PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 18, 2004

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

Tom Bakaly, City Manager; Jerry Gibbs, Public Works Director; Alison Butz, Special Events and Facilities Manager; Myles Rademan, Public Affairs Director; Craig Sanchez, Director of Golf; Clint Daley, Golf Course and Parks Superintendent; Kathy Gammell, Water Manager; and Ken Fisher, Recreation Manager

Jeff Frost, Blue Wolf Events

1. **Council questions and comments.** Joe Kernan reported he was contacted by Andre Shomontoff, who is urging the City to consider using bio-diesel; Telluride has a bio-diesel bus. Jerry Gibbs responded that the City continues to look at fuel alternatives and he has contacted agencies in Vermont who have used bio-fuels successfully. However, bio-diesel fuel tends to gel in cold temperatures and the City's fueling facility is off-site and part of a co-op group. Mr. Gibbs indicated that he would follow-up with Mr. Shomontoff.

2. **Sustainable communities.** Ms. Butz explained that this initiative is intended to look at goals and programs that support economic, social and environmental considerations of the City. The staff report contains efforts already taken that support this concept like recycling, wind power, light sky ordinance, soils ordinance, open space preservation, etc. Staff also looked at sustainability groups established in other communities, which are often non-profits. She suggested meeting with interested community members with expertise in various areas and at this point, it is not recommended to form a committee. Once goals and programs are identified after a few meetings, recommendations will be presented to Council for its review.

Kay Calvert asked if there is any benefit in involving the Leadership Class. Mr. Rademan explained that staff has been careful about not charging participants with tasks, which is not a function of the Leadership program. That is not to say that sustainability can't be discussed with the group. He felt that the role of the City is to facilitate dialog on these issues and being careful about not taking ownership of every topic. Kay Calvert clarified that her comments related to the Summer Tour not Leadership and learning from other communities. Candace Erickson expressed that sustainability could be addressed as simple guidelines as part of our General Plan, as opposed to creating another program or entity. The General Plan is reviewed from time to time, and goals can be identified, or standards can be adjusted. Ms. Calvert agreed and felt that the City is already accomplishing a lot in this area. Marianne Cone also concurred and felt that if the City promotes sustainability, that it may better foster public support. The Mayor commented that he has been researching the topic, and feels that sustainability should be focused on a neighborhood level. He suggested bringing in people from other communities and hosting a panel discussion. Myles Rademan summarized Council direction to be to support staff recommendations by meeting with local experts and then holding a community meeting, with speakers, to promote the philosophy of sustainability.

3. Park City Cycling Festival. Alison Butz explained that this event is planned for August 12 – 22, 2004 and races are contemplated to be held in lower Deer Valley. There will be road and criterium races and each evening, an awards ceremony will be held on the Town Lift Plaza. The time trial event will be held on Antelope Island.

Applicant Jeff Frost, Blue Wolf Events, explained that the National Championships for both masters and juniors have been held in a number of different cities. It was decided to focus on a 10 to 12 day festival to bring all athletes to one community, which may total 1,800 masters and another 1,000 juniors. The United States Cycling Federation supports the proposal and has made a three-year commitment to the event. Ms. Butz described in detail, the road race route, which begins here, continues o the Kamas area, and then back to Park City. Park City police officers will only be monitoring traffic at intersections while the caravan is moving through and delays will be minimal. The criterium, which is a loop, will be held in lower Deer Valley where a lane will be designated for the racers. She explained that staff is recommending that Deer Valley Drive be one-way during those days from 7:30 a.m. to about 4 p.m. With regard to the Empire Pass construction route, it is proposed to direct that traffic to Marsac Avenue on the four days of the criterium. This would eliminate conflicts with bikes and trucks. She added that neighbors will be notified and there will be two open houses on March 25 and March 31 to discuss the course and related impacts. A test run on the course is also planned on June 11 from 5 p.m. to 9 p.m. to fine-tune procedures. In response to a question from Jim Hier, Mr. Frost responded that the plan anticipates three days of one-way traffic in Deer Valley. Alison Butz added that the June 11 event requires a separate MFL; both approvals are tentatively scheduled on April 22. The Mayor suggested releasing public service announcements on closures or delays. The Council unanimously supported the event.

4. Review of the regular meeting:

Golf fees. Craig Sanchez explained that staff is proposing to increase fees for the 2004 season and referred to information in the staff report. It is recommended to increase fees by $2, which will assist in maintaining the quality of the course. The report contains fees from other facilities in the state and he acknowledged that Park City is on the high end. A round of golf for a resident, without a cart, would be $33 and he pointed out that cart revenues have leveled off because more players are walking.

Seventy-five percent of play is local which is more common at semi-private courses than public courses.

Clint Daley stated that last year's projects included rebuilding and adding bunkers. Future improvements include upgrading the 20 year-old pump stations. The new technology will save money in the long term and it is critical to have a dependable pumping system. Improving forward tees, the cart path system to better protect the course, landscaping the No. 1 Tee, and adding rest rooms and benches are projects that Council will evaluate in early 2005.

Candace Erickson expressed her need to be able to justify the increase to patrons with assurances of specific improvements. Mr. Sanchez advised that the course has changed its accounting procedures to comply with GASBE 34 to fund depreciation. This reflects approximately $225,000 in the annual budget, which is a concept that is difficult to explain to golfers. Clint Daley continued that projects for this year include landscaping the No. 1 Tee and installing tee signs and benches. Staff is also exploring purchasing electric mowers, which are quiet and environmentally sensitive. In response to a question from Ms. Erickson about cart path improvements this season, Mr. Sanchez indicated that is a future project.

Council member Hier asked the status of purchasing the pro shop from the owners of the Park City Hotel, and Mr. Sanchez relayed that a purchase price has not been agreed upon. The City's estimates the value to be $560,000, while the Hotel feels it is $1.1 million. Staff requested information about eight months ago on how they arrived at that number and have not heard back. The City has not paid anything to date for occupying the space. It was clarified that the City purchased underground parking at a cost of $1.1 million, which can be depreciated. Mr. Hier pointed out that revenues are addressed in the report but not expenditures. Craig Sanchez discussed the 1998 Wikstrom Report, which identifies target percentages for program revenues. He discussed percentage ratios for revenues and expenditures meeting the Wikstrom criteria, but Mr. Hier requested real numbers for forecasted expenses.

Ms. Erickson asked the consequences of continuing this item to April 1. Mr. Sanchez explained that season passes represent about 20% of revenues but are typically purchased in April and May and a delay shouldn't affect negotiating the lodging packages. Joe Kernan believed that since increases are incrementally planned, that many golfers could anticipate an increase. He suggested that with next year's more dramatic improvements, that it may be beneficial to provide Council with information sometime in February so there is enough time to involve the public. Mr. Sanchez advised that the debt payment will be reconciled by next year. Marianne Cone asked if increases could be delayed until next year so that a public relations plan is implemented. The Director of Golf explained that when fees were increased last time, the major focus was the elimination of senior passes, not fees and it is critical to continue to maintain the quality of the course. He reiterated his major concern with meeting the requirements of funding depreciation and stated that he has no problem with continuing this item so that expenditures are better defined. The Golf Course Fund is an enterprise fund, which is solely funded with user fees. There was discussion about the lack of opportunities for the golfing public because of the policies and pricing of private facilities. There was consensus among Council members to continue this item to April 1.

Spiro Water Treatment Plant. Kathy Gammell explained that Montgomery Watson has performed some conceptual design work, an evaluation of certain sites for the clear well, and also negotiated matching funds with the Corps of Engineers for the project. She explained that a clear well is a basin underneath the plant that contains the "finished" water. The water is treated at the filter and flows into the clear well for storage, where it is blended with bulkhead Theriot Springs water.

Pool improvements. Ken Fisher explained that staff is recommending approval of a contract to replaster the lap pool in the amount of $23,976. It is typical to replaster every seven to ten years and 13 years have elapsed, making the pool a high priority. Three bids were received and staff is recommending the contract award to Dolphin Pool. Although it isn't the lowest bidder, Dolphin offered to perform additional services like acid washing and grout work. In response to a question from Council member Erickson, the lap pool is structurally sound.

See regular meeting minutes.

Prepared by Janet M. Scott, City Recorder

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

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, March 18, 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; Lloyd Evans, Chief of Police; and Brooks Robinson, Planner.

II COMMUNICATIONS FROM COUNCIL AND STAFF

None.

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

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda.

1. Empire Pass construction traffic - Bill Hummer, Prospect Avenue resident, stated that he is a member of the Marsac Avenue Corridor Committee. He expressed his appreciation to City officials on requiring Empire Pass construction traffic to use Royal Street. He explained that the group met with representatives of the Empire Pass project, which is phased over the next three to five years. He again acknowledged the efforts made to make Marsac safer for residents and pedestrians.

Alan Schueler, 9 Prospect Avenue, indicated that construction traffic still descends Marsac Avenue. Brooks Robinson explained that staff has been working with the new owners of the project on a construction mitigation plan. There may be construction vehicles coming from Silver Lake, which are not governed by the same stipulations. Some of the features of the mitigation plan is to man a check-point to monitor and provide maps to contractors for routing. Jim HIer pointed out that SR224 is a state-owned road and Park City has no enforcement powers. The agreement is between the City and the developer with the belief that the developer has some ability to direct his contractors. In response to a comment made by someone in the audience, Jim Hier stated that this is a cooperative approach. The Mayor also acknowledged that construction vehicles working in Silver Lake will probably travel Marsac Avenue. Mr. Schueler urged Council to make sure that the developer complies with the terms of the agreement.

2. Wasatch and Summit County Children's Justice Center – Marcy Mason, Director, thanked Council for its critical funding through a special service contract. She acknowledged the Mayor's, Chief's, and Detective Mary Ford's support. The center opened in July 2001 but the lease has expired and another site has been secured in

Heber. Over a half acre of land has been donated and in-kind work and materials committed by local contractors and businesses. She invited the Council to the ground-breaking ceremony, which will be held Friday, April 2 at noon.

3. Local rehabilitation facility – Thomas Hill, resident, stated that he contacted the Mayor last week about providing a rehab center for alcoholics and drug addicts in the area. He has also contacted Valley Mental Health who thinks it is a good idea. There is nothing available in Wasatch and Summit Counties, only Salt Lake, Provo and Orem. He lost a friend to alcoholism this week, and is willing to do what it takes to do something here. Ms. Calvert asked if the facilities he referred to are publicly or privately owned. Mr. Hill was not sure. As liaison to the Board of Health, Council member Erickson volunteered to follow-up on this with Valley Mental Health and will report back to Mr. Hill.

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

Kay Calvert, "I move to approve the Work Session Notes and Minutes of March 4, 2004". Marianne Cone seconded. Motion unanimously carried.

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 – Chief Lloyd Evans thanked Council for support of this program and added that he is looking forward to working with the appointed members and getting to work. The Mayor relayed that Council interviewed 12 qualified applicants and he recommended the appointment of Gerald Bush, Jill Shienberg and Christina Sally. Jim Hier, "I move approval of the selections for the Police Complaint Review Committee". Kay Calvert seconded. Motion unanimously carried. The City Manager advised that the two staff appointees are Colin Hilton and Gary Hill. There was discussion about assigning terms for initial appointments. Chief Evans suggested that terms could be decided by members at the first meeting, and Council agreed that would be appropriate.

VI CONSENT AGENDA PUBLIC HEARINGS

1. Ordinance approving a plat amendment to the Roosevelt Gap Subdivision **(motion to continue)** – Kay Calvert, "I move to continue". Jim Hier seconded. Motion unanimously carried.

2. Ordinance amending Ordinance No. 90-28 and the Risner Ridge II Subdivision plat limiting maximum house sizes – Planner Brooks Robinson explained that this action amends Ordinance No. 90-28 so that conditions for both phases of Risner Ridge are

consistent. It was always the intent to establish the same maximum house size for both phases but the ordinance language was not clear and approval of the amendment is recommended. The Planning Commission held a public hearing; there was no comment and forwards a positive recommendation to the City Council. There was discussion about a height dispute in the neighborhood. The Mayor invited the public to comment.

Paul Boyer, President of the Home Owners Association, explained that the Association was able to use its CC&Rs to scale down the height on the home, but this situation precipitated this amendment. He emphasized that the Association is not proposing implementing any new limitations or conditions on the homes or lots in the Risner Ridge Subdivision. The provision limiting floor area to 5,500 square feet has always been part of the CC&Rs, which were recorded in 1989 and 1990. A supplemental declaration was subsequently approved by the Association in 1994 to include all of the terms of Ordinance No. 90-28 for both phases.

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 – Jim Hier, "I move to continue this item". Joe Kernan seconded. Motion unanimously carried.

VII CONSENT AGENDA

Marianne Cone, "I move approval of Items 1, 2 and 3 and to continue Item 4 to a date uncertain". Jim Hier seconded. Motion carried unanimously.

1. Ordinance amending Ordinance No. 90-28 and the Risner Ridge II Subdivision plat limiting maximum house sizes – See staff report and public hearing.

2 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 – See staff report and work session notes.

3 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 – See staff report and work session notes.

4 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 – See staff report and work session notes. Item continued to a date uncertain.

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3 p.m. Members in attendance were Mayor Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager. Candace Erickson, "I move to close the meeting to discuss personnel and property". Kay Calvert seconded. Motion carried unanimously.

The meeting opened at approximately 4 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 Janet M. Scott

Janet M. Scott, City Recorder

City Council Staff Report

Author: Alison Butz
Myles Rademan
Subject: Sustainable Communities
Date: March 18, 2004
Type of Item: Administrative

PARK CITY 1884
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

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

PARK CITY 1884

Special Events and Facilities Department

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.

Schedule

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

Road Race

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.

City Council Staff Report

PARK CITY 1884

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

PLANNING DEPARTMENT

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 PLATS LIMITING SQUARE FOOTAGE OF HOUSES

WHEREAS, the Planning Commission an City Council did approve the Risner Ridge **and Risner Ridge No. 2** Subdivision Plats 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 plats 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 plats**; 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) <u>**SECTION 1. APPROVAL.**</u> 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

PARK CITY 1884

Recreation & Library Department

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

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.

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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).