PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 18, 2004

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meetings at the Marsac Municipal Building City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, March 11, 2004.

<u>AGENDA</u>

Closed Session – Executive Conference Room

3:00 p.m. Personnel and property

Work Session – City Council Chambers

4:00 p.m. Council questions/comments
4:15 p.m. Sustainable communities
5:00 p.m. Park City Cycling Festival
5:00 p.m. Review of regular meeting

- Golf fees
- Spiro Water Treatment Plant
- Pool improvements
- Other meeting questions/comments

5:45 p.m. Break

Regular Meeting – City Council Chambers

I ROLL CALL

II COMMUNICATIONS FROM COUNCIL AND STAFF

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

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MARCH 4, 2004

V RESIGNATIONS AND APPOINTMENTS

Three appointments to the Police Complaint Review Committee for one term expiring June 30, 2005; and two terms expiring June 30, 2006

VI CONSENT AGENDA PUBLIC HEARINGS

1. Ordinance approving a plat amendment to the Roosevelt Gap Subdivision **(motion to continue)**

2. Ordinance amending Ordinance No. 90-28 and the Risner Ridge II Subdivision plat limiting maximum house sizes

3. Resolution amending Section 8.4.4., Golf Fees, included in the Leisure Services and Facility Rental Fees outlined in Exhibit A of Fee Resolution No. 17-03 and repealing Resolution No. 17-03 in its entirety

VII CONSENT AGENDA

1. Authorization to the City Manager to enter into a contract with Dolphin Pool & Spa in the amount of $23,976 to replaster the lap pool at the Racquet Club in a form approved by the City Attorney.

2. Authorization to staff to enter into a professional services agreement with Montgomery Watson Harza in an amount not to exceed $171,000 for design of the Spiro Water Treatment Plant clear well and associated plant modifications

3. Resolution amending Section 8.4.4., Golf Fees, included in the Leisure Services and Facility Rental Fees outlined in Exhibit A of Fee Resolution No. 17-03 and repealing Resolution No. 17-03 in its entirety

VIII ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so the location will be announced by the Mayor. City business will not be conducted.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 25, 2004

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will **not** hold its regularly scheduled meeting on Thursday, March 25, 2004.

Posted: 03/15/04
see: parkcity.org

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

March 2004
25 **No meeting**

April 2004
1 Budget Work Session – Special Events Budget
Park Avenue - underground utilities update
Police Facility Public Safety facility feasibility study
Art vending in parks
Award of Library expansion construction contract
Professional services contract with G. Brown Design, Inc., in the amount of $100,000 and in a form to be approved by the legal department, for design, construction and installation of the Olympic Legacy Entryway Enhancement Project on Highway 224
8 **No meeting**
15 Spiro Tunnel arsenic treatment - work
City-owned buildings – work
Ordinance – plat amendment for Roosevelt Gap
Ordinance – LMC amendments
22 PC Cycling Festival MFL
Appeal of denial of business license renewal application for The Fire Within Gallery (Westgate Resorts & Spa)
Appeal of denial of business license renewal application for 544 Main Street Visitor Information & Discounts
29

May 2004
6 Tentative budget - work
13 Budget public hearing
20 Budget public hearing
27 Budget public hearing

June 2004
3 Resolution adopting tentative budget
10 **No meeting**
17 Budget public hearing
Resolution adopting final budget (no tax increase)
24

July 2004
1
8
15
22

29

August 2004

5
12 Resolution adopting final budget (tax increase)
19
26

April Meeting - Laura Bonham, Democratic Party
· Arts Council Request – Miners Hospital (public service contract)
Water Service District – Grant of easement from Iron Mountain Associates

City Council
Staff Report

Author: Alison Butz
Myles Rademan

Subject: Sustainable Communities
Date: March 18, 2004
Type of Item: Administrative

Special Events and
Facilities Department

Summary Recommendations:
Provide Staff with policy direction on proceeding with the Sustainable Communities Initiative for Park City.

Description:
Topic:
Determine how to begin the process of creating the Park City Sustainable Community Initiative.

Background:
During the Council's visioning session, on January 13, 2004, a new initiative, "Sustainable Communities" was discussed. Council directed Staff to return with a plan to begin creating the Park City Sustainable Community Initiative.

Many communities have established a Sustainable Communities Initiative, which provides orchestration and support for economic, social, and environmental improvements and adjustments that better serve their Cities now and into the future.

Park City has already begun to work on initiatives that help develop the City into a more sustainable community. These initiatives include among others:
- Transit
- Recycling Efforts
- Wind Power – Blue Skies
- Night Skies Ordinance
- Water Conservation Efforts
- EPA Mining Cleanup
- Soils Ordinance
- Open Space Preservation
- Trails
- Stream Corridor Restoration
- Affordable Housing
- Sensitive Lands Ordinance
- Historic Preservation
- People's Health Center
- Waste Water Reclamation

Analysis:

Staff has done preliminary research regarding this topic. Staff looked at programs in Santa Monica, California; Whistler, British Columbia; Olympia, Washington; Austin, Texas; Chattanooga, Tennessee; and Tucson, Arizona. Several cities have had extensive programs in place for many years. The programs vary widely, both in their implementation strategies in their process development. In addition, many of the programs were not created by the City, but rather by non-profit organizations that were interested in improving the overall environment within their community.

When looking at the development of strategies for Park City, Staff suggests starting with a meeting of a few interested community members who have expertise in these areas to help further identify and define Park City's issues.

Once that is complete Staff will report back to Council on the group's ideas and begin to formulate a work plan. Those ideas can then be further addressed in an overall outline for the review criteria and goals.

Recommendation:

Provide Staff with policy direction on proceeding with the Sustainable Communities Initiative for Park City.

City Council
Staff Report

PARK CITY 1884

Special Events and Facilities Department

Author:	**Alison Butz**
Subject:	**Park City Cycling Fest**
Date:	**March 18, 2004**
Type of Item:	**Administrative – Master Festival License**

Summary Recommendations:
Provide Staff with policy direction on the Park City Cycling Fest Master Festival License for August 12 through August 22, 2004. If Council is supportive of the direction the event is proceeding, Staff will return for approval of the Master Festival License on April 22, 2004.

Description:
Topic:

Review the Master Festival License Application, submitted by Blue Wolf Events, LLC., for the Park City Cycling Festival the USCF National Championships is held from August 12 through August 22, 2004.

Background:

The Park City Cycling Festival, produced by Blue Wolf Events, will host the USCF National Championship for Masters Men 30 – 70+, Masters Women 30 – 60+, Juniors and Masters Tandem in Park City on August 12 through August 22, 2004. This is the first time both the Master and Junior USCF National Championships will be held at the same location. The races held in Park City will be the criterium and road races and each evening the awards ceremonies will take place on the Town Lift Plaza. Antelope Island will be the location for the time trial event.

The Park City Cycling Festival is consistent with the City Council's Goal #4 which is to continue to promote Park City as multi-seasonal resort by maintaining its status as a World Class Resort which hosts such events as this and to increase the number of events in the Summer.

The events held in Park City will begin and end at Deer Valley Resort. The proposed course for the road race would leave Deer Valley Resort using Deer Valley Drive, turn right onto Bonanza Drive and leave Park City for other areas in Summit County via Hwy 248. The racecourse is being reviewed not only by Park City, but also Summit County, Wasatch County including UHP, and has received UDOT approval.

The criterium (multi-loop race) will use lower Deer Valley Drive, Doe Pass and Lot 5 and 6 at Deer Valley Resort to complete the required distance.

Through the logistic planning the organizers have not looked at street closures during the races, just the temporary holding of traffic for approximately 3 – 5 minutes and no longer than 10 minutes.

Analysis:

The event runs from August 12 through August 22. The start and finish of all races in Park City will take place in Lot 5 and 6 at Deer Valley Resort. Registration for the event will be at the Lodges from 8am to 5pm daily. Not all races will be held in Park City, however, each evening the awards ceremonies will be held on the Town Lift Plaza from 6pm to 8pm.

<u>Schedule</u>

Thursday	August 12	6:00pm – 8:30pm Awards Ceremony
Friday	August 13	8:00am – 5:00pm Masters Road Race
		6:00pm – 8:30pm Awards Ceremony
Saturday	August 14	8:00am – 3:00pm Masters Road Race
		6:00pm – 8:30pm Awards Ceremony
Sunday	August 15	8:00am – 5:00pm Masters
		6:00pm – 8:30pm Awards Ceremony
Monday	August 16	8:00am – 3:00pm Men Masters Criterium
		6:00pm – 8:30pm Awards Ceremony
Tuesday	August 17	8:00am – 3:00pm Women Masters Criterium
		6:00pm – 8:30pm Awards Ceremony
Wednesday	August 18	8:00am – 5:00pm Registration
Thursday	August 19	7:00pm – 8:30pm Awards Ceremony
Friday	August 20	6:00pm – 8:30pm Awards Ceremony
Saturday	August 21	8:00am – 3:00pm Juniors Road Race and Criterium
		6:00pm – 8:30pm Awards Ceremony
Sunday	August 22	8:00am – 4:00pm Juniors Criterium
		6:00pm – 8:30pm Awards Ceremony

<u>Road Race</u>

The proposed course for the road race leaves Deer Valley Resort's Lot 6 heading north on Deer Valley Drive and going west around the lakes. The route will continue on Deer Valley Drive and turn right onto Bonanza Drive. The racers will turn right onto Kearns Boulevard/Hwy 248 and leave Park City for other areas in Summit County. Each category of racers will start at a different time staggering the groups over the entire course. Each group will consist of a caravan with a Utah Highway Patrol (UHP) car in the lead, followed by press, race judges and members of the event staff. Additional cars with similar purposes will follow the racers and UHP will secure the end of the group.

While the racers and the caravans leave town, event race marshals and police to hold traffic from turning out into the street while the caravan passes will control key intersections and driveways. Cars will be held at these points for approximately 3 to

5 minutes. For vehicles behind the caravan, there will be opportunities to pass on wider roadways, otherwise the traffic behind travels at the speed of the caravan. The same process will take place on the return. Once a racer drops out of the main group they are required to obey traffic laws and must make it back to the finish on their own.

Criterium

A criterium is a multi-loop race where the cyclists continually loop around the route until the time limit is up. The criterium course for the USCF National Championships will be around lower Deer Valley. Racers will travel out of Lot 6 at Deer Valley Resort and exit similar to the Road Race; at the intersection of Deer Valley Drive North and Deer Valley Drive South the racers will take a sharp left hand turn sending them up towards Snow Park. The racers will progress up Deer Valley Drive and turn left onto Doe Pass. From Doe Pass the racers will enter Lot 5 and begin the entire route again. No caravan is used during the criterium.

To prevent the need to close Deer Valley Drive for the criterium races, Deer Valley Drive will be turned into a one-way street during the races.   Traffic will travel counter-clockwise around the Deer Valley parking lots. For instance, if traveling down Royal Street, traffic will be diverted to the right and they will circle Deer Valley Drive towards Snow Park.

An application has been submitted for a criterium race on the same course for June 11, 2004. While this event will be reviewed under a separate application, it will be used as a test event for the August races. This will allow for issues that arise on June 11 to be addressed prior to August to make sure any impacts from the course and one-way traffic can be mitigated.

Awards

Each evening awards for each category will be presented to the racers on the Town Lift Plaza. No entertainment is proposed for this portion.

City Services

The event will require Police Services to assist in manning major intersection as the Road Race heads out of town, and at the criterium at critical intersections. Staff is working on identifying the locations and hours to prepare estimated costs for the organizer.

The Building Department will review the Start/Finish area tents, bleachers and other structures for compliance with the Building Code.

Neighborhood Input

At this time the event organizers are looking to provide the community with information on traffic impacts on the route proposed as well as an overview of the entire event. Two open houses will be held prior to the next Council review of the event. Input from the open houses will be taken into consideration when finalizing the event logistics. The first will be held on Thursday, March 25th at 7:30pm in Miners Hospital and the second is on Wednesday, March 31st at 6:30pm in Santy Auditorium. The event organizer is working on contacting the individual subdivisions and condominium projects to get them information on the event and the open houses.

Additional Activities

At this time the organizers are discussing associated activities for the general public and others. Plans are being formalized at this time and any activities would be included within the approval on the 22nd of April.

Department Review:

All applicable departments have reviewed the Park City Cycling Fest.

Issues for Discussion:

- Does Council support the event as proposed including the temporary one-way traffic on Deer Valley Drive the days of the criterium race?

Recommendation:

Provide Staff with policy direction on the Park City Cycling Fest Master Festival License for August 12 through August 22, 2004. If Council is supportive of the direction the event is proceeding, Staff will return for approval of the Master Festival License on April 22, 2004.

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 4, 2004

Present: Mayor Dana Williams; Council members Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier and Joe Kernan

Council questions/comments.
Kay Calvert reported that she and Colin Hilton had attended a Cultural Heritage presentation and stated the group is gathering information to see how Park City could pursue it. The fund raising efforts of the museum steering committee are on track.
She asked Chief Evans if he had reviewed the results of the traffic monitoring efforts on Monitor and Lucky John Drives. Chief Evans responded he would forward the report when he receives it.

Joe Kernan attended a Mountainlands Community Housing Trust meeting where they reported frustration with the time it was taking to work through mold issues with the City at the Deer Valley Drive project.

Zoning Administrator Patrick Putt explained there are no federal standards that address mold issues, but the preliminary conclusion of Planning and Building is that restoration of those buildings would resolve a majority of the issues. Staff has outlined the options to Mountainlands on several occasions, but to date they have not presented acceptable abatement solutions. If they decide to seek approval for demolition of the buildings, they would be required to pursue an MPD amendment with the Planning Commission.
They would also have to pursue a determination of historical significance as well as a Certificate of Appropriateness for Demolition. He emphasized they had been aware of this for some time.

Candace Erickson reported the Board of Realtors was continuing water conservation efforts with a springtime focus on condominium project landscaping. Recycle Utah will be looking at landscaping guidelines and planting recommendations, and will focus on planting at one of the school grounds. She requested information from the City's past xeriscape program.

Marianne Cone reported that the Historic Preservation Board was changing the grants program into a year around program with a focus on projects that provide a community benefit of preserving and enhancing historic Park City. She reported that the Public Art Advisory Board had not received many responses and they needed to publicize it more. She also reported on plowing problems and construction impacts on streets near the Lodges project in lower Deer Valley.

Dana Williams reported that he became "public art" at the successful Arts Kids benefit. He attended a meeting sponsored by the Nature Conservancy, who is sponsoring a statewide open space bill that would create a statewide fund for open space preservation, environmental cleanup, and water quality projects.

Legislative update
Gary Hill briefly reviewed the miscellaneous bills that Park City had been following:

HB 36 Substitute 911 Funding was amended so that state fee is $.13 a month and local governments can levy $.65 on telephone services – passed

HB 109 Legal Presence Provisions which would prohibit individuals from using Mexican ID card to get drivers license – defeated

HB 145 Approval Required for Disposal of Radioactive Waste – requires Governor and Legislature sign off – passed.

HB 243 – Water Rights Task Force – failed. There will be no interim study on water task force items.

HB 341 Children's Internet Protection Act - passed. Internet filters must be installed on all public computers before we can apply for any more state funding.
Federal legislation requires filtering of all computers, and the state legislation requires filtering of only public accessible, but financial impacts of not complying may make it practical to come into compliance with both.

SB 13 Resort Communities Tax Amendments – passed

SB 19 Sales Tax Break for Clean Power – passed

SB 26 Cost of Living Increase – passed

SB 58 Alcoholic Beverage Control Amendments – passed. This states that blood alcohol limits cannot exceed .05, if you have prior convictions, and children in the car.

SB 78 Exemptions to Residential Property Tax – failed

SB 208 Funding for Tourism - failed

SB222 – Local Government Feasibility and Economic Impact Studies – defeated

Mr., Hill expressed thanks to Bev Evans and Dave Ure for their assistance throughout this session. He also thanked City Attorney Mark Harrington and Council Member Candace Erickson for their hard work.

Review of regular meeting

<u>Land Management Code revisions</u>.
Patrick Putt explained the amendments affect portions of the LMC that address Master Planned Developments; limited expansions into HR-2 Zone (east side of Park Avenue between HCB Main Street and HR-1 Park Ave residential) and the nature of expansions that could occur to address fire and egress needs; and creating specific criteria for evaluating conditional use permits for vehicular gates.

He explained that MPDs were removed from historic zones when the Land Management Code was revised in 2000 because the Planning Commission felt they were growth inducing and had the potential to yield incompatible structures, primarily in the HR-1 Zone. Since that time, effective tools have been incorporated into the LMC, which have allowed projects that fit well within neighborhoods.

Staff has encountered several properties in Old Town, with historic structures, that have characteristics of two different zones. These properties contemplate mixed-use development with common underground parking structures, and are in or adjacent to commercial zones, and an MPD process would enhance flexibility to successfully create a single project design. The Master Planned Development process will be allowed in historic zones if: property is bisected by two or more zone designations; property includes significant historic structures that have been or are proposed to be rehabilitated; and, parking impacts are mitigated via common underground parking structures.

In addition, the Planning Commission may reduce setbacks within the project on a site-specific basis and open space requirements may be reduced to 30%. Staff also requests that Council allow an opportunity to pay in-lieu parking fees, similar to the Main Street parking district, if specific criteria are met. Said criteria includes a determination that the in-lieu payment will prevent the loss of open space, result in preservation of significant historic structures, will not increase project density or intensity of use, and the project is located along a public transit route, within three blocks of a municipal bus stop.

Jim Hier and Joe Kernan pointed out grammatical corrections. Marianne Cone suggested using feet, rather than blocks, in the consideration of in-lieu parking.
Mr. Hier suggested that Council revisit the in-lieu fee structure at a subsequent meeting.
Ms. Calvert stressed the importance of keeping the affected property owners informed.

Administrator Putt addressed specific Conditional Use Permit criteria for vehicular gates. He explained there were situations where controlling vehicular access was appropriate and language was drafted to provide findings and review standards to aid the Staff and Planning Commission in their review of such requests. Vehicular gates are limited to the ROS, E-40, E and RD zones; must not impact utility easements nor impede pedestrian access through neighborhoods, and must be a minimal height, scale and mass; and must maintain zone setbacks.

Mr. Putt explained the third Code revision affects lots in the HR-2 Zone, Subzone A. Language in Section 15-2.308 restricts expansion of a Main Street business toward Park Avenue. As background, during a past LMC re-write Upper Park Avenue residents expressed concern about commercial expansion into their neighborhood. At that time, businesses could be expanded towards Park Avenue if the construction was below the Park Avenue street grade and there were no deliveries, etc., on Park Avenue. Based on input and discussion, Council decided that if a property owner had gone through a platting process prior to January 1, 2000, they could proceed through a Conditional Use Permit and have the project reviewed under those criteria; otherwise, the business could not be expanded. However, an unintended consequence affected the ability to provide egress for fire code compliance and the ability to provide ADA accessible restrooms.

To address this, a two-step process has been developed: the code will be amended now to allow limited expansion in order to comply with building and fire code, and accessibility requirements; broader policy discussions regarding expansion toward Park Avenue will be conducted with Upper Park Avenue residents in the future. Mr. Putt stressed that expansion is limited to the minimum footprint necessary to achieve code compliance, and business owners will have until January 1, 2006, to obtain necessary plat amendments, after which time new expansion would not be permitted.

Candace Erickson expressed concern about imposing another sunset clause. Mr. Putt stated the idea was suggested by Upper Park Avenue residents and Planning Commission forwarded it to Council in the hope people would take the opportunity to move through the process and resolve this problem in a relatively short time period.

Marianne Cone expressed concern about enforcement issues. Mr. Putt stated the neighborhood had expressed that concern and suggested door alarms. He stated the Staff was considering amendments to the enabling legislation to provide a mechanism for calling up permits that violate conditions of approval. They are also considering revising business license language to provide the leverage to review and possible revoke licenses in extreme cases of non-compliance.

Prior to reviewing the record of survey plats on the regular agenda, Mr. Putt addressed correspondence from Arie Bogerd, principal of Stichting Beheer Mayflower Project, wherein he requests that Council withhold any action on Flagstaff projects, and hold further applications until litigation has been settled. Mr. Bogerd owns mining claims in and around the Flagstaff area. However, Attorney Mark Harrington was comfortable moving forward because the Marsac Mining Claim is located on property that does not affect properties being considered tonight.

Mr. Putt briefly reviewed the record of survey plats that were scheduled for review: Larkspur Town homes, Units 1-5, Paintbrush PUD-style homes, and Empire Club Drive, a private road dedicated to the Flagstaff Master Homeowners Association. In addition, they will be reviewing Ironwood at Deer Valley, Phase II.

Council conducted interviews with applicants for the Police Complaint Review Committee.

Prior to the commencement of the regular meeting, Council members donned vests and hats that were received from the City of Moab as a result of the wager over voter turnout. They posed for photos that would be presented to the Moab Council.

Prepared by Sharon Bauman

PARK CITY COUNCIL MEETING
March 4, 2004
Regular Meeting – City Council Chambers

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6:10 p.m. at the Marsac Municipal Building on Thursday, March 4, 2004. Members in attendance were Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier, and Joe Kernan. Staff present were Tom Bakaly, City Manager; Mark Harrington, City Attorney; Eric DeHaan, City Engineer; Jerry Gibbs, Public Works Director; Mark Christensen, Budget and Debts Manager; Police Chief Lloyd Evans; Patrick Putt, Planning and Zoning Administrator; Alison Butz, Special Events Manager; Matt Twombly, Projects Manager; Kevin LoPiccolo, Planner; and Colin Hilton, Economic Development Director.

II COMMUNICATIONS FROM COUNCIL AND STAFF

Manager Bakaly stated that the Upper Park Construction Contract under New Business would be moved to March 11, 2004.

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

Dana Rhodes, resident on Daly Avenue, spoke regarding the avalanche that occurred one week ago. She stated the search and rescue efforts were insufficient and Park City deserved world-class emergency response policies. She reported that Matthew Webb, friend of the avalanche victim, and his friends, have offered to help raise funds for a Park City Search and Rescue Team.

Dana Williams commented this issue was being discussed on a daily basis to learn what is being done in other areas.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF FEBRUARY 19, 2004

V CONSENT AGENDA PUBLIC HEARINGS

1. Ordinance approving a record of survey condominium plat for Ironwood at Deer Valley Phase II, located at 8789 Marsac Avenue – see staff report.
2. Ordinance approving a record of survey condominium plat for Empire Club Drive, a private road, at the Village at Empire Pass, Park City, Utah – see staff report
3. Ordinance approving a record of survey condominium plat for Larkspur Townhomes at the Village at Empire Pass, Park City, Utah – see staff report
4. Ordinance approving a record of survey condominium plat for Paintbrush Homes at the Village at Empire Pass, Park City, Utah – see staff report

Patrick Putt explained Council was asked to take action in three separate areas of Pod A of Flagstaff development, as well as the condominium plat for Ironwood at Deer

Valley Phase II project. The hearing was opened. There was no public input. The hearing was closed.

5. Ordinance approving a plat amendment for 224 Woodside Avenue, Park City, Utah – see staff report.

The hearing was opened, and hearing no public input, the hearing was closed.

6. Ordinance approving a plat amendment at 1063 Empire Avenue, Park City, Utah – see staff report.

The hearing was opened. Peter Barnes confirmed there were no changes at Planning Commission. The hearing was closed.

VI CONSENT AGENDA

Motion: Kay Calvert, "I move to approve Consent Agenda Items 1 through 9." Jim Hier seconded. Motion unanimously carried.

1. Reconveyance of quit-claim deed at 1104 Lowell Avenue, Park City, Utah
2. Approval of Film Series Lease, for space located at the Library and Education Center, 1255 Park Avenue
3. Amended lease with the University of Utah for space located at the Library and education center, 1255 Park Avenue.
4. Ordinance approving a record of survey condominium plat for Ironwood at Deer Valley Phase II, located at 8789 Marsac Avenue
5. Ordinance approving a record of survey condominium plat for Empire Club Drive, a private road, at the Village at Empire Pass, Park City, Utah
6. Ordinance approving a record of survey condominium plat for Larkspur Townhomes at the Village at Empire Pass, Park City, Utah
7. Ordinance approving a record of survey condominium plat for Paintbrush Homes at the Village at Empire Pass, Park City, Utah
8. Ordinance approving a plat amendment for 224 Woodside Avenue, Park City, Utah
9. Ordinance approving a plat amendment at 1063 Empire Avenue, Park City, Utah

VII PUBLIC HEARINGS

1. Community Development Block Grant application

Mark Christensen reported that 85% of our application was awarded by the Mountainlands Association of Government. The next steps are to hold this public hearing, attend a grant workshop, finalize application, funding available in June or July this year. The hearing was opened. Hearing no public input, the hearing was closed.

The hearing was opened. There was no public input. The hearing was closed.

2. <u>Revisions to Section 15-2.5-2 (Uses within the Historic Recreation Commercial (HRC) and Section 15-2.6-2 (Uses within the Historic Commercial Business (HCB)) to allow Master Planned Developments (MPDs). Revisions to Title 15, Chapter 6 (Master Planned Developments) to include specific review criteria, findings, and applicability related to MPDs in the Historic zoning districts. Revisions to Title 15, Chapter 4 (Supplemental Regulations) to include specific conditional use permit criteria for vehicular control gates on private streets. Revisions to Section 15-2.3-2 (HR-2 zoning district) to allow limited commercial expansion of Main Street businesses, below the grade of Park Avenue, as necessary for compliance with building and fire code egress, and accessibility requirements</u>

Planning & Zoning Administrator reviewed the proposed LMC changes and highlighted substantive components of each of the proposed changes. Amendments occur in Chapter 6, Master Planned Developments; Chapter 15-2 HR-2 Zone; Chapter 15-4 adding CUP criteria dealing with vehicular control gates.

He explained the proposal to allow Master Planned Developments for properties that have unique characteristics: 1) they are bisected by two zoning designations; 2) they include significant historic structures that have been restored or will be rehabilitated as part of the MPD; 3) they include a proposal for underground parking structures to reduce surface parking lots and multiple garage and access points; 4) they provide common parking structure to accommodate developments that require a lot combination to resolve property line issues; and 5) they propose lot combinations of large parcels that will result in significant reductions in floor area due to building footprint formula devised for residential structures. They also request consideration of: allowing in-lieu payment for parking in the HRC zone; allowing adjustment of perimeter area setbacks to match adjacent zone provided that building and fire codes are met; reduction of open space requirement to 30% rather than 60% which is typically required; and allowing an alternative method of calculating building footprint and/or floor area for MPDs that include HR-1 zoned property.

Mr. Putt explained the language proposed for vehicular control gates adds clear criteria for whether of not they can be approved as part of a CUP.

Mr. Putt reviewed revisions to HR-2 Zoning District regarding Sub-Zone A. In the past there had been an opportunity for Main Street property owners to expand their businesses toward Park Avenue provided they received Conditional Use Approval. This provision was amended to restrict those who had not received plat amendment approval by January 1, 2000 from expanding their businesses. However, this has had consequences that affect fire and building code requirements as well as ADA accessibility requirements. The proposed amendments identify limited commercial expansion necessary for compliance with egress and accessibility issues that will be allowed. This will also provide an opportunity through January 1, 2006 for the remaining affected property owners to apply for plat amendments that will resolve this issue.

He reported Upper Park Avenue residents and Main Street business owners would meet to identify circumstances, and criteria, that would allow expansion beyond what is being approved at this time.

Mayor Williams opened the public hearing.

Mike Sweeney presented a letter from the Main Street Business Alliance who supported the efforts to allow secondary emergency exist and to provide ADA compliance into the overlay areas. They supported enforcement to ensure the expansions will not create negative impacts on their residential neighborhood.

Mr. Sweeney commented about proposed language in several sections of the amendments. He stated the purpose of Chapter 6, Master Planned Developments was very succinct and was clear. He suggested that there may be occasions where a property that doesn't bisect zones might be appropriate for review as an MPD, and they may want to consider removing that requirement from the criteria. He also suggested allowing flexibility in the allowing of setbacks and open space. He questioned whether the distance from a municipal bus stop should be referred to as blocks, or radius.

Eric DeHaan, City Engineer, stated that east/west blocks are typically 180 feet and north south blocks are typically 680 feet. Mr. Putt emphasized staff was open to a reasonable way of describing the distance, whether in blocks or in feet, but in terms of justifying an in-lieu fee, a distance must be specified.

Candace Erickson, stating it shouldn't be easier to pay the in-lieu fee than to provide parking, requested a review of the resolution that set the fee at $14,000. Jim Hier concurred and requested an in-depth review of the fee resolution. Manager Bakaly noted the fee resolution would be reviewed as part of the budget review.

Jesse Shetler, No Name Grill and Saloon, stated he had been working with the Planning Staff on this amendment. He added that the UPAPA group seemed to be driven by two or three representatives and he wished to be included in future conversations because he is a Park Avenue resident. He supports the Planning Staff and Planning Commission actions.

The hearing was closed.

VIII NEW BUSINESS

1. Award of construction contract for Room 209, Library

Jim Hier, "I move approval of the construction contract." Kay Calvert seconded. Motion unanimously carried.

2. Award of contract for upper Park Avenue reconstruction project

Jim Hier, "I move to continue the award of contract for upper Park Avenue reconstruction project to the March 11 meeting." Marianne Cone seconded. Motion unanimously carried.

3. Revisions to Section 15-2.5-2 (Uses within the Historic Recreation Commercial (HRC) and Section 15-2.6-2 (Uses within the Historic Commercial Business (HCB)) to allow Master Planned Developments (MPDs). Revisions to Title 15, Chapter 6 (Master Planned Developments) to include specific review criteria, findings, and applicability related to MPDs in the Historic zoning districts. Revisions to Title 15, Chapter 4 (Supplemental Regulations) to include specific conditional use permit criteria for vehicular control gates on private streets. Revisions to Section 15-2.3-2 (HR-2 zoning district) to allow limited commercial expansion of Main Street businesses, below the grade of Park Avenue, as necessary for compliance with building and fire code egress, and accessibility requirements.

Kay Calvert, "I move approval of the ordinance approving revisions to Revisions to Section 15-2.5-2 (Uses within the Historic Recreation Commercial (HRC) and Section 15-2.6-2 (Uses within the Historic Commercial Business (HCB)) to allow Master Planned Developments (MPDs). Revisions to Title 15, Chapter 6 (Master Planned Developments) to include specific review criteria, findings, and applicability related to MPDs in the Historic zoning districts. Revisions to Title 15, Chapter 4 (Supplemental Regulations) to include specific conditional use permit criteria for vehicular control gates on private streets. Revisions to Section 15-2.3-2 (HR-2 zoning district) to allow limited commercial expansion of Main Street businesses, below the grade of Park Avenue, as necessary for compliance with building and fire code egress, and accessibility requirements." Candace Erickson seconded. Motion carried unanimously.

IX ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2:00 p.m. Members in attendance were Mayor Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier, and Joe Kernan. Staff present were Tom Bakaly, City Manager; and Mark Harrington, City Attorney. Candace Erickson, "I move to close the meeting to discuss ". Jim Hier seconded. Motion carried unanimously.

The meeting opened at approximately 2:30 p.m.

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

Prepared by Sharon Bauman

City Council
Staff Report

PARK CITY 1884

PLANNING DEPARTMENT

Author:	**Brooks T. Robinson**
Subject:	**Risner Ridge, Amendment to Ordinance 90-28, to include Phase II**
Date:	**March 18, 2004**
Type of Item:	**Legislative**

Summary Recommendations:
The Planning Department recommends the City Council open the public hearing, take any public comment, and consider approval of an amendment to Ordinance 90-28 to include Phase II.

Topic:

Applicant	**Risner Ridge Homeowners Association**
Location	Ashley Avenue (Phase II)
Zoning	Residential Development (RD)
Adjacent Land Uses	**Residential**

Background:
On October 11, 1990, the City Council adopted Ordinance 90-28 limiting the square footage of houses within Risner Ridge and defining how that square footage is measured.

On July 15, 2003, after consultation with the City Attorney, the Planning Director determined that Ordinance 90-28 did not apply to Phase II of Risner Ridge. This determination was made in conjunction with building plans for lot 8 in Risner Ridge II that were substantially larger than the 5500 square foot maximum written in the ordinance.

Proposal:
On January 9, 2004, the Risner Ridge Homeowners Association submitted an application to amend Ordinance 90-28 to include the Risner Ridge II plat.

The Planning Commission held a public hearing, at which there was no public input, at the regular meeting of February 25, 2004. A positive recommendation is forwarded to the City Council.

Analysis:
Ordinance 90-28 states:

> The maximum floor area of any structure shall be 5500 square feet and shall be calculated as follows: The floor area is the area of a building that is enclosed by surrounding exterior walls, excluding a 600 square foot allowance for garages. Basements will be considered floor area whether finished or unfinished. Porches, balconies, patios, and decks will not be considered floor area.

The applicant has submitted supporting documents and minutes from Planning Commission meetings that indicate that Risner Ridge II was to be incorporated into Phase I with the same CC&Rs and design restrictions (Exhibits A-J) and should have been included as part of Ordinance 90-28.

Staff has not included Phase II in the size limitations when reviewing house plans. Instead, floor area has been calculated with the Land Management Code definitions in use at the time of application. Currently, a basement is any part of the lowest floor that is fully below grade and is not counted as floor area. If the Homeowners Association wihes to include Phase II in the size limitation language from 90-28, staff does not have any reasons not to support the action. The language is more restrictive than the LMC and is enforceable by the City.

Department Review
This project has gone through an interdepartmental review. No outstanding issues were raised.

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

ALTERNATIVES

The City Council may approve the amendment based on the Findings of Fact and Conclusions of Law below, or

The City Council may deny the amendment and direct staff to prepare findings supporting this recommendation, or

The City Council may continue the discussion to a later date.

RECOMMENDATION

The staff recommends that the City Council conduct a public hearing, consider any input, and approve the amendment to Ordinance 90-28 based on the following findings of fact and conclusions of law:

Findings of Fact:

1. The project is located on Ashley Avenue and is known as Phase II of the Risner Ridge Subdivision.
2. The zoning is Residential Development.
3. Ordinance 90-28 currently applies only to Phase I of Risner Ridge.
4. Ordinance 90-28 limits the maximum size of houses and defines how that size is determined.
5. The Risner Ridge Homeowners Association requests that the Ordinance 90-28 apply to both phases as the CC&Rs incorporate both phases into one association.
6. The Planning Commission held a public hearing, at which there was no public input, at the regular meeting of February 25, 2004. A positive recommendation is forwarded to the City Council.

Conclusions of Law:

1. There is good cause for amending this Ordinance.
2. The amended Ordinance is consistent with the Park City Land Management Code and General Plan.
3. Neither the public nor any person will be materially injured by the amended Ordinance.
4. Approval of the amended Ordinance, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

EXHIBITS

Exhibit 1 – Request by Risner Ridge HOA
with additional exhibits (A-J)

AMENDED ORDINANCE 90-28
(added language in **Bold**)

AN ORDINANCE ADDING PREVIOUSLY APPROVED LANGUAGE TO THE RISNER RIDGE **AND RISNER RIDGE NO. 2** SUBDIVISION PLAT**S** LIMITING SQUARE FOOTAGE OF HOUSES

WHEREAS, the Planning Commission an City Council did approve the Risner Ridge **and Risner Ridge No. 2** Subdivision Plat**s** recorded in Summit County, Utah as Entr**ies** 290977 **and 306172, respectively**; and

WHEREAS, in granting said approval certain conditions were imposed by the Planning Commission and City Council; and

WHEREAS, the condition limiting square footage was omitted on the recorded plat**s**; and

WHEREAS, the City Council did receive a request from the Risner Ridge Homeowners Association asking that the Council amend the plat**s** to carry out the intent of the Planning Commission and City Council; and

WHEREAS, the minutes from the 1988-90 Planning Commission and City Council meetings and hearings clearly show that the intent of the Risner Ridge Homeowners' Association, Planning Commission, and City Council was to apply the requested language equally to both Risner Ridge and Risner Ridge No. 2 subdivisions; and,

WHEREAS, after holding a public hearing on October 4, **1990,** to receive input on amending the Risner Ridge **and Risner Ridge No.** 2 subdivision plat**s**, the City Council of Park City approved language to be added to the plat**s; and**

WHEREAS, the resulting Ordinance 90-28 inadvertently addressed only the Risner Ridge subdivision and did not clearly include the Risner Ridge No. 2 subdivision; and

WHEREAS, after holding a public hearing on March 18, 2004, to receive input on amending Ordinance 90-28, the City Council approved amended Ordinance 90-28.

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

1) **SECTION 1. APPROVAL.** The following language shall be an additional condition of approval attaching to **both** the Risner Ridge Subdivision Plat (formerly known as Park Meadows #4 Subdivision) **and the Risner Ridge No. 2 plat(formerly known**

as Interior parcel #7 in the Park Meadows Master Plan) and incorporated therein by this reference:

The maximum floor area of any structure shall be 5500 square feet and shall be calculated as follows: The floor area is the area of a building that is enclosed by surrounding exterior walls, excluding a 600 square foot allowance for garages. Basements will be considered floor area whether finished or unfinished. Porches, balconies, patios, and decks will not be considered floor area.

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

Ordinance No.

AN ORDINANCE AMENDING ORDINANCE 90-28 AND THE RISNER RIDGE II SUBDIVISION PLAT LIMITING MAXIMUM HOUSE SIZES, PARK CITY, UTAH.

WHEREAS, the Homeowners Association of the Risner Ridge Subdivision have petitioned the City Council for approval of the amendment to Ordinance 90-28; and

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

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

WHEREAS, the Planning Commission held a public hearing on February 25, 2004, to receive input on the amendment to Ordinance 90-28;

WHEREAS, the Planning Commission, on February 25, 2004, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 18, 2004 the City Council approved the amendment to Ordinance 90-28; and

WHEREAS, it is in the best interest of Park City, Utah to approve the amendment to Ordinance 90-28.

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

SECTION 1. APPROVAL. The amendment to Ordinance 90-28 as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

7. The project is located on Ashley Avenue and is known as Phase II of the Risner Ridge Subdivision.
8. The zoning is Residential Development.
9. Ordinance 90-28 currently applies only to Phase I of Risner Ridge.
10. Ordinance 90-28 limits the maximum size of houses and defines how that size is determined.
11. The Risner Ridge Homeowners Association requests that the Ordinance 90-28 apply to both phases as the CC&Rs incorporate both phases into one association.
12. The Planning Commission held a public hearing, at which there was no public input, at the regular meeting of February 25, 2004. A positive recommendation is forwarded to the City Council.

Conclusions of Law:

5. There is good cause for amending this Ordinance.
6. The amended Ordinance is consistent with the Park City Land Management Code and General Plan.
7. Neither the public nor any person will be materially injured by the amended Ordinance.

2) Approval of the amended Ordinance, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

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

PASSED AND ADOPTED this 18th day of March, 2004.

City Council
Staff Report

Author: Ken Fisher
Subject: Lap Pool Replaster Contract
Date: March 12, 2004
Type of Item: Administrative; Contract

PARK CITY 1884

Recreation & Library Department

Summary Recommendations: Approve the contract with Dolphin Pool & Spa in the amount of $23,976 to replaster the lap pool at the Racquet Club.

Description:

A. Topic: Approve a contract for $23,976 with Dolphin Pool & Spa.

B. Background:

The lap pool at the Racquet Club was constructed in 1990. The current plaster on the bottom of the pool is deteriorating and needs to be repaired. Pools generally need to be replastered every 7 to 10 years. The lap pool has never been replastered in 13 years.

C. Analysis:

In the fall of 2003, recreation staff identified replastering of the lap pool as a priority maintenance project for the Racquet Club. Staff has received the following three bids for the project:

	Company	**Bid Amount**
Bid #1	Dolphin Pool & Spa	$23,976
Bid #2	Atlantis Pool	$23,200
Bid #3	Johannas Swim-Pool Replastering	$24,276

Staff recommends that Dolphin Pool & Spa be awarded the contract. In addition to replastering the pool they will replace the deck caulking and acid wash the gutter stones to remove calcium build up.

As per the City's contracting and purchasing policy a formal bid process is unnecessary for minor public building/structure improvement projects under $40,000.
.
There are current funds budgeted in the Racquet Club CIP Fund to cover the cost of replastering the lap pool.

Targeted Project Completion: The replastering would be a two-week project. If the contract is approved the pool would reopen during the first week of April.

Department Review: The City Manager, Legal, Recreation & Library, Budget & Grants have reviewed this report.

Alternatives:

Approve the Request:
Approve the contract with Dolphin Pool & Spas in the amount of $23,976 to replaster the lap pool at the Racquet Club

Deny the Request:
Ask staff to reevaluate the need to replaster the lap pool.

Continue the Item:
Ask for more information from staff before entering into a contract for replastering the lap pool.

Do Nothing:
Take no action, which would mean the lap pool would continue to deteriorate and need major repairs in the future.

Significant Impacts:
By allowing the lap pool to be replastered the pool will receive much needed maintenance and will avoid more costly repairs in the future. CIP funds budgeted for Racquet Club improvements.

Consequences of not taking the recommended action:
If the lap pool is not replastered this spring the bottom of the pool will continue to deteriorate. This will result in more costly repairs in the future. Along with being unsightly the pool will be perceived as unkempt and unhealthy by members of the community.

Recommendation:
Approve the contract with Dolphin Pool & Spas in the amount of $23,976 to replaster the lap pool at the Racquet Club.

Author: Craig Sanchez, Clint Dayley
Subject: Golf Course Update, Fee Increase
Date: February 19, 2004
Type of Item: Informational, Legislative

Summary Recommendation:
Approve fee increase for 2004 season.

Topic:
Golf Course update. Fee increase for the 2004 season.

Background:

In 1998, Park City Golf Club conducted an economic evaluation. Wikstrom Economic and Planning Consultants compiled a report. Staff then recommended changes to Council resulting in the approval of a five-year pricing plan. Changes at that time included: grandfathering the sale of season passes, increases in daily user fees, and reduction of expenses. By the end of the plan (2003) the golf course was within a few percentage points of its projected operating ratios.

	2002	2003	Projected 2004
Rounds	**26,486**	**27,860**	**26,500**
Days	**170**	**186**	**170**
Green Fees	**$662,809**	**$704,424**	**$723,185**
Passes	**$72,670**	**$72,662**	**$72,662**
Carts	**$176,423**	**$191,910**	**$184,000**
Range	**$40,963**	**$33,768**	**$35,000**
Retail	**$163,169**	**$218,097**	**$220,000**
Total Revenues	**$1,116,034**	**$1,220,861**	**$1,234,847**

Changes in revenue indicated in the table above were due to the new Golf Shop in which we conduct our retail business. Green fees increased $1.00 between 2002 and 2003.

See attachment A for the maintenance and capital projects report.

Hotel: The final phase (cottages) of the Hotel project is currently on hold. We may see impacts to the golf course on this project during the 2005 season. Holes that will be impacted are: the left side of number 12, behind number 13 green, around the lake on number 18, and a new tee box on number 14.

Cross Country Skiing: Jan's (White Pine Touring) is in the last year of their contract. In the summer of 2004 staff will be putting out a Request for Proposal for this concession.

Analysis:

For the upcoming season the staff recommends a fee increase. We would increase fees for this season by $2.00 per 18 holes, and by $5.00 for advanced bookings. This would put the resident rate at $33.00 ($47.00 with cart), the non-resident rate at $43.00 ($57.00 with cart), and the advanced booking rate at $80.00. Season pass fees, would increase to $990.00. These increases will fund capital projects, and capital depreciation that now requires funding due to current accounting practices (GASB 34). During the 2004 season Park City Golf Club will conduct a comprehensive study in: financial projections, capital projects, and the future of golf in Park City. Following the study we will present a new five year plan for council to review in 2005.

Green fee comparison (includes cart)

Park City	Thanks. Pt	Wasatch	SLC	SL County	Homestead
$47-57	$58-78	$34-36	$32-35	$35-45	$45-55

Department review:

The City Managers Office, the Office of Budget, Debt, and Grants, Public Works Department, and the Recreation-Library Department have reviewed this report.

Alternatives:

- **Approve the Request:**
- **Deny the Request:**

  Council could deny the request and keep fees at their current levels.
- **Continue the Item:**

  Council could continue the item and direct staff to provide further information at a future date.
- **Do Nothing:**

  Council could choose to do nothing. This would have the same effect as alternative two.

Significant Impacts:

Denying the fee increase could put a hold on current capital projects. This could prove to have long-term negative effects on the golf course. Current projects include Willow tree management, and pump replacement.

Recommendation:

Authorize a $2.00 per round increase in green fees.

Resolution No.

A RESOLUTION AMENDING SECTION 8.4.4, GOLF FEES, INCLUDED IN THE LEISURE SERVICES AND FACILITY RENTAL FEES OUTLINED IN EXHIBIT A OF FEE RESOLUTION NO. 17-03 AND REPEALING RESOLUTION NO. 17-03 IN ITS ENTIRETY.

WHEREAS it is necessary to update the fee resolution to reflect the current costs of conducting business and performing services; and

WHEREAS, a public hearing was held on March 18, 2004 to receive public comments on golf fee increases proposed for the 2004 season at the Park City Golf Club;

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

SECTION 1. FEE SCHEDULE AMENDMENTS. Section 8.4.4. Golf Fees, of the Park City Fee Schedule is hereby adopted with changes as outlined in Exhibit A, and Resolution No. 17-03 is hereby repealed in its entirety.

SECTION 2. EFFECTIVE DATE. This resolution shall take effect upon adoption.

PASSED AND ADOPTED this 18th day of March, 2004.

EXCERPT FROM EXHIBIT A
PARK CITY FEE SCHEDULE
(REVISED MARCH 18, 2004)

SECTION 8. LEISURE SERVICE AND FACILITY RENTAL FEES

8.1 Purpose and Philosophy Leisure Services Administration, the Parks Department, Miners Hospital Community Center and the Library are supported primarily by tax dollars through the City's General Fund. The Recreation Department, Racquet Club and Golf Course have been established as enterprise funds and should be primarily supported by revenues other than taxes. This policy applies to Recreation/Racquet Club and Golf Course Enterprise funds.

The purpose of this section is to establish a level of operations and maintenance cost recovery for programs, activities and facilities, and direction for establishing fees and charges for the use of and/or participation in the programs, activities and facilities offered by the Recreation Department, Racquet Club and Golf Course, Library, and Miners Hospital Community Center.

It is the intent of the City to offer its Leisure Services programs, activities and facilities to the entire community. To help offset the cost of providing these services, and since the primary beneficiaries of these services are users, it is appropriate to charge fees that are adequate to fund operation of the facility in line with other like programs.

8.2 Cost Recovery It is the intent of the City to recover roughly 80% of the operations and maintenance expenses incurred by the Recreation Department and the Racquet Club and 100% of the operations and maintenance expenses incurred by the Golf Course through sources of revenue other than taxes. The City's cost recovery plan is described in detail in the City's budget document. User fees should not be considered the only source for accomplishing this objective. Revenues may also include:

A. Increases in program participation.
B. Fees charged for non-recreational use of facilities (conventions/special events)
C. Rental income
D. New programs or activities
E. Private sponsorship of programs or activities
F. Public agency grants or contributions.

8.3 Establishing User Fees. Fees shall be set at a level which ensures program quality and meets the objectives of the City Council.

8.3.1 Resident Discount Those people whose primary residence is within the City limits; are currently paying property tax within Park City; or are holding a valid Park City business license and leasing or renting office space within Park City are entitled to obtain a recreation card. In most circumstances those who qualify for a recreation card will pay lower fees. Those who don't qualify for a recreation card may, for an annual fee, participate in select programs or activities at the resident discount rate for Racquet Club and recreation programs only. Those who reside outside the city limits but within the boundaries of the Park City School District may purchase a County Card that entitles the holder to use the Racquet Club and participate in city recreation programs at the same rate as recreation card holders.

8.3.2 Recreation Program Fees The Recreation Department, the Racquet Club and the Golf Course offer a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs. Fees are then published in the Leisure Services quarterly brochure. In most cases, fees will be kept commensurate with fees charged by others providing like service.

8.3.3 Fees for Non-Recreational Activities at the Racquet Club Facility The fees charged for non-recreational or special event use will be competitive with the marketplace providing the fees cover a minimum of: a) the costs involved in the production of the event; and b) recovery of lost revenue.

The Racquet Club facility is principally for recreation. Non-recreation activities usually will be charged up to fifty percent (50%) more than the minimum. No fee waivers for non-recreational or special event use will be permitted. However, the City Council may authorize the City to pay all or a portion of the fee in accordance with the master festival ordinance provisions.

8.3.4 Fee Increases Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Recreation Fund and Golf Course Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

To establish and maintain the Council's objective of 80% cost recovery, the City Manager will have the authority to annually increase fees up to $.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action.

Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the City Manager or the City Council.

8.3.5 Discounting Fees The Leisure Services Director may, at his discretion, discount fees when:

1. Offering special promotions designed to increase use.
2. Trying to fill non-prime time.
3. Introducing new programs or activities.
4. Playing conditions are below standard due to weather or facility disrepair.

8.3.6 Fee Waivers The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Leisure Services Director may, at his discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

8.4 Revised Established Fees and Charges

8.4.1 Annual City Resident Recreation Card

$ 6.50 First card per family
6.50 Each card thereafter
6.50 Per card renewal fee

8.4.2 Annual County Resident Recreation Card

$ 6.50 First card per family
$ 6.50 Each card thereafter
$ 6.50 per card renewal fee

8.4.4 Golf Fees

The Park City Municipal Golf Course is an 18 hole course and 6,743 yards in length. The fees listed below are established fees, however they may be altered for certain types of tournament play. To receive a resident discount, the recreation card (which must have a City resident designation) must be presented to the golf starter. Season passes are available only to those who possess a locals card. Playing conditions on the course may vary due to weather constraints, particularly early and late in the season. The Golf Pro may, at his discretion, discount the established fees in order to encourage use of the course when playing conditions are less than optimum.

Regular Season- Memorial Day through September
Off-Season- Pre-Memorial Day, October and November

	Current Rev. '03	**Proposed 2004**
Resident Season Pass	$930	$990
Non-Resident Season Pass	$1,140	$1,200
Junior Pass	$400	$425
Jr./Sr. Punch Pass	$260	$275
Non-Resident Punch Pass	$365	$375
Corporate Pass	$2,850	$2,850
Resident 18 Hole	$31	$33
Resident 18 Hole with Cart	$45	$47
Non-Resident 18 Hole	$41	$43
Non-Resident 18 Hole with Cart	$55	$57
Resident 9 Hole	$15.50	$16.50
Resident 9 Hole with Cart	$22.50	$23.50
Non-Resident 9 Hole	$21	$21.50
Non-Resident 9 Hole with Cart	$27.50	$28.50
Resident Off-Season 18 Hole	$23	$23
Non-Resident Off-Season 18 Hole	$30	$30
Small Range Bucket	$3	$3
Large Range Bucket	$6	$6

City Council
Staff Report

PUBLIC WORKS

Author: Kathy Gammell
Subject: Spiro Phase I, Stage II – Clearwell Desig
Date: March 18, 2004
Type of Item: Contract Authorization

Summary Recommendations:

Authorize staff to enter into a professional services agreement with Montgomery Watson Harza (MWH) in an amount not-to-exceed $171,000 for design of the Spiro Water Treatment Plant (WTP) clearwell and associated plant modifications (Spiro Phase I, Stage 2).

Description:

Topic:

Engineering design of a new Spiro WTP clearwell, including plant modifications to increase storage capacity from 4,208 gallons to 252,450 gallons.

Background:

Operational Challenges

The existing Spiro WTP clearwell is undersized as a result of under engineering during design of the plant in the early 1990's. The following table compares capacity for the existing clearwell versus the proposed clearwell during low and high pumping.

Flow Out of Clearwell (gallons per minute)	Existing Clearwell Storage Time	New Clearwell Storage Time
1,000	4 minutes	270 minutes
3,000	1.4 minutes	90 minutes

Limited storage time creates several water management problems:

- Management of Chlorinated Overflow from the Clearwell into Waters of the US –

    - A clearwell should provide a means of managing treated or finished water. However, because of its very limited capacity, the existing Spiro WTP clearwell is basically a pass through of water between the filters and the reservoirs. Operating in this manner causes overflow from the clearwell into the golf course ponds.

    - The State Division of Water Quality (DWQ) and EPA are requiring Park City to obtain a discharge permit in order to control the chlorine residual into the waters of the U.S. Sampling of chlorine residual where overflow water enters the “waters of the US” indicates that Park City is intermittently in excess of EPA chlorine stream limitations. This occurs primarily in fall, winter, and spring.

    - Expanded clearwell capacity will allow management of the flow into and out of the clearwell and prevent overflow.

- Management of Boothill and Thaynes Reservoir Levels

    - Without storage capacity in the clearwell it is difficult in the summer to fill the reservoirs in times of high and sustained demand because total flow demand into the reservoirs exceeds total available finished water flow out of the clearwell.

    - Addressing this problem is especially important to plant operation with the addition of two new filters as part of the arsenic treatment upgrade.

    - With an increased storage capacity, pumping flow rates can be increased by as much as 800 gallons per minute (gpm) from stored water reserves.

Analysis:

Under the City’s General Services Agreement, MWH evaluated several alternative sites for a new clearwell and identified two preferred sites, both of which will encroach onto the outskirts of either the 12th fairway or 12th green. Clint Dayley and Craig Sanchez were invited to an on-site meeting to discuss these alternatives resulting in the following determinations:

- The site near the green is the preferred site of Craig and Clint. It is also the preferred site of MWH and the water department. If approved, design will proceed at this location (adjacent to Three Kings Drive between the plant parking lot and the 12th green).

- Clint Dayley was consulted regarding restoration of the area adjacent to the green and will be included in design and construction meetings relevant to restoration.

- Craig provided an allowable window for the project between late September to the end of March to preclude interference with the golf course operation. Design, bid and construction will proceed to meet this time limitation. Work may begin earlier for changes that do not disturb the golf course (rerouting piping, interior plant work).

- The new clearwell will be buried as much as possible so that it “floats” hydraulically with the existing clearwell. However, it will slightly change the landscape on the outskirts of the 12th green.

The major design tasks include:

- Construction of the new clearwell and rerouting of major pipelines into and out of the plant.
- Modification to the existing clearwell to recapture the depth lost to hydraulic conflicts with Thiriot Spring.
- Minor modification to the existing backwash holding basins to provide holding capacity for three filters instead of one. This was originally part of the Spiro arsenic treatment upgrade, but would have significantly delayed the targeted on-line date for arsenic treatment. It is still required.
- Minor modifications to further address operator safety issues.

Design engineering for this project will be funded with approved money for the Spiro Treatment Plant, 51-45086.

Department Review:

The City Manager, Public Works Director, Golf Course Maintenance Manager, Golf Course Manager, Legal Department, and Budget, Debt, and Grants Manager have reviewed this report.

Alternatives:

A. Authorize staff to enter into a professional services agreement with Montgomery Watson Harza in an amount not-to-exceed $171,000 for design of the clearwell and associated plant modifications (Spiro Phase I, Stage 2). **This is the staff recommended alternative.**

B. Require staff to solicit proposals from other engineering consultants for design of the clearwell project. **Staff does not recommend this alternative.**

C. Delay a decision for approval of a design contract until a later date. **Staff does not recommend this alternative.**

D. Do nothing. **Staff does not recommend this alternative.**

Significant Impacts:

Alternative A: Under MWH'S General Services Agreement with Park City, MWH has been heavily involved in Spiro Water Treatment Plant projects including 1) design engineering and construction management for the arsenic treatment upgrade, 2) evaluation of solutions to prevent finished water overflow, and 3) engineering evaluations for antimony treatment. Because of their extensive familiarity with the physical and process operations of Park City's Spiro plant, MWH will be able to complete the design in a timely, efficient manner with the confidence of staff.

Alternatives B, C and D: These alternatives will either terminate or delay the project for at least one year because of the tight design schedule and the limited window of construction on the golf course.

Consequences of not taking the recommended action:

The State DWQ permit will be issued effective May 1, 2004, at which time Park City will be exposed to possible daily fines of between $10,000 and $25,000, depending on whether any potential non-compliance with chlorine residual limitations is determined to be "willful."

When the new arsenic treatment process comes on-line, operation of the plant with three filters will be more challenging and labor intensive without the expanded clearwell. Expanded clearwell capacity will allow operators to utilize maximum plant control and management.

Recommendation:

Authorize staff to enter into a professional services agreement with Montgomery Watson Harza in an amount not-to-exceed $171,000 for design of the Clearwell and associated plant modifications (Spiro Phase I, Stage 2).