 577 Main Street to proceed as currently designed.

B. **Deny the Request:** This will force the cantilevered decks to be removed from the design.

C. **Continue the Item:** If the Council wants more information on the building's design the item can be continued.

SIGNIFICANT IMPACTS: Agreements of this type require a certain amount of administrative time on an annual basis to verify compliance.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: The applicant feels that the Council essentially agreed to the cantilevered decks at the time the columns were rejected, so the applicant would be displeased if the agreement is denied at this time.

RECOMMENDATION: Approve the encroachment agreement for 577 Main as presented.

Roger Durst
3/27/97
CC mtg.

ENCROACHMENT PERMIT
577 MAIN STREET - GADDIS INVESTMENT

THIS AGREEMENT is made by and between PARK CITY MUNICIPAL CORPORATION (City) and PCLD/GADDIS INVESTMENT (Owner) to set forth the terms and conditions under which the City will permit the Owner to build and maintain certain improvements within the City street known as Main Street in front of and adjacent to 577 Main Street, Park City, Utah. Subject to the following terms and conditions of this agreement, Owner shall have the right to construct and maintain two cantilevered balconies over the Main Street sidewalk in front of 577 Main Street.

1. PCLD/GADDIS INVESTMENT is the owner of, and this encroachment agreement shall be appurtenant to, the following described property:

The northerly 6.00 feet of Lot 19, all of Lots 20, 21, 22, 26, and 27, and all of Lot28 excepting the Southerly 18.98 feet of the Easterly 20 feet thereof, Block 9, Park City Survey, Section 16, T2S, R4E, Salt Lake Base and Meridian.

This agreement is not transferable to other property, but is freely transferrable with the title to these lots. The license and conditions as stated in the agreement, are binding on the successors in title or interest of Owner.

2. The improvements permitted within the City property described above shall consist of two cantilevered balconies of a design approved by the Park City Community Development Department. The design for the balconies is shown on plans prepared by the Jack Johnson Company as architect for a 1997 construction project for 577 Main Street. No modifications to the balconies may be made without prior written permission from Park City Municipal Corporation. Park City's approval or lack thereof will be based on the Land Management Code, the Uniform Building Code, and the Historic District Design Guidelines in effect at the time of any requested modification.

3. Although it is not currently planned, the City may, at some future date, elect to make improvements to Main Street at this location and install overhead improvements to the full width of platted Main Street. Such overhead improvements may include, but are not limited to, street lighting, an overhead monorail or people-mover system in conjunction with the 2002

Winter Olympics, or covered walkways. To the extent that any overhead improvements require the removal, relocation, replacement, and/or destruction of the improvements the Owner may have built within the Main Street right-of-way, the Owner waives any right to compensation for the loss of the use of the balconies within the City street right-of-way and/or for any change in the grade and elevation of Main Street, its adjacent sidewalk and curb, and any related public improvements. This waiver of compensation, in the unlikely event the encroaching portions of the balconies are removed for purposes of installing overhead improvements or any other City improvements, is the consideration given for the granting of this encroachment permit.

4. Prior to installing City improvements in, along, or above Main Street and/or its adjacent sidewalks and curb in a manner that will require the removal or relocation of the balconies, the City will give the Owner sixty (60) days notice, in which time the Owner shall make adjustments and remodel the balconies as necessary to accommodate the changes in the City improvements within the Main Street right-of-way at Owner's cost.

5. No permanent right, title, or interest of any kind shall vest in the Owners in the City property by virtue of this agreement. The balconies may not be condominiumized or otherwise separately owned from the balance of the Owner's property. The property interest hereby created is a revocable license, and not an easement or other perpetual interest. No interest shall be perfected under the doctrines of adverse possession, prescription, or other similar doctrines of law based on adverse use, as the use hereby permitted is entirely permissive in nature.

6. The Owner or his successor shall maintain the balconies in a good state of repair at all times, and upon notice from the City, will repair any damaged, weakened, or failed sections. The Owner agrees to hold the City harmless and indemnify the City for any and all claims which might arise from third parties, who are injured as a result of the Owner's use of the Main Street right-of-way for private purposes, or from the failure of the Owner's improvements. The Owner agrees to maintain general liability insurance in effect in perpetuity, with an aggregate insurance value of not less than $3,000,000.00 (three million dollars) per occurrence, and Park City shall be named as an Additional Insured by the Owner's insurance carrier.

7. This agreement shall be in effect until the license is revoked by the City. Revocation shall be effected by the City regarding a notice of revocation with the Summit

County Recorder and sending notice to Owner or his successor.

DATED this _____ day of March, 1997.

PARK CITY MUNICIPAL CORPORATION

____
Richard E. Lewis, Community Development Director

Attest: ____________________

____
James Gaddis
for PCLD/Gaddis Investment

STATE OF UTAH

COUNTY OF SUMMIT

On the 26th day of ~~March~~ February, 1997, personally appeared before me James Gaddis, who, being first duly sworn and upon oath, did acknowledge to me that he is the MANAGING MEMBER of PCLD/Gaddis Investment, owner of the property known as 577 Main Street, in Block 9, Park City Survey, and that he signed this agreement on behalf of PCLD/Gaddis Investment with full approval of its board of directors.

NOTARY PUBLIC
AMY JOHNSON
675 E. 2100 So. Ste. 150
S.L.C., UT 84106
COMMISSION EXPIRES
JAN. 22, 2001
STATE OF UTAH

Amy Johnson
Notary Public
Residing at: Salt Lake City, Utah

Commission expires: Jan. 22, 2001

PARK CITY
1884

CITY COUNCIL REPORT

DATE: March 27, 1997
DEPARTMENT: Community Development
AUTHOR: Eric DeHaan, P.E., City Engineer Eric DeHaan
TITLE: Acceptance of Public Improvements at Fairway Hills Estates Phase 2
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS: Approve the ordinance accepting the Public Improvements at Fairway Hills Estates Phase 2.

DESCRIPTION:

A. Topic: Fairway Hills Estates Phase 2 (F.H.E.2) is located at the east end of Silver Cloud Drive and Sunny Slopes Drive where these two roads meet. There are also four cul-de-sacs within F.H.E.2: Morning Sky Court, Round Valley Way, Fairway Hills Court, and Uintah Court. Only a handful of houses exist in F.H.E.2, so it remains well below the 50% build-out level required for City snowplowing. All of the streets in F.H.E.2 are public roads. A sketch of the subdivision is attached to this report. A guided tour is available from the City Engineer's office upon request.

B. Background: F.H.E.2 has been under construction for a full three years, longer than most projects in Park City. There is a sewer lift station at the east end of Morning Sky Court which required extensive SBSID review and subsequent reconstruction by the developer. Issues such as trail completion and connection of street lights also took a long time for the developer to complete. A popular dirt road, which functions as a running and biking trail as well as agricultural access to Round Valley, connects to the northerly end of Round Valley Way. Internal trails climb the hill in the center of F.H.E.2 for an excellent summertime view of Park City and Summit County; no winter maintenance of the trails is planned.

C. Analysis: Acceptance of the public improvements in F.H.E.2 will start a one-year guarantee period. We are not aware of problems with the construction, but some minor settlement of some of the paving would not be surprising given the three-year long, somewhat checkered history of construction. There are platted rights-of-way extending to the City limits on both the northerly and easterly boundaries; no physical improvements were required (other than trails) within those platted rights-of-way because the adjoining properties have not annexed yet. Further, unless the adjoining properties annex through the normal public process, there will be no road improvements within the platted road stubs

D. **Department Review**: The public improvements within Fairway Hills are installed in accordance with Planning Commission and City Council approvals and have been reviewed by the Community Development and Public Works Departments. No unresolved issues exist. One homeowner on Round Valley Way is concerned about inappropriate use of the dirt road extending out into the Gillmor properties; the concerns relate to occasional livestock trespass and to mud being tracked on the City street when the dirt road is wet. We don't feel it is appropriate to attempt to block the historic agricultural dirt road at this time, so we may hear continued complaints about usage of the dirt road. At the present time, since the dirt road is covered with snow, it is receiving some cross-country skier usage, as well as occasional elk enjoyment.

ALTERNATIVES:

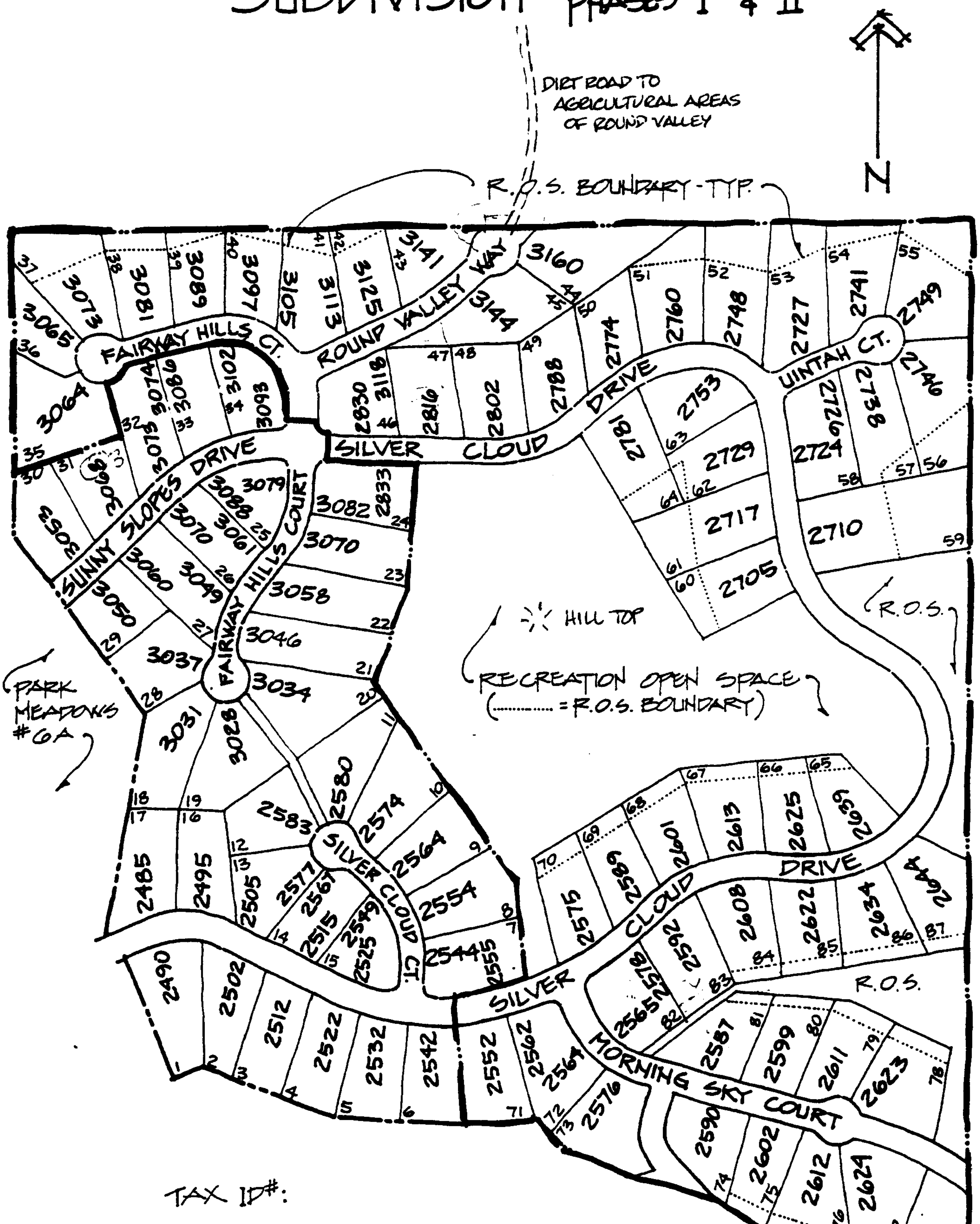
A. **Approve the Request**: Approve the request to accept the public improvements at F.H.E.2. This action will transfer the ownership to Park City in an orderly fashion.

B. **Continue the Item**: In the event there are concerns on the part of the Council, the item can be continued for additional research or information.

SIGNIFICANT IMPACTS: Whenever any public improvements are accepted, the burden on most City departments increases somewhat. The postponement of snow removal until 50% buildout helps smooth out dramatic impacts to our streets department. The financial security of $225,872.99, which is already in place, buffers the City from any exposure to costs for any failures in the public improvements for a one-year period.

RECOMMENDATION: Approve the ordinance accepting the public improvements at Fairway Hills Estates Phase 2 subdivision.

FAIRWAY HILLS ESTATES SUBDIVISION · ~~PHASES~~ I & II



TAX ID#:

PHASE I : FHE-(LOT#) LOTS 1-34
PHASE II : FHE-II-(LOT#) LOTS 35-87

1/95

ORDINANCE NO. 97- ______

AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS
AT FAIRWAY HILLS ESTATES PHASE 2 SUBDIVISION

WHEREAS, Fairway Hills Estates Phase 2 Subdivision was approved by the Park City City Council on April 22, 1993; and

WHEREAS, construction of the public improvements has been accomplished by the developer, including the public streets known as Silver Cloud Drive, Morning Sky Court, Fairway Hills Court, Round Valley Way, and Uintah Court; and

WHEREAS, Park City has adopted LMC Sec. 15.3.1(g), which provides for the City Council to accept (by Ordinance) those public improvements which are dedicated and built in accordance with the requirements of Chapter 15 of the Land Management Code; and

WHEREAS, the public improvements within Fairway Hills Estates Phase 2 Subdivision were installed in accordance with the ordinances in effect at the time of plat recordation and have been duly inspected by the City Engineer.

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

SECTION 1. PUBLIC IMPROVEMENTS. The City hereby accepts from the developer all public improvements at Fairway Hills Estates Phase 2 Subdivision which were intended for City ownership, subject to the developer's warranty of these improvements for one year following the adoption of this ordinance. Stabilization of all disturbed areas by revegetation shall have been achieved by the end of the one-year period commencing with the adoption of this ordinance. A financial guarantee of $225,872.99 shall remain in place for the one-year guarantee period. This guarantee will be used for any necessary repairs to the public improvements if the developer fails to make such repairs.

SECTION 2. SNOWPLOWING SERVICES. Snowplowing responsibilities shall lie with the developer until such time as 50% of the lots obtain a certificate of occupancy.

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

PASSED AND ADOPTED THIS ______ DAY OF ________ 1997.

PARK CITY MUNICIPAL CORPORATION

____
Bradley A. Olch, Mayor

ATTEST:

____
Janet M. Scott, City Recorder

Approved as to form:

____
Mark D. Harrington, Assistant City Attorney