PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
FEBRUARY 14, 2013

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting 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, February 14, 2013.

Closed Session
2:45 p.m. Personnel, property and litigation

Work Session
4:50 p.m. Council questions/comments
5:00 p.m. Legislative update
5:10 p.m. Recreation Advisory Board Visioning P. 4 - 36
5:50 p.m. Break

Regular Meeting
6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

IV MINUTES OF MEETING OF JANUARY 31, 2013 P. 37 - 50

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

1. Consideration public involvement contract with The Langdon Group in the amount of $108,000, in a form approved by the City Attorney P. 51 - 62

2. Consideration of award to URS Corporation of Professional Services Contract for Richardson Flat Tailings Site OU4 (Prospector Drain) Engineering Evaluation Cost Analysis, in a form approved by the City Attorney P. 63 - 66

3. Consideration of authorizing the City Manager to pay Snyderville Basin Water Reclamation District $327,823 for additional impact fees for discharging solids to the sewer at the Quinns Junction Water Treatment Plant P. 67 - 69

VI NEW BUSINESS

Consideration of a Resolution updating a strategic plan for City-owned property with development potential in Park City, Utah and repealing and replacing Resolution No. 22-05 in its entirety P. 70 - 92

VII ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4 p.m. to 9 p.m.

Posted: 02/11/13
See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.

February 2013

18 *Presidents Day – City offices closed*
21 **No meeting**
21-22 *Visioning Sessions*
28 **Dana Gone**
Legislative update
Main Street improvements
315 Park Ave. Subdivision Plat Amend. – KW
1492 Park Avenue Plat Amendment
Muni Code Liquor Amendments

March 2013

7
14 **No meeting**
21 520 & 522 Park Avenue plat amendment
496 McHenry Lots 21-32 Echo Spur Subdivision plat amendment
421 Park Avenue plat amendment
28 Tour of Utah - work
Award of Contract for Transit Residential Building Construction

April 2013

4
11
18
25 **No meeting**

May 2013

2
9
16
23
30

Pending Items:

Water leak technology and policies
GIS app
Reselling lift ticket ordinance
Wasatch Front and Back mountain resort expansions – Mayor Becker team
Latino Community outreach and engagement – study
Visioning w/County - Phyllis

City Council Staff Report

Subject: RAB Visioning
Author: Ken Fisher, Recreation Manager
Department: Recreation & Library
Date: February 14, 2013
Type of Item: Informational

Summary Recommendations:
Provide direction to the Recreation Advisory Board (RAB) and staff with regards to the recommended work plan for the next year.

Topic/Description:
Annual RAB Visioning with Council

Background:
As outlined in the Recreation Advisory Boards Policy & Procedure (Attachment 1) the Board shall meet annually with the City Council to receive updated city goals and direction from City Council. The RAB met with City Council in January 2012 for this purpose. The staff report from last year is "Attachment 2" and the minutes are Attachment 3.

Last year, Council was supportive of the rebuilding and expansion of the City Park Tennis Courts, developing signage for neighborhood parks (Main St & Creekside), developing a plan for the dog park, working on trail etiquette with Mountain Trails and developing a memorial wall in the cemetery.

Analysis:
RAB's primary focus has been to work on the development of new parks and recommendations on improvements to existing park facilities.

The RAB and staff are looking for Council feedback and direction on the proposed work plan for the coming year.

Projects for the next year:

Replacement and Expansion of the City Park Tennis Courts:

Project has completed regulatory process and is the final design stages. Anticipated project completion is summer 2013. Estimated project cost $300,000 which is an increase of $75,000. The increased cost is due to the need to change the fencing from all chain-link to wood posts with chain-link between the posts. Project is funded in the City Park CIP.

PC MARC Outdoor Tennis Courts: These existing courts were built in the early 1970's and are asphalt based and can no longer be repaired as the cracks reappear in the same location each year. The project consists of rebuilding the existing seven courts, adding a low wall around the three center courts that are covered by the bubble to help with snow removal and overall bubble functionality, adding two 36 ft. and one 70 ft. youth tennis court. The expansion of the youth courts will be a great benefit to the tennis program as tennis pros will be able to teach youth clinics on the smaller courts freeing up the full size courts for adults.

Last summer the City received $450,000 from the Recreation, Arts and Parks Tax (RAP) for the reconstruction of the seven outdoor tennis courts at the PC MARC. The RAP Tax funds must be used within 18 months of receiving them or they will be forfeited back to the County. This project went out to bid in the fall of 2012 and came back at $680,000. Staff has been working with VCBO to make some changes to the height of the bubble wall, fencing, drainage system and seating area in an effort to bring the project cost down. Staff will be submitting a CIP budget request this year in order to cover the shortfall from the RAP Tax funding. If the project does not receive additional funding we will look to scale the project back further by removing the smaller youth courts so that it could potentially be constructed with only RAP Tax funds. If funding is allocated it is anticipated that construction would begin the first week of August and be complete in late fall so that the bubble courts would be available next winter.

Practice Walls: RAB was approached by the lacrosse organization about the idea of the City building cement practice walls that could be used by various groups and individuals to practice many ball sports (lacrosse, tennis, soccer). These would be designed similar to an outdoor handball court as the wall would be 20 ft. wide, 16 ft. high and have a flat area that is 20 ft. wide by 34 ft. in length. For the greatest efficiency they would be designed so that the vertical wall could be used on both sides for practice.

RAB would like to look for potential locations for these walls. If a suitable location is found, work to develop plans and construct a wall will be done over the next year. It is estimated that each wall would cost approximately $70,000. Potential funding depends on where they are constructed. For example if it is built in City Park RDA funds could be used and if it is built at the Park City Sports Complex then Debt Service Funds or Open Space Impact Fees could be used.

Recreation Master Plan: The department recently completed two recreation studies with Basin Recreation. One was a Recreation Facility Demand Study and the other a Community Interest and Opinion Survey. Basin Recreation and Park City Recreation would like to collaborate on a Regional Recreation Master Plan that would combine the information from the studies and include a capital improvement and development plan, and a strategic action plan for future facilities. The last official Recreation Master Plan was done in May 1997.

RAB is recommending that a subcommittee work with the Basin subcommittee to develop a scope of services and to work with the consultant on the Recreation Master Plan.

The cost of the master plan would be split 50/50 with the Basin and would be funded with existing City funds. It is estimated that the joint master plan would cost a total of $40,000 with the City’s share being $20,000.

The Park City School District is also looking to restart their capital facilities master planning process. It will be important to engage each entity in the planning process to see where needs may align for future facility development. This would be seen as an "implementation" plan and include recommendations on prioritizing facilities, projects and possible locations. The Plan would include a recommended phasing schedule.

Cardio in the Park: Interest has resurfaced nationwide for outdoor fitness equipment in parks. These pieces are self- propelled or static (such as chin up bars). There are two ways to organize the equipment; in a cluster so that people can move quickly from one piece to another or stretched along a trail so that the overall exercise includes movement from station to station.

There are a number of companies which provide this type of equipment. Pricing ranges from $12,000 to $24,000 for eight (8) pieces of equipment and approximately $8,000 to install (not including landscaping) for a total of $32,000.

RAB would like to research potential locations such as City Park, the Farm trail, Park City Sports Complex or along the McCleod Creek trail.

If Council is supportive, RAB and staff will submit a CIP request to add an outdoor fitness equipment component to an approved location in Park City. The amount of funds allocated will determine the type and number of pieces.

Dog Park Improvements: This past summer RAB administered an online survey about the dog park. The survey consisted of 14 questions and had 92 responses. The summary results of the survey are Attachment 4. The need for quality off-leash dog areas continues to be a high unmet need and of high importance to the community as demonstrated by the result of the Community Attitude and Interest Survey that was completed this summer. Basin Recreation has just received approval to convert a two plus acre section of Willow Creek Park into a dog park that will be fenced, have shade pavilions and incorporate the existing pond. This will be a nice upgrade and should help meet the needs of the community.

The top three improvements identified in the survey that could be made to the Bark City Dog Park are additional shade, dog training & agility equipment and variations in terrain (berms & hills). Currently there are no funds allocated for improvements to the dog park. If Council is supportive, RAB & staff will submit a CIP request for dog park improvements as part of this year's budget process. The amount of funds required depends on the level of improvements Council wishes to make. The existing shade structures cost about $7,500 each when they were installed. Obstacles cost between $700 and $3,000 per obstacle. To add some variety in terrain is estimated to cost between $5,000 and $10,000 depending on the availability of dirt.

Playground Shade: The recently constructed Matt Knoop Memorial Park in the Basin has a large fabric shade structure that covers the playground area. The cost to install the shade was approximately $90,000. In the summer several of our playgrounds have intense sun which makes sun exposure for kids an issue that parents must try to mitigate. As a result our playgrounds tend to experience the most use when the sun is lower on the horizon and see limited use during the middle of the day. Our parks have shade structures for picnics and such (except Park City Sports Complex) for users to get out of the sun but none of the playgrounds are covered. RAB recommends that the City install fabric shade structures over the playgrounds at Creekside Park, Prospector Park and at Park City Sports Complex. Creekside playground is comparable in size to the one at Matt Knoop Memorial Park but the other two locations are smaller. Estimated cost ranges from $50,000 to $200,000 depending on location and the number of structures installed. If Council is supportive RAB would look to fund the project through this year's CIP budget process.

Department Review: Budget, Legal, Sustainability, Recreation & Library, and City Manager

Alternatives:

A. Approve:
Provide direction to RAB and staff with regards to the recommended work plan.

B. Deny:
Council may direct RAB and staff in a different direction than the one outlined in this report.

C. Continue the Item:
Council may continue the item to a future date

D. Do Nothing:
This will result in a lack of clarity and direction to staff & RAB.

Significant Impacts:

Which Desired Outcomes might the Recommended Action Impact?	+ Accessible and w orld-class recreational facilities, parks and programs	+ Abundant preserved and publicly-accessible open space + Managed natural resources balancing ecosystem needs	+ Residents live and w ork locally	+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Positive	Neutral	Very Positive
Comments:				

Funding Source:
The following funds are currently available for improvements.

Table 1 – City Park Funds (CIP #cp0005)

Revenue Source	FY 2013	FY 2014 Budget
Lower Park RDA – Property Tax Increment	$256,691	$100,000
Bond Interest - Parks	$192,000	
Current Available Funds	$448,691	

Table 2 – Neighborhood Parks (CIP #cp0100)

Revenue Source	FY 2012
Open Space Impact Fees	$11,430
Current Available Funds	**$11,430**

Table 3 - Projects Recommended by RAB in Order of Priority

Project	Estimated Cost	Funding
City Park Tennis Courts	$300,000	Lower Park RDA; Current funds budgeted
PC MARC Outdoor Courts	$650,000	$450,000 RAP Tax Grant; Look to secure remaining funding through budget process
Recreation Master Plan	$20,000	Fund with existing budget from several departments
Practice Wall	$70,000	Depends on location but could be funded with RDA, bond interest or impact fees.
Dog Park Improvements	$50,000	Fund with debt service
Cardio in the Park	$32,000	Depends on location but could be funded with RDA, bondinterest or impact fees.
Playground Shade	$50,000 to $200,00	Fund with bond interest balance; submit funding through upcoming budget process.

Consequences of not taking the recommended action:
No action is required only direction to the RAB and staff with regard to the items outlined in the proposed work plan.

Recommendation:
Provide direction to RAB and staff with regards to the recommended work plan for the next year.

Attachment 1: Policies & Procedures

RECREATION ADVISORY BOARD

Policies and Procedures

1 The RECREATION ADVISORY BOARD (BOARD) is created by Municipal Code of Park City ("Code") Section 2-4-17, attached as Exhibit A and incorporated herein. Nothing in these policies shall overrule any requirement in Section 2-4-17, as amended

2 The Board will advise City Council and staff on parks and recreation policy as requested by the City Council and consistent with the Code. The City Council will refer particular matters to the Board for discussion, public input and recommendations. The Mayor or Council liaison member will communicate the Council's referral of a matter to the Board.

3. The Board shall meet annually with the City Council as part of the Council's visioning workshop, or as otherwise directed by the Council, to receive updated city goals and direction from the City Council.

4. The Chair of the Board shall communicate regularly with the City Council Board liaison member regarding priorities of the Board as they relate to City Council goals. The City Council liaison member will typically report Board progress on matters to the City Council at least once a month. The Board will provide a quarterly progress report to the City Council during work session of a regular meeting.

5. The role of the City Council liaison will be to:

Attend regularly scheduled meetings.
Communicate back to the Board recreation issues brought to Councils attention, or acted on by City Council.
Notify Council of recreation issues brought to the Board by citizens.
Align Board priorities with Council goals.
Be a non-voting member of the Board.

6. The Board may request background information from the recreation staff, but such requests shall typically occur at meetings and information shall be requested by the Board as a whole, and all members of the Board shall receive a copy of the information. Board members will use reasonable efforts to communicate independent research material and ex parte information received from the public to the other Board members.

7. Closed meetings may only be held for purposes authorized by U.C.A. 54-4-5, as amended. A quorum for the transaction of business shall be a simple majority of the Board members. Minutes shall be kept at all meetings.

8. Special Task Forces for the study of particular issues may be created by the Mayor and Council. Task Forces may include members of the Board. They will typically serve for 6 months, or until they have completed the work for which they were appointed. Each Task Force shall meet goals and objectives as outlined by the Mayor and Council. The Task Force will elect a Chair to communicate with the Mayor and City Council. City Manager will approve any staff involvement in these Task Forces.

9. Special committees may be appointed by the Chair, with the advice and consent of the Mayor and City Council. These committees will deal with operational and capital project issues. City Manager will approve any staff involvement in these committees.

10. Special "Friends" groups may be formed by Staff, with the advice and consent of the Mayor, City Council, and City Manager. These groups may include members of the Board. Staff will communicate directly with Council any Council issues brought to the group. These groups will deal with user specific programming, operational, and capital issues.

11. At its first meeting, and annually thereafter, the Board shall elect a Chair, Vice-Chair and any additional officers as necessary. The Chair shall preside at all meetings, appoint all committees with the concurrence of the Board, call special meetings, and generally perform the duties of a presiding officer. The Vice-Chair or a Board member designated by the Chair shall preside when the Chair is absent. The agenda for meetings shall be prepared and noticed by the Recreation Manager and the Chair.

12. The Board shall also act as a sounding board for new recreation policies and programs. The Board will hear initial proposals by the public for new programs and ideas, unless otherwise decided by the City Council. Prior to initiating staff time or resources on a new program or policy, the Board shall inform the City Council of the matter and request direction on how to proceed and the timing priority of the new matter.

13. The Board may provide annual policy recommendations in conjunction with the City's review of the General Plan with regard to use of City facilities and property for recreation purposes, and recommendations on recreation policies generally.

Attachment 2: RAB Visioning Report 2012

City Council
Staff Report

Subject:	**RAB Visioning**
Author:	**Ken Fisher, Recreation Manager**
Department:	**Recreation & Library**
Date:	**January 26, 2012**
Type of Item:	**Informational**

Summary Recommendations: Provide direction to the Recreation Advisory Board (RAB) and staff with regards to the recommended work plan for the next year.

Topic/Description: Provide direction to staff and the Recreation Advisory Board on recreational items for the next year.

Background:
As outlined in the Recreation Advisory Boards Policy & Procedure (attachment 3) the Board shall meet annually with the City Council to receive updated city goals and direction from City Council. The RAB met with City Council in November 2010 for this purpose. The staff report from last year is attached as "attachment 1" and the minutes are "attachment 2".

Last year, Council was supportive of the City Park improvements, RAB looking at the Park City Sports Complex Master Plan but only at a very high level and working with the Public Art Advisory Board on the public art component at the PC MARC but realizing it is the PAAB role to select the art not RAB's.

Basin Recreation and Park City have recently partnered to update the 2001 Wikstrom Report that compares Park City & Basin Recreation's facilities and programs to other mountain resort communities. This update is being done by Zion's Bank Public Finance Division. We are also in the process of partnering with Basin Recreation on completing a regional needs/wants assessment which will be a statistically valid survey of Park City School District residents.

Once these two studies/surveys are complete we will return to Council to present the findings which may drive what Council wants RAB to work on in the future.

Analysis:
The RAB and staff are looking for Council feedback and direction on the proposed work plan for the coming year.

Parks: RAB's primary focus has been to work on the development of new parks and recommendations on improvements to existing park facilities. Last year there was limited funding available until this past budget year when the City Park CIP Fund received $100,000 from the Lower Park Ave RDA. The following funds are available for park improvements.

Table 1 – City Park Funds (CIP #cp0005)

Revenue Source	FY 2011	FY 2012	FY 2013	FY 2014
Lower Park RDA – Property Tax Increment	$12,836	$100,000	$100,000	$100,000
Current Available Funds		$112,836		

Table 2 – Neighborhood Parks (CIP #cp0100)

Revenue Source	FY 2012
Open Space Impact Fees	$33,872
Current Available Funds	**$33,872**

Table 3 – Allocated Funds for Park Projects

Project Name	Status	Funds Needed
Replacement of City Park Tennis Courts	Conceptual Stage; Issue RFP for design. Construction this fall	Don't know until a design is finalized and project is bid. Estimate at $225,000
Rotary Park Improvements	Construction Phase	Approximately $20,000
Dirt Jump Park Improvements	Construction Phase	Approximately $9,000

City Park: Last year the majority of Council was supportive of replacing the two tennis courts on the north end of City Park with three courts. As part of last year's budget process the City Park CIP Fund received $100,000 so that project could begin to be funded. Staff and RAB anticipate working on this project this spring with the hopes of beginning construction in the Fall of 2012 with completion by summer 2013. The plan is that the third court would be built in the area to the west of the existing two courts and all three courts would have lights.

The other project that Council was supportive of was to create an event venue on the south west corner of the rugby/softball field. The idea is that it could function as a place for live music and performances. The existing field lights could be utilized for lighting. The idea is to create a performance area in the park that could potentially bring back such events as the "Concert in the Park" series. This potentially could be similar to the stage at New Park. Staff and RAB does not anticipate moving forward with this project until the tennis courts are reconstructed.

The park is located in the soils district and any excavation work will mean that the soils will need to stay on site or be disposed of properly.

Sullivan Road through the north end of the park is scheduled to be rebuilt in FY 2013. It will be important to coordinate the reconstruction of the road with any park improvements. The rebuilding of the road my provide opportunities to enhance non-motorized transportation through the park.

Park Signage: Currently, many of our parks lack signage identifying the name and address of the park. For example there is no signage at the entrance to "Creekside

Park" so many people are unaware that there is a park at that location. RAB would like to look at a comprehensive signage plan that identifies all of our parks. This is as much as for safety as way-finding.

Public/Private Facility Development: RAB would like to be involved in working with the potential Public/Private Facility Development. We are unsure of what that role would be but RAB is willing to help in any way that Council deems appropriate.

Cemetery: To date RAB has had very little to do with the cemetery but recently there has been a citizen group that has an interest in developing a memorial wall at the cemetery. The idea is that individuals that may be adverse to purchasing plots would have another option to memorialize their loved ones.
The group consists of Marianne Cone, Bruce Erickson, Pat Putt and Roger Durst of Elliott Work Group architects. Marianne has taken the lead on this with the following goals:

1. Limited cost to the City because plaques will be purchased by interested private parties.
2. Low or no-maintenance materials.
3. Project costs under $15,000.
4. The best design possible, with additional compatible walls to be added, if necessary or desirable.

If Council is supportive we will schedule a future work session to discuss the project in more detail as potential plans, costs and location is developed. Currently there is no funding for such a project but staff would submit a CIP request as part of the upcoming budget cycle assuming Council support for the project.

Trail Etiquette: RAB would like to provide support to the Mountain Trails Foundation to make the public more aware of proper trail etiquette. RAB is interested in working with Mountain Trails to develop a volunteer trail ambassador program that would help people with trail way finding and etiquette. This would be similar to the City Park Host program that was in place several years ago. RAB would like to have a member be a liaison to Mountain Trails so that there can be greater cooperation between the two groups.

Dog Park: The dog park has had a significant amount of use since it's completion in September 2008. There has been requests from the public for additional improvements. These generally relate to installing obstacle course type features in the park. It is estimated that this would cost $5,000 to get a few obstacles as they range in price from $700 to $3,000 per obstacle. Currently there are no funds budgeted for the park. If Council is supportive RAB & staff will submit a CIP request for dog park improvements as part of this year's budget process.

Public Art for the Recreation Center: As part of the Recreation Center project 1% of the construction budget is allocated to public art. RAB wants to work with the Public Art Advisory Board to incorporate interactive art on the entrance plaza of the facility. To date RAB has had limited involvement in the process and would like to take a more formal role with the PAAB. If Council is supportive of this approach this is an area that RAB could be working on over the next year.

Department Review: Budget, Legal, Sustainability, Recreation & Library, and City Manager

Alternatives:

C. Approve the Request:
Provide direction to RAB and staff with regards to the recommended work plan with regards to City Park, park signage, trail etiquette, public private partnerships, memorial wall, dog park and public art at the MARC.

D. Deny the Request:
Council may direct RAB and staff in a different direction than the one outlined in this report.

E. Continue the Item:
Council may continue the item to a future date

F. Do Nothing:
This will result in a lack of clarity and direction to staff & RAB.

Significant Impacts:
By giving direction to the RAB future recreational amenities and programs will continue to be developed that will meet the community's needs.

Consequences of not taking the recommended action:
No action is required only direction to the RAB and staff with regard to the items outlined in the proposed work plan.

Recommendation:
Provide direction to RAB and staff with regards to the recommended work plan for the next year.

Attachment 3: Recreation Advisory Board Visioning Minutes.
Recreation Advisory Board Visioning. Ken Fisher introduced RAB members who are referenced above and added that the PC MARC has received an overwhelming positive response from the community. He pointed out that Liza Simpson is serving on a Recreation Joint Use Committee and works with the School District and Basin Recreation on the interagency agreement for shared use of facilities. A second representative is being requested and Andy Beerman volunteered until the Council officially designates liaison positions at Visioning.

Replacing the two existing tennis courts and adding a third court is proposed for City Park and there is funding this year of $100,000 and another $100,000 proposed this July through the Lower Park Avenue RDA. He asked if Council is still supportive of the project. Alex Butwinski stated that lighting the tennis courts is an issue for him and there is a disconnect about the lighting in last year's minutes and the staff report which now supports lighting. Ken Fisher believed the comments made last year reflected in the minutes related to the skate park when expanded use was discussed. The Council was clear that lighting the skate park was inappropriate, but the tennis courts are currently lit and court lights were not addressed last year. Ms. Simpson understood that there is a limit to how late they are lit and lighting is on demand.Ken Fisher confirmed that lighting is regulated with a timer and lights are off by 10 p.m. Mayor Williams requested that sensitive night sky lighting be considered and felt it is worthwhile to research new technology. Alex Butwinski asked that Council conduct a night sky discussion during Visioning. He feels there are inconsistencies with regard to lighting City projects. The City has a night sky ordinance which should be applied to lighting recreation fields. He commented on neighborhoods being able to see the Quinns Sports Complex lighting from a distance which pollutes the night sky but seems okay for recreation. He felt the ordinance should be enforced uniformly and there should be no exceptions. The Mayor interjected that these are not exceptions as the Code regulates recreation facilities differently. Ms. Simpson pointed out that lighting fields and lighting tennis courts is very different. She is supportive of having a night sky ordinance discussion but recalls from past conversations that the City made a conscious decision to replace lighting as projects arise and will hold ourselves to the same standard as everyone else.

Mr. Butwinski expressed there is anecdotal data that another tennis court is needed but he would like the courts monitored so he has more information to make a decision. Tom Bakaly interjected that prior direction was three courts. Andy Beerman understood that the City Park bike path is proposed to be widened and wondered if it will affect the design of the courts. Mr. Fisher responded that there should be plenty of room and the bike path will be widened at certain segments; these projects will be coordinated. There is no plan to build a street through City Park to Deer Valley Drive. Ms. Simpson relayed that she has lots of anecdotal experience walking and driving by the tennis courts and is comfortable with moving ahead with a third court. Cindy Matsumoto asked about the lighting and Ken Fisher noted that improvements have been made in sports lighting and tennis courts are smaller areas than fields so the light poles don't need to be nearly as high. Members were supportive of the project and the night sky ordinance will be reviewed at a later date.

Ken Fisher stated that RAB feels it important to install signage in City Park for wayfinding and safety reasons. In response to a question from Liza Simpson, Mr. Fisher felt it makes the most sense to use the City logo as opposed to the MARC logos.

RAB is willing to provide input on private-public partnerships on recreation projects, as needed. The Mayor asked the status of the most recent proposal and Mr. Bakaly advised that Council directed staff to pursue a RFP.

Mr. Fisher discussed meeting with Marianne Cone and a group of residents interested in creating a memory wall at the cemetery. Goals include limited cost to the City as the plaques will be purchased and low or no maintenance materials are proposed with a project cost of $15,000. The Mayor felt this is a great idea especially in consideration of limited burial space and a perceived decrease in perpetual care. He felt it would be helpful to see photos of other memory walls.

RAB has an interest in partnering with Mountain Trails Foundation to work on public awareness of trail etiquette which could include PSAs and a trails host program. Mr. Fisher continued that RAB would like to establish a liaison on the MTF Board. Andy Beerman indicated that he is on the MTF Advisory Board and will bring it up. Cindy Matsumoto expressed her support of a trail etiquette program as she receives complaints about conflicts on Round Valley. Ms. Simpson pointed out the variety of users on the City Park Trail as well.

Ken Fisher remarked on the high use of the Quinns dog park on a year-round basis. The number one request from users is installing play elements and staff is exploring adding some obstacles in the dog park. His research shows that an obstacle can cost anywhere from $700 to $3,000. In response to a question from the Mayor, Mr. Fisher responded that the friends group raised about $10,000 which was spent on the shade structures. The City has expended about $35,000. The Mayor suggested a master plan for the dog park because it looks like it was never finished. He acknowledged that the facility gets used a lot but he doesn’t find it very appealing and perhaps improvements to the park merits a budget discussion. The dog park is the entrance to the Recreation Complex. Cindy Matsumoto believed it is a good idea to master plan the dog park and other members agreed.

Mr. Fisher noted that 1% of the MARC project is allocated to public art and RAB has an interest in working with the Public Art Advisory Board to incorporate interactive art in the plaza area. RAB would like to assume a more formal role. Alex Butwinski, liaison to PAAB, expressed his opposition to the proposal as PAAB has its own role as does RAB. He invited RAB members to PAAB meetings where input can be rendered, but he didn’t support RAB participating in making the final decision. Liza Simpson agreed in part but emphasized that providing public input can influence decisions. She spoke about serving as liaison to the PAAB when the art work for the Police Building was being selected and input from the users of the building was very helpful to the Board and on-going throughout the process. Alex Butwinski clarified that he is supportive of input but not voting authority.

Dick Peek added that before PAAB was formed, the Historic District Commission reviewed public art in the Historic District and was charged with selecting art for the Transit Center. He acknowledged that the Board was not equipped to handle that kind of responsibility and eventually PAAB was established for decisions on public art. Mr. Beerman asked if RAB had anything particular in mind and Mr. Fisher spoke about an interactive sculpture in the front of the building designed to be sturdy. The Mayor agreed with Mr. Butwinski and felt the roles of boards should be clear and distinct but encouraged RAB to submit suggestions.

The Mayor suggested that RAB again consider installing safety alarm systems in City Park and other areas. Liza Simpson recalled that this was discussed about six years ago and felt the technology has improved significantly. However, the availability and use of cell phones may eliminate a need for these devices or reduce the number of installations. Mayor Williams still requested that RAB explore this.

Dog Park

1. In what ZIP code is your home located? (enter 5-digit ZIP code; for example, 84060 or 84098)

	Response Count
	92
answered question	**92**
skipped question	**0**

2. What type of dog do you own?

	Response Percent	Response Count
Small Breed (Under 20 lbs)	20.7%	19
Medium Breed (Between 20 & 50 lbs.)	39.1%	36
Large Breed (Over 50 lbs)	**47.8%**	**44**
answered question		**92**
skipped question		**0**

3. How old is your dog (in human years)?

	Response Percent	Response Count
Under 1 year	6.5%	6
Between 1 & 3 years	**44.6%**	**41**
Between 4 & 7 years	32.6%	30
Over 7 years	16.3%	15
answered question		**92**
skipped question		**0**

4. Have you and your dog attended a dog obedience class before?

	Response Percent	Response Count
Yes	**70.7%**	**65**
No	29.3%	27
answered question		**92**
skipped question		**0**

5. How far are you willing to drive to take your dog to an off-leash area?

	Response Percent	Response Count
0-5 miles	**47.8%**	**44**
6-10 miles	33.7%	31
11-15 miles	9.8%	9
15+ miles	8.7%	8
answered question		**92**
skipped question		**0**

6. How often do you and your dog use the dog park at the Park City Sports Complex (Quinns)?

	Response Percent	Response Count
Never	17.8%	16
Once a month	**25.6%**	**23**
2 to 3 times a month	12.2%	11
Once a week	13.3%	12
2 to 3 times a week	21.1%	19
More than 3 times a week	10.0%	9
	answered question	**90**
	skipped question	**2**

7. What time of day do you typically visit the dog park at the Park City Sports Complex (PCSC)?

	Response Percent	Response Count
Morning, during the week	15.8%	12
Mid-day, during the week	31.6%	24
Afternoons, during the week	**42.1%**	**32**
Evenings, during the week	34.2%	26
Morning, Saturday & Sundays	17.1%	13
Mid-day, Saturdays & Sundays	25.0%	19
Afternoons, Saturday 7 Sundays	21.1%	16
Evenings, Saturdays and Sundays	18.4%	14
	answered question	**76**
	skipped question	**16**

8. What season do you currently use the dog park at PCSC (Pick all that apply)

	Response Percent	Response Count
Spring	81.8%	63
Summer	**85.7%**	**66**
Fall	75.3%	58
Winter	55.8%	43
	answered question	**77**
	skipped question	**15**

9. When you have visited the dog park at the PCSC, how would you rate the quality of your experience

	Response Percent	Response Count
Excellent	9.3%	8
Good	**46.5%**	**40**
Fair	27.9%	24
Poor	10.5%	9
Never Visited	5.8%	5
	answered question	**86**
	skipped question	**6**

10. Why do you use the dog park at the Park City Sports Complex (Pick all that apply)

	Response Percent	Response Count
Socialize my dog	76.8%	63
Exercise my dog	**81.7%**	**67**
To meet other dog owners	18.3%	15
It is the only legal place to have my dog off-leash beside my property	53.7%	44
Obedience training	15.9%	13
Other (please specify)	6.1%	5
	answered question	**82**
	skipped question	**10**

11. What type of improvements would you and your dog like to see at the dog park at PCSC? (Pick all that apply)

	Response Percent	Response Count
Dog training/agility equipment and course	50.6%	43
Separate area for smaller dogs	27.1%	23
Additional shade	**72.9%**	**62**
Additional benches for people	38.8%	33
Variations in terrain (berms & hills)	57.6%	49
Sandbox for dogs that like to dig	9.4%	8
	Other (please specify)	31
	answered question	**85**
	skipped question	**7**

12. From the list of improvements listed above, which is the most important to you and your dog?

	Response Percent	Response Count
Dog training/agility equipment & course	26.6%	21
Separate area for smaller dogs	11.4%	9
Additional shade	**29.1%**	**23**
Additional benches for people	5.1%	4
Variations in terrain (berms & hills)	25.3%	20
Sandbox for dogs that like to dig	2.5%	2
	Other (please specify)	16
	answered question	**79**
	skipped question	**13**

13. Would be more willing to use a dog park if there was a seperate area for small dogs?

	Response Percent	Response Count
Yes	35.7%	30
No	**64.3%**	**54**
	answered question	**84**
	skipped question	**8**

14. Please add any additional ideas and thoughts you have with regard to the dog park at the PCSC

	Response Count
	50
answered question	**50**
skipped question	**42**

Q1. In what ZIP code is your home located? (enter 5-digit ZIP code; for example, 84060 or 84098)		
1	84060	Jul 23, 2012 11:59 AM
2	84098	Jul 3, 2012 9:16 PM
3	84060	Jun 30, 2012 9:08 AM
4	84060	Jun 30, 2012 7:45 AM
5	84036	Jun 25, 2012 7:00 PM
6	84055	Jun 25, 2012 5:08 PM
7	84060	Jun 24, 2012 5:06 AM
8	84036	Jun 23, 2012 8:16 AM
9	84060	Jun 22, 2012 9:16 AM
10	84060	Jun 22, 2012 8:01 AM
11	84060	Jun 21, 2012 9:26 PM
12	84098	Jun 21, 2012 1:31 PM
13	84098	Jun 20, 2012 10:33 AM
14	84098	Jun 19, 2012 2:04 PM
15	84060	Jun 19, 2012 10:26 AM
16	84098	Jun 18, 2012 9:31 PM
17	84098	Jun 18, 2012 4:09 PM
18	84060	Jun 18, 2012 2:50 PM
19	84049	Jun 18, 2012 1:48 PM
20	84098	Jun 18, 2012 9:53 AM
21	84098	Jun 18, 2012 7:27 AM
22	84060	Jun 17, 2012 9:37 PM
23	84098	Jun 17, 2012 5:23 PM
24	84032	Jun 17, 2012 5:12 PM
25	84098	Jun 17, 2012 1:01 PM
26	84098	Jun 17, 2012 12:25 PM
27	84060	Jun 17, 2012 12:24 PM

Q1. In what ZIP code is your home located? (enter 5-digit ZIP code; for example, 84060 or 84098)		
28	84060	Jun 17, 2012 12:15 PM
29	84098	Jun 17, 2012 10:10 AM
30	84098	Jun 16, 2012 10:09 PM
31	84098	Jun 16, 2012 7:58 PM
32	84060	Jun 16, 2012 6:13 PM
33	84060	Jun 16, 2012 4:52 PM
34	84060	Jun 16, 2012 4:05 PM
35	84060	Jun 16, 2012 3:57 PM
36	84049	Jun 16, 2012 1:18 PM
37	84060	Jun 16, 2012 12:55 PM
38	84060	Jun 16, 2012 11:30 AM
39	84060	Jun 16, 2012 10:53 AM
40	84098	Jun 16, 2012 10:44 AM
41	84060	Jun 16, 2012 8:17 AM
42	84098	Jun 16, 2012 8:11 AM
43	84032	Jun 16, 2012 7:31 AM
44	84060	Jun 16, 2012 12:41 AM
45	84036	Jun 15, 2012 8:34 PM
46	84098	Jun 15, 2012 5:47 PM
47	84098	Jun 15, 2012 2:24 PM
48	84098	Jun 15, 2012 8:15 AM
49	84098	Jun 14, 2012 10:34 AM
50	84060	Jun 14, 2012 7:16 AM
51	84060	Jun 13, 2012 9:24 PM
52	84098	Jun 13, 2012 11:10 AM
53	84060	Jun 13, 2012 10:49 AM
54	84098	Jun 13, 2012 6:38 AM

Q1. In what ZIP code is your home located? (enter 5-digit ZIP code; for example, 84060 or 84098)		
55	84036	Jun 13, 2012 6:20 AM
56	84060	Jun 12, 2012 5:35 PM
57	84060	Jun 12, 2012 4:04 PM
58	84060	Jun 12, 2012 10:14 AM
59	84098	Jun 12, 2012 9:40 AM
60	84060	Jun 11, 2012 7:47 PM
61	84060	Jun 11, 2012 2:18 PM
62	84060	Jun 11, 2012 11:59 AM
63	84098	Jun 11, 2012 10:13 AM
64	84098	Jun 11, 2012 9:15 AM
65	84098	Jun 10, 2012 1:41 PM
66	84098	Jun 10, 2012 8:45 AM
67	84098	Jun 9, 2012 10:34 PM
68	84098	Jun 9, 2012 8:39 PM
69	84098	Jun 9, 2012 6:08 PM
70	84060	Jun 9, 2012 2:59 PM
71	84098	Jun 9, 2012 12:37 PM
72	84060	Jun 8, 2012 7:12 PM
73	84060	Jun 8, 2012 6:48 PM
74	84068	Jun 8, 2012 1:43 PM
75	99508	Jun 8, 2012 12:08 PM
76	84060	Jun 8, 2012 10:40 AM
77	84098	Jun 8, 2012 10:34 AM
78	84060	Jun 8, 2012 9:45 AM
79	84060	Jun 8, 2012 9:10 AM
80	84060	Jun 8, 2012 9:10 AM
81	84098	Jun 8, 2012 9:09 AM

Q1. In what ZIP code is your home located? (enter 5-digit ZIP code; for example, 84060 or 84098)		
82	84060	Jun 8, 2012 8:44 AM
83	84060	Jun 8, 2012 8:19 AM
84	84098	Jun 8, 2012 8:13 AM
85	84060	Jun 8, 2012 8:05 AM
86	84060	Jun 8, 2012 8:02 AM
87	84060	Jun 8, 2012 8:01 AM
88	84098	Jun 8, 2012 7:55 AM
89	84060	Jun 7, 2012 4:24 PM
90	84060	Jun 7, 2012 1:05 PM
91	84060	Jun 7, 2012 10:03 AM
92	84098	Jun 7, 2012 8:49 AM

Q10. Why do you use the dog park at the Park City Sports Complex (Pick all that apply)		
1	Community feel, meet others, relax and socialize	Jun 17, 2012 9:37 PM
2	Need a contained area to allow dog to run unleashed	Jun 17, 2012 5:23 PM
3	I went for the grand opening	Jun 16, 2012 10:53 AM
4	I don't have a fenced off-leash area at my property, this is the only place in PC my dog can run free.	Jun 15, 2012 8:34 PM
5	standard poodle gathering	Jun 11, 2012 2:18 PM

Q11. What type of improvements would you and your dog like to see at the dog park at PCSC? (Pick all that apply)		
1	Grass area, boulders, pathway, trees, a river.	Jul 23, 2012 11:59 AM
2	grass rather than dirt surface	Jun 30, 2012 7:45 AM
3	A water feature for dogs to play in and keep cool in during the spring/ summer/ fall. More accessible during the winter, shoveling so I can more easily open the gate and get in during the winter.	Jun 25, 2012 7:00 PM
4	Plant grass in the area or at least some part; winter is not usually a problem but during the summer, our dog cut open his paws a number of times due to the stones. He wanted to play, chase a ball or whatever but could not due to his injury. We looked for other areas.	Jun 24, 2012 5:06 AM
5	a bigger, more interesting park. Moved here from Seattle & was so disappointed at the gravel, small space. It was nothing. Dogs were bored. Rather take them to the trails.	Jun 21, 2012 9:26 PM
6	Something other than dirt for the dogs to run on.	Jun 19, 2012 10:26 AM
7	a water feature	Jun 18, 2012 4:09 PM
8	trees pea gravel	Jun 18, 2012 1:48 PM
9	Water feature (pools) if possible. Because PC has plenty of natural habitat to run and play, this should be focused on the socialization of dogs and enjoyment of owners.	Jun 17, 2012 9:37 PM
10	a water feature would be nice a pool.	Jun 17, 2012 1:01 PM
11	Just some more fun things for my dog to play on maybe a pond or pool.	Jun 17, 2012 12:25 PM
12	If you are going to make a shady sitting area it would be nice to address the wind with a break of some sort.	Jun 17, 2012 10:10 AM
13	grass.	Jun 16, 2012 6:13 PM
14	Better footing for the dogs. The gravel is rough on tender winter paws.	Jun 16, 2012 1:18 PM
15	Water, and it really needs to be bigger	Jun 16, 2012 10:53 AM
16	The few times I've visited at different times of the surface was rock hard lumpy dirt and no grass. Lots of dog "poo"; hence the name "Dog Poo Park".	Jun 16, 2012 8:17 AM
17	drinking water availability	Jun 12, 2012 5:35 PM
18	Improve entrance to eliminate wet & muddy hole by gate.	Jun 12, 2012 4:04 PM
19	We need higher fences!! 6 to 8 ft - my dogs can easily jump the current fences, especially in the winter w/ inches to feet of snow on the ground!	Jun 12, 2012 9:40 AM
20	Water feature	Jun 11, 2012 7:47 PM
21	Any addition that makes the space more interesting	Jun 11, 2012 2:18 PM

Q11. What type of improvements would you and your dog like to see at the dog park at PCSC? (Pick all that apply)		
22	Water area	Jun 11, 2012 10:13 AM
23	More grass area and a water area for dogs to swim	Jun 10, 2012 1:41 PM
24	Would love a place for dogs to swim,	Jun 10, 2012 8:45 AM
25	A place foe dogs to swim	Jun 9, 2012 10:34 PM
26	Water feature - small pond.	Jun 9, 2012 6:08 PM
27	More space to run and play.	Jun 8, 2012 7:12 PM
28	Grass	Jun 8, 2012 9:45 AM
29	Big enough to throw a frisbee to my dog (6 times bigger than it is) More trees, grass, shade, and a pond with dock jumping;)	Jun 8, 2012 9:10 AM
30	More variety and increased size. It isn't up to PC recreation standards. Give people a reason to drive all the way out to Quinns.	Jun 8, 2012 8:44 AM
31	Something other than just dirt as the base. Yuck! It is so much more pleasant at the city parks, with decent grass.	Jun 7, 2012 4:24 PM

Q12. From the list of improvements listed above, which is the most important to you and your dog?		
1	grass	Jun 30, 2012 7:45 AM
2	Grass, see above	Jun 24, 2012 5:06 AM
3	water feature	Jun 23, 2012 8:16 AM
4	something better then a small, gravel space.	Jun 21, 2012 9:26 PM
5	? pond for dogs	Jun 20, 2012 10:33 AM
6	trees and terrain the park seems ugly to me	Jun 18, 2012 1:48 PM
7	Better footing.	Jun 16, 2012 1:18 PM
8	MUCH BIGGER!!! Or more dog parks.	Jun 16, 2012 10:53 AM
9	Special events would be nice i.e. a dog trainer/courses. Benches, shade are important. Terrain needs to be kept up!	Jun 16, 2012 8:17 AM
10	See previous	Jun 12, 2012 9:40 AM
11	Any addition that makes the space more interesting	Jun 11, 2012 2:18 PM
12	A place to swim for dogs	Jun 9, 2012 10:34 PM
13	Grass	Jun 8, 2012 9:45 AM
14	bigger and a pond	Jun 8, 2012 9:10 AM
15	A combination of shade and variation. I know there are size constraints, but that is the primary limitation.	Jun 8, 2012 8:44 AM
16	Something other than just dirt as the base. Yuck! It is so much more pleasant at the city parks, with decent grass.	Jun 7, 2012 4:24 PM

Q14. Please add any additional ideas and thoughts you have with regard to the dog park at the PCSC		
1	It's a nice park, but it is too far away from town. It requires driving to use it.	Jun 30, 2012 7:45 AM
2	My large breed dog enjoys playing and socializing with small dogs, and I think it would be a shame to separate the parks according to their sizes. I feel that it is good for all dogs to socialize with dogs of different shapes and sizes.	Jun 25, 2012 7:00 PM
3	See above	Jun 24, 2012 5:06 AM
4	the park needs trees , a pond and a better drinking fountain. this one barely works	Jun 23, 2012 8:16 AM
5	Keep area next to fence plowed in winter so our dogs can't jump the fence. More tennis balls. Area by gate is sometimes muddy - gravel helps!	Jun 22, 2012 8:01 AM
6	change the WHOLE thing	Jun 21, 2012 9:26 PM
7	I do no have a water dog, but the dog park is empty because the dogs are at Gorgoza Park in the drinking water pond all day! I am taking my dog there today.	Jun 20, 2012 10:33 AM
8	I don't see the need to have a seperate area for small dogs. There are small dogs at the park all the time and most seem to enjoy all dogs large or small.	Jun 18, 2012 4:09 PM
9	the gravel at the park is sharp and jagged and irritates a dog's paws - it gets stuck between their pads my grandparents bred show dogs and always used Pea Gravel in their dog runs	Jun 18, 2012 1:48 PM
10	Thank you for your consideration.	Jun 17, 2012 9:37 PM
11	Perhaps bigger signage about cleaning up after your dog. I've had to hand bags to people and point out the mess their dog made. Quite irritating.	Jun 17, 2012 5:23 PM
12	The dog park is great I think adding the agility equipment would be great or like I mentioned a pool for the pups!	Jun 17, 2012 1:01 PM
13	I have a small dog and love that she can go and play with the big dogs. I do not think it is necessary to have a seperate area for small dogs. If there was one it should be optional and you should still be able to take small dogs to play with the big dogs if you choose too.	Jun 17, 2012 12:25 PM
14	When I moved to Park City in May of 09 I had three weimaraners. Before moving to Park City I was a dog park aholic in my home town (Sacramento, CA.) My husband and I would spend at least an hour every day there with our dogs and it was just part of our day. When we moved to Park City we found the dog park the first day we were here and were completely disappointed with the entire park experience. It was a muddy mess! I know you have made minor improvements in the past three years, but the park is in a bad location and has extremely poor attendance. If your looking to improve the dog park please consider fencing in the unofficial dog park at the library downtown. Everyone uses that space as a dog park already and the only downside is that it isn't fenced in. Stop improving the crappy dog park when the unofficial dog park gets much more traffic and is already highly utilized.	Jun 17, 2012 12:15 PM
15	We love the dog park and hope that one will be built near the new park by Park	Jun 17, 2012 10:10 AM

Q14. Please add any additional ideas and thoughts you have with regard to the dog park at the PCSC		
	West. It's an awfully long drive out to Quinn's Junction.	
16	The answer is to make more dog parks also the biggest reason you only see 6 people and dogs at the park is because you need to enforce the leash so owners will have no choice.	Jun 16, 2012 7:58 PM
17	A grassy area would be appreciated...the dirt is so hot and dirty.	Jun 16, 2012 6:13 PM
18	Gravel is tough on my little dogs paws, any chance for an area of sod, or synthetic sod that drains well located in the (hopefully approved separate small dog area	Jun 16, 2012 4:52 PM
19	The dog park is a fantastic facility and an asset to our community. I am dismayed to be unable to get anywhere near the DP as the sports tournament parents have parked in very way imaginable. The PC Staff set up Dog Park Users Only signs and the PCPD now says they will not enforce temporary signs. That is odd as the entire PD is out enforcing their own temporary signs for the Ragnar race. As a citizen / taxpayer I demand access to the DP; being denied that access by out of town inconsiderate people is unacceptable. The DP has been completely unused Fri & Sat as none of us could get near the place. FIX IT or get rid of the out of town tournaments.	Jun 16, 2012 4:05 PM
20	The fact that special events people from out of town have absolutely no regard for posted Dog Pak Users Only signs and the PCPD says they will not enforce temporary signage, it is imperative that permanent signs be installed for a few dog park users with full enforcement. If this is not within our scope of business the cancel special events. The facilities belong to the PC citizenry not a bunch of arrogant ill mannered over indulging out of town parents.	Jun 16, 2012 3:57 PM
21	It would be nice if animal control came by more frequently. While pregnant, I was jumped on by a 100 lb. rottweiler who's owner was eating lunch in his truck. It was hours before animal control was able to come by and by then, he had left. There are several repeat offenders: people who let their dogs into the park and then sit in their cars while the dogs run around. It is often extremely windy out there so some dog owners would prefer to be warm and cozy while their animals run amok. Not cool.	Jun 16, 2012 1:18 PM
22	I think an "in town" dog park is really what my husband and I, and our friends, would like to see. We live in Old Town and often bring our dog to the Library Park (which I think is still more popular than the official Dog Park) but is not "off-leash."	Jun 16, 2012 12:55 PM
23	Truly, this is a really pathetic "dog park." It's too small (especially considering it's the only legal dog park) and it's BORING!!!!	Jun 16, 2012 10:53 AM
24	I usually go to the dog park at Trail Side. I've only been to the PCSC once and didn't like it. It is hot, dry, noisy (traffic on 248), boring. I didn't like the roadbase and the place was filty with dog poop that had not been picked up.	Jun 16, 2012 10:44 AM
25	Keep up the grounds and enforce cleaning up after dog.	Jun 16, 2012 8:17 AM
26	Have 2 under 20 lb dogs one of whom is 'elderly' who cannot play with the big dogs anymore.	Jun 16, 2012 7:31 AM

Q14. Please add any additional ideas and thoughts you have with regard to the dog park at the PCSC		
27	my small dog was attacked by a large dog at this park. I would feel much more comfortable going to a park that had some small dog only off-leash area.	Jun 15, 2012 8:34 PM
28	My dog is not smaller but it seems when people bring their small dogs it tends to cause problems. Their dogs aren't socialized as well and the larger dogs tend to dominate them-smaller dog owners get 'upset.	Jun 15, 2012 8:15 AM
29	Please consider adding a dog park at Willow Creek!.	Jun 13, 2012 11:10 AM
30	Love the dog park. Feel very fortunate to live in a community that has something like this. One closer to Pinebrook, or just another one somewhere, would be great but I understand the limitations in finding locations and money to make this happen.	Jun 13, 2012 6:38 AM
31	Great place, thanks for maintaining it	Jun 13, 2012 6:20 AM
32	BUS SERVICE TO QUINNS FOR WELL BEHAVED, LEASHED DOGS! BACK OF THE BUS IS FINE.	Jun 12, 2012 5:35 PM
33	I live in town and think it is unfortunate to have to drive somewhere to legally have my dog off leash. I am happy to walk a little ways or ride my bike but my dog is much happier off leash so making that walk/ride to a park on leash is a deterrent. I am sure you have hear this reccomendation- but some trails/places allow dogs off leash on "odd" or "even" days to accomodate both needs for trails. i would be happy to adjust my walks or riding my bike to work with my dog off leash if it was easier to abide by the law. I would also be happy to pay an annual fee and register my dog with the city, pass a obedient class, even dna test for poop left around. There are lots of good dogs in town and this may encourage owner's that have dogs that are not so well behaved to invest in more training.	Jun 12, 2012 10:14 AM
34	Thank you for having an off leash park - another one in the pinebrook/kimball area would be great	Jun 12, 2012 9:40 AM
35	Some times the water fountain is turned off and it stays off for days even when it's hot. Also, thank you for the poop bags!!!	Jun 11, 2012 11:59 AM
36	A swimming area for dogs.	Jun 10, 2012 8:45 AM
37	Thanks so much for the poop bags, and we love the water fountain!	Jun 9, 2012 10:34 PM
38	The water fountain and the poop bags are a real asset which we appreciate!	Jun 9, 2012 6:08 PM
39	Dogs run free at the Library, why would I go to that sorry patch called the Dog Park?	Jun 9, 2012 2:59 PM
40	For dogs to be healthy. They must have supervised, off leash playtime. No leashes in parks required unless the dog is antisocial. Owner should have a leash for just such an occasion	Jun 8, 2012 6:48 PM
41	Designated parking as displayed today, with enforcement during events at the sports couplex. Thank you for the DP users Only signs.	Jun 8, 2012 1:43 PM
42	thank you for having the dog park. It is great to have a place to meet and socialize with other dog owners.	Jun 8, 2012 10:40 AM

Q14. Please add any additional ideas and thoughts you have with regard to the dog park at the PCSC		
43	Need one that is more on the order of several acres to be a real alternative for many owners, and before you laugh I have seen exactly that in the middle of an area surrounded by trails and wooded area in the relatively small town of Athens GA.	Jun 8, 2012 9:45 AM
44	The ground surface at the PCSC is very harsh. I like my dog to run on grassy / native surfaces.	Jun 8, 2012 9:10 AM
45	Seattle has two amazing dog parks. Go there to see what dog parks are all about. I need the dog park to be at least big enough to throw a ball using my chuck it as far as i can. (500 feet) Also, people love willow creek because of the pond. Dogs love to swim just like kids	Jun 8, 2012 9:10 AM
46	Why the focus on only one dog park? I use the dog park at Trailside much more often than Quinn's. Thanks	Jun 8, 2012 8:13 AM
47	It is unfortunate that it is too far out of town to walk to. I think that limits its use.	Jun 7, 2012 4:24 PM
48	Park is too stark and not good in hot weather. Water is badly needed at the dog park.	Jun 7, 2012 1:05 PM
49	Fix the gates and the fountain... Constant upkeep is needed.	Jun 7, 2012 10:03 AM
50	Great park	Jun 7, 2012 8:49 AM

PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
JANUARY 31, 2013

Present: **Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek**

Diane Foster, Interim City Manager; Jim Blankenau, Environmental Regulatory Program Manager; and Mark Harrington, City Attorney

Dave Stewart, Lobbyist

Absent: **Council member Liza Simpson**

1. Legislative update. Dave Stewart stated that the projected $300,000 million in new federal dollars has softened recently and the final numbers will hopefully be available in February. The state is dependent on federal dollars and he believed that the federal government will hold quite a bit back in reserve and there may be potential cut-backs that would affect the state. There is an idea of putting sales tax back on food which will have an impact on Park City but there is sensitivity in the Legislature regarding tax increases and the likelihood of that is slim. There is a proposal to bring more clarity to the fireworks law allowing the sale of fireworks but communities can restrict use. He explained that Salt Lake County found that when an entity imposes a tax increase, any RDA within the district has inadvertently been receiving the tax revenue and there will be a bill so that all of the tax will come to the entity. He spoke about amendments to the building code and several bills on water rights. There is a property tax proposal regarding second homes so if the home is sold to as a primary residence, the new owner can change the status without waiting a year. The Mayor asked about the concealed weapon proposal and Mr. Stewart explained that it has been discussed but it is not public yet. There is an effort to address anti-discrimination laws regarding employment and housing on a statewide basis. Mr. Beerman asked about amendments to liquor laws and Dave Steward indicated that there are some changes looking to clean up current provisions and proposal for a master liquor license for franchises.

Diane Foster explained that the City will be using a team approach this year and Jody Morrison will be working on a lot of the administrative pieces. Alex Butwinski is the legislative liaison and will be very involved this year as well as Alternates Dick Peek and Andy Beerman. This group will go to the legislative policy committee with the ULCT on Mondays and she will be attending the staff level meetings every Wednesday. Tom Daley has a handle on all of the water bills and Mark Harrington participates on the land use policy committee which meets year round. Kirsten Whetstone and Thomas Eddington are tracking planning issues and Roger Evans participates on the seismic code commission and is very familiar with building code matters. Police Chief Wade Carpenter stays informed on police chiefs' business. She explained the need for lobbyists because legislators don't have staff to analyze bills. Ms. Foster felt this is a good approach for the year and right now there are no bills specifically targeting Park City. The City will also be working with the County, Chamber and School District on legislative issues.

2. Radon Awareness Month. Jim Blankenau explained that January has been declared Radon Action Month by the Governor for the purpose of raising awareness of the potential hazards of radon and to encourage people to test their homes. About one-third of the homes tested in the state have high levels of radon and it is the leading cause of lung cancer behind smoking. There are about 21,000 deaths per year in the US from radon exposure which is greater than drunk driving. He clarified that radon is a radio-active element which is a gas that is colorless, tasteless, and odorless and is derived from the decay of uranium. The only way to detect it is to test and radon has a very short half-life; its decay product are solid particles that adhere to the lungs. It enters homes through cracks in the floors, walls, construction joints, suspended floors, and gaps in service pipes. EPA recommends remediation if there are greater than four picocuries per leader and the World Health Organization actually recommends three picocuries per leader. Radon issues can be solved by installing a sub-slab ventilation system. Mr. Blankenau indicated that radon kits can be purchased at any hardware store or can be ordered through the State Division of Radiation Control.

Mark Harrington asked about the duration of exposure and Mr. Blankenau responded that he is not aware of a specific exposure time. Mayor Williams felt that results change with the placement of the test kit and felt it better to have a professional company test homes so that it results are accurate.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
JANUARY 31, 2013

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, January 31, 2013. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, and Dick Peek. Council member Liza Simpson was absent and excused. Staff present were Diane Foster, Interim City Manager; Tom Daley, Deputy City Attorney; Mark Harrington, City Attorney; Kirsten Whetstone, Planner; and Heinrich Deters, Trails Coordinator.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Andy Beerman reported that he and Alex Butwinski joined the Leadership Class at the Legislature which was a great opportunity and Mr. Butwinski commented that yesterday he attended the ULCT luncheon on this year's legislative session.

The Mayor thanked everyone contributing to another successful Sundance Film Festival. He attended the SBSRD meeting this week and pointed out that the International Women's Forum is meeting in town. He spoke about being invited to participate in a conference call on KPCW on immigration next week with the Sutherland Institute. President Obama has introduced his new immigration platform which directly affects our community. The immigration system has not been revamped since 1991 and the areas of focus are enforcement and the path to citizenship which affects 11 million people in the United States.

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

Jeff Love Complaint - Jeff Love, 615 Woodside, asked if there are any updates since Ms. Leithead made her decision. There were none. He doesn't agree with her decision and asked if there is an appeal process. Tom Daley responded that there is no appeal process in the ordinance itself, but Mr. Love may have other legal options. Mr. Daley understood that Mr. Love's attorney no longer represents him. Mr. Love stated that since he no longer has legal representation he hoped that someone could speak to him directly. He asked if Ms. Leithead represented PCMC or whether she is an independent third party. Mr. Daley emphasized that she is an independent third party and is the administrator under the ordinance. She is not an attorney for PCMC. He offered to arrange a meeting with Mr. Love and Ms. Leithead and would be happy to attend the meeting as well. Mr. Love asked if she represented PCMC in the past or in the future and Mr. Daley stated that these are questions that he would be happy to answer in a meeting. Mr. Love stated that he tried to get answers in the past, but no one would talk to him. He is not sure how Ms. Leithead as the administrator of this complaint can do a thorough investigation and never speak to him. It is a little puzzling to him.

The Mayor interjected that he is having an issue here because there is the threat of a lawsuit against PCMC and he is not sure that Public Input is the right forum to have this discussion. The City Council does not necessarily have the legal background to be able to answer his questions.

Mr. Love stated that these are not legal questions, but comments. This is Public Input and he is surprised that the Mayor is trying to limit it. Mayor Williams responded that Mr. Love can throw any number of questions at members, but is not sure this body can answer them. Deputy Attorney Daley commented that the intent is not to curtail public input and again suggested setting up a meeting to see how many questions can be answered and what may be appropriate for Public Input.

Mr. Love stated that with respect to a lawsuit, he will make the same offer that he made five months ago to the Council by waiving his rights to file a lawsuit if members will investigate his complaint. This has never been about money, but rather about the truth and what went on with his application. He has repeatedly tried and has had numerous meetings and everyone who have said that this is not the right forum. This isn't the right time to talk about this. He asked what the right forum is. He waited until litigation was done and then he came to Council and tried to resolve this and unfortunately, the City Council has no interest in knowing the truth it appears.

He indicated that he was naïve enough to think that Ms. Leithead would be an independent third party reviewing the complaint but if the Council reads her decision, first of all, Tom Eddington is not a city attorney. Mr. Love stated that he filed one HDDR application, not three, and the City did not approve his HDDR. She has confused a plat amendment with a HDDR application and if she had bothered to speak to him, she might have gotten the facts correct. Mr. Love stated that he would love to have the opportunity to convey evidence to Council of what went on and he has never had that opportunity, except for meeting with Dana Williams on July 20, 2012. The rest of the Council has not given him the opportunity to convey what went on and he has the facts to support everything that he has said in the past.

Mr. Love stated that Ms. Leithead's decision was based on her finding that he didn't complain soon enough and what is ironic is that over the last two and a half years, he has probably personally approached the Mayor 30 times to complain about what's going on. It is ironic that she would throw out he didn't complain soon enough and the other irony is that the statute of limitations is 180 days and the four times that she said that he had the opportunity to complain, he personally felt it was more corruption related than discrimination related. It was a little hard to determine what was going on. Mr. Love reiterated that it is a little ironic that he didn't complain soon enough and the reality is it wasn't until Mark Harrington disclosed to Council on July 20th what the City's position was about. That's when he realized what was going on.

Tom Daley stated that at this point, we're getting into legal claims and he advised Council not to respond. He suggested renewing the invitation to Mr. Love to meet with him. Jeff Love stated that he would be happy to meet with Mr. Daley but would like some Council members present to discuss what went on in the past. He repeated that Ms. Leithead decided that it wasn't a timely complaint but encouraged members to call her to ask her personal opinion of what went on and you will not like the answer she is going to give you. He can make himself available to her to discuss what went on in the past. It was definitely discrimination that occurred but this is all corruption-based. He would appreciate some sort of response from the City.

IV RESIGNATIONS AND APPOINTMENTS

Consideration of an appointment to the Historic Preservation Board to fill an unexpired term to May 2014 – Dick Peek, "I move to appoint Gary Bush to the HPB". Andy Beerman seconded. Motion carried.

Andy Beerman	Aye
Alex Butwinski	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Absent

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

1. Consideration of the Richards/Park City Municipal Corporation Annexation and Zoning Map Amendment, in a form approved by the City Attorney - Kirsten Whetstone introduced Frank Richards and Steve Schueler from Alliance Engineering. The annexation relates to two parcels, one owned by the City and the other by Frank Richards for a total of 33 acres. The Richards Parcel contains 13.75 acres and a preliminary plat has been prepared which is a requirement of the Annexation Petition. The plan is for seven single family lots and the applicant is requesting Single Family zoning which is consistent with adjacent subdivisions surrounding the parcel. The parcel is an island in the County's jurisdiction and is zoned Rural Residential which is 1:20 for developable areas and 1:40 for sensitive lands. The property is distant from any other County properties under its jurisdiction. She stated that the Planning Commission recommended that a portion of the Richards Parcel be zoned ROS to add layers of regulation to prevent density increase. The PCMC Parcel is 19.74 acres and will remain as open space and the City is the co-petitioner. This is consistent with the other open space zones in the area. All of the uses on the parcel would require a lease agreement which is scheduled later on the agenda. Ms. Whetstone pointed out that the parcel is also subject to a deed conservation easement.

She relayed that the Annexation Agreement outlines the zoning and density and the PCMC Parcel will be subject to Conditions of Approval listed in the Ordnance. The development of the Richards Parcel requires a subdivision plat and the zoning map must be amended as well. She displayed a map of the parcels and pointed out one remaining island left of County property which may be annexed in the future as it has no access. She displayed the preliminary plat which has an existing house on Lot 5, three lots along Payday and three lots further up into the parcel. The wetlands were identified as well as the required 50 foot setback requirement. Ms. Whetstone noted that there is an indoor riding arena on Lot 8 and a hay barn on Lot 6 and displayed photographs of different view corridors.

Kirsten Whetstone explained that it is appropriate for Council to give direction to the Planning Commission on features of the final subdivision plat. The building and barn pad locations will be finalized at the time of final plat review and may actually be platted. These lots are intended to be equestrian lots with specific build areas and a fencing plan. There are a few items that need to be addressed by the City Council including final action on the annexation and zoning, the water agreement, and a lease agreement for the PCMC parcel with Frank Richards. The affordable housing must be constructed on site unless a different decision is made by the Housing Authority. More photographs were shown of the area from different views.

She pointed out the public benefits of the annexation including local control as the property sits on our entry corridor. It is important to provide City services and water to contiguous properties, maintain the equestrian and rural character of the area and preserve sensitive lands. There is a reduction in density when compared to the surrounding Single Family which is 3:1 acre. This results in 35 units and the proposal is for seven which is fixed with the adoption of the Annexation Agreement. The applicant has agreed to LEED Silver for all of the homes with a water conservation component and the development will provide pedestrian connectivity. The Payday sidewalk will be continued to Iron Canyon Drive.

She explained that the Planning Commission recommended that the north 250 feet of Lot 7 be zoned ROS and the easternmost portion of the lots zoned ROS as opposed to staff's recommendation which was to place a no build designation but keep it in Single Family zoning. Staff is recommending holding a public hearing and adopting the Ordinance based on the Findings of Fact, Conclusions of Law and Conditions of Approval.

Alex Butwinski asked if the no build zone provides stronger protection rather than zoning it ROS. Kirsten Whetstone explained that the ROS allows structures 600 square feet or less under an administrative CUP. Mr. Butwinski asked if Mr. Richards is okay with the no build zone and Mr. Richards expressed his intention to subdivide the property into seven lots plus the indoor arena lot which is separate. He would like to have Single Family zoning like the surrounding neighborhood. The Annexation Agreement is consistent about the PCMC Parcel being ROS and his zoning Single Family except for the back 250 feet of Lot 7 which will also be zoned ROS. It is very difficult to try and sell a lot with two different zoning designations and the no build zone doesn't allow any structures.

Cindy Matsumoto asked if the barn on Lot 7 will remain and Kirsten Whetstone explained that it requires a CUP in the ROS for structures larger than 600 square feet. This hay barn is about 1,300 square feet. She believed that the intent of the Planning Commission was to eliminate structures on the east side.

Andy Beerman asked for clarification on the Planning Commission's logic compared to staff's recommendation. Ms. Whetstone believed the Commission was concerned about a density increase because the zoning is Single Family which allows 3:1 but there is an Annexation Agreement which controls the density unless it is renegotiated. The Commission felt that layered regulation will make it more difficult to change. She explained that the Planning Commission forwarded a positive recommendation on a 4:2 vote but the two opposed where opposed for opposite reasons. One Commissioner felt the recommended zoning for the back of the lots was too strict and the other believed there weren't enough layers of regulation. The intent of keeping the structures to the west was to mitigate visual impacts. Mr. Beerman asked about the process for renegotiating an annexation agreement. Mark Harrington explained that annexations are legislative as opposed to administrative actions and are more difficult to amend. Administrative decisions are controlled by the parameters of the Code and the burden shifts to the City to show non-compliance with adopted criteria. The no build zone pursuant to the Annexation Agreement will be stronger than ROS but the Planning Commission viewed both as layers of regulation and in addition, a rezone is required. Mr. Harrington expressed that it may create additional confusion and expectations because it is a little more permissive. He cautioned against additional layers that have varying degrees of expectations because it is confusing and may set up a different argument down the road.

Cindy Matsumoto asked about the old road along Payday Drive and Mr. Richards explained that the City owns it as well as the 50 foot right-of-way. In response to a question from Dick Peek about the utility layout in the meeting packet, Mr. Schueler explained that it was an older concept and part of the original Annexation Petition. Many elements of the utility plan will still be the same but it's just an old configuration that has been refined over the course of the last year. He elaborated on details of the connections.

Kirsten Whetstone commented that she received an email from the McDonalds after the meeting packet was published. The Mayor opened the public hearing.

Chris McDonald, owner of Lot 7 in Aspen Springs, relayed that his wife spoke at the last Planning Commission meeting. He thanked Mr. Richards for reaching out to his neighbors and he appreciates that he wants to develop his property as a continued legacy to his family and should be able to develop his property within the confines of the Code. He stated that he and his wife do not support the development of any way of Lot

7. The placement of the building pad in any location on the lot will severely impact their view corridor and the views along SR224 as well as make the home seem to stand alone in the pasture disjointed from the rest of the community. He continued that if the proposal is approved, the placement of the building pad is of the utmost importance. Any placement that adheres to the property lines, setbacks, and wetland setbacks will have the same negative view impact whether it is north, south or east from its current position. The pad placement in any of those directions will have a huge impact on Lot 7 in Aspen Springs. The pad, as now shown, is in the absolute worst location with regard to the impact on their existing home. They had to accept the indoor riding rink, obstructing their views to the south when they purchased their home but the pad placement on Lot 7, as depicted, will result in having structures to the south, southeast and east. Mr. McDonald expressed that the further east the pad placement is moved, the less impact, and moving the house to the barn location would hide the home behind existing landscaping at a reduced elevation. Moving the home where the cul-de-sac is depicted further south, would tighten up the subdivision and would open their view corridor. Lot 7 looks like its forced to fit into this plan and he would be happy to spearhead some fund-raising for the City to buy that lot.

He has some questions about variations in the plan. Initially, Lot 4 was included which the Planning Commission did not support and the current Lot 7 was the old Lot 4 and he asked what has changed now to entice the Commission to forward a positive recommendation. He asked if objections have been raised from other residents about the development of Lot 7 which was approved with conditions and invited members to his deck to observe his concerns. Ms. Whetstone displayed a photograph of the view from his house and he pointed out the trees to the north which would hide the home. Mr. McDonald stated that the Commission wants to move it further south which places it in an open area. This would be a non-issue if the 50 foot setbacks were not required from the wetlands. Kirsten Whetstone advised that this plan has not changed since the December 12, 2012 Planning Commission meeting. There was discussion about moving the pad down further but this is really an issue that should be addressed when the final plat is reviewed. Ms. Whetstone added that building height is another consideration and there is a height restriction on Lot 7 proposed on the preliminary plat of 28 feet with the rest of homes at 33 feet. Mayor Williams asked if this was specific to protecting the view corridor of the houses behind it. She pointed out the small rise at the pad location, the height restriction would keep it lower, and it is possible that the Planning Commission will further restrict it at 24 feet.

Andy Beerman asked Mr. McDonald if he has spoken to Mr. Richards about purchasing the lot. Chris McDonald stated that he would entertain the idea if he could afford it and Mr. Richards stated that he is open to the sale. Mayor Williams interjected that to a certain extent this is not in front of City Council because the pads are not being defined tonight. Mr. McDonald pointed out some old *treasures* on the property which makes his backyard look very rural which they like. This equipment will be moved out and in place of that, will be a home. Mr. Richards explained that he and his family have been there for 35 years and farmed the property. He is proposing to remove the barn, the corals, loading shoots and other equipment to continue the tree lined driveway with a white vinyl fence on either side to the cul-de-sac. He discussed a displayed photograph pointing out that the back of the lots are probably 1,000 feet from the road. Steve Schueler stated that initially the house was pushed back behind the trees and the Planning Commission decided to pull it in closer to the cul-de-sac at its current location. He suggested working with Mr. McDonald and staff on the building pad location.

Mayor Williams emphasized that delineating the areas of disturbance is not before the City Council and the final plat will return to the Planning Commission and City Council. Ms. Whetstone discussed the desire to be fairly consistent with the preliminary and final plat. The Mayor stated that this doesn't preclude discussions between Mr. McDonald, staff and Mr. Richards regarding the placement of the house on Lot 7 and Ms. Whetstone agreed.

Mr. McDonald reiterated their objections initially to Lot 7 and she explained that it was a concern raised by staff and the Planning Commission talked about it and restricted the north area of the lot to ROS. Frank Richards stated that the coverage on Lot 7 is less than 5% of the total area. Mr. McDonald felt that is a result of the setbacks and the wetlands resulting in very limited space. Initially when the neighborhood was noticed about the annexation, this was a non-build area and the plan went from four, to six to seven lots. The only impacted home in Aspen Springs is their property and they are surrounded. Frank Richards pointed out that the riding arena was there when they purchased their home and Mr. McDonald acknowledged that they knew this property could be developed when they purchased their property and he asked if there are other alternatives for Lot 7. Ms. Whetstone commented on staff meeting with Mr. Richards and Alliance Engineering on these same questions. A minimum of one acre is required for horse lots and when the plan went from six to seven lots, two lots on Payday were combined. The wetlands were discussed.

The Mayor felt there is space to move the pad on Lot 7 and Kirsten Whetstone stated that there will be more information at the time of the final plat review process. Cindy Matsumoto encouraged Mr. McDonald to remain involved in the next phase of the project. She stated that somebody built in front of her house too. Mr. McDonald felt something can be worked out and spoke about Commissioner Wintzer's desire to push the development toward the road in the corner but Mr. Richards didn't believe Mr. Wintzer said that. Mr. McDonald feared that the Planning Commission will have limited leeway to change the preliminary plan and the pad placement is critical. Ms. Whetstone recalled that Commissioner Wintzer mentioned several times that the Planning Commission was not finalizing building pads at this time and wanted building pads and hard surfaced areas to be determined at the time of the final plat.

Mr. Richards stated that the average lot is two acres and he is concerned that placing too many conditions will make them unattractive to buyers. He is supportive of the no build areas and pointed out that with ROS zoning, a 600 square foot building can be constructed anywhere on the lot. The Mayor invited input from others.

Mike Jorgensen, Payday Drive, stated that his home is adjacent to the proposed plan. He spoke about being civil during the process. He does not have any financial stake in the project but objected to the ROS designation as it would allow someone to build a structure 30 feet wide, 30 feet long, 20 feet deep and 33 feet high on the edge of his property. The *gets* identified make the negatives sound wonderful. He didn't feel that this annexation is harmful but found it interesting that Mr. Richards has agreed to build a sidewalk on someone else's property. The last plan presented to the Planning Commission was really good but the barns are now 20 feet high and should be lowered to 18 feet. He worries about the fence which is an unknown at this point. His biggest concern about the Planning Commission meeting was that after the public hearing was closed, the Commission proposed a change in the zoning so there was no opportunity to comment on it. The City Attorney advised that this is legal but Mr. Jorgensen felt it is unethical. There were random zones of ROS created and the vote had to be taken twice because the idea was slammed through so quickly. He again pointed out that a 600 square foot structure can be built on ROS. He reiterated that the zoning was adopted after the public hearing closed. Mr. Richards has been very good with neighbors and pointed out that he could have built 135 affordable housing units on his parcel with County zoning and fortunately he did not do that. He encouraged looking at Mr. Richards' original barn idea and he again thanked everyone for being civil.

Cindy Matsumoto understood that the design of the barns has not been finalized and will probably match the style of the house. Frank Richards explained that his original proposal is to build MD Barns, which are considered to be the premiere horse barns in the country. Even though the barns might look similar, they would be the finest available. One of the Planning Commissioners thought the idea was ridiculous and the barns should reflect the house style. The Mayor asked if the increase from 14 feet to 18 feet was to accommodate pitched roofs. Ms. Whetstone believed it was to achieve variety.

Mike Jorgensen relayed that Commissioner Jack Thomas, who is also an architect, stated that there were many different designs that would work at 14 feet, but he didn't personally feel that is possible. Now they are 18 feet and he would prefer that the barns be shorter. Steve Schueler added that this is something that can be resolved with other concerns.

Vicky Gaby believed that she is Frank Richards' longest standing neighbor and lives near the island where the indoor arena serves as one of her fences, Aspen Springs as another fence, and Iron Canyon as a pasture. She is annexed into the City and has been a neighbor of the Richards for 35 plus years. Mr. Richards has taken excellent care of the property. She is very supportive of his plan as someone else could build a dense project on the property.

With no further input, the public hearing was closed.

Alex Butwinski totally agreed that Mr. Richards has been very patient throughout the process. One of the Planning Commission members talked about not getting enough *gets* and he agreed that it does tend to get some negative connotation. The City will actually get some good things with the annexation including the potential for an increased property tax base as these lots are developed. The plat will confirm the number of building lots and if the process occurred in the County, something in the range of 45 units could be approved. The City also receives impact fees and a sidewalk along Payday Drive and he feels we gain a significant number of gets with the annexation. He stated that he has sympathy for preserving Mr. McDonald's view corridor but he, like Cindy Matsumoto, had a house built right behind him which is the nature of the environment we live in. Mr. Richards seems amenable to working with Chris McDonald. He agreed with Mr. Richards on the reduced salability of a lot with a bifurcated zone whether or not it affects the value, it would affect potential buyers who may not understand the zoning. After listening to the City Attorney and some other discussion about a no build zone being tighter, and the applicant is willing to agree to that, there is no reason not to approve the Annexation Agreement.

Mayor Williams felt that the City gained a bigger *get* in 1999 which is the whole area parallel to the entry corridor which was one of the first pieces that we bought from the farm. Cindy Matsumoto stated that she agrees with Mr. Butwinski about having two zones on a lot which would be confusing and the no build zone on the property seems better. She hoped the final subdivision plat will reflect a solution for the building pad on Lot 7. She understood Mr. McDonald's concern because he seems like the only one impacted and supported helping him out as much as possible. She discussed considering purchasing a home on Payday 20 years ago but understood there were plans for 100 homes behind the street. It is a real asset to Park City to have less homes and maintain a more open rural look and she supports moving forward with the annexation as proposed by staff.

Dick Peek asked the potential of the HOA running the riding arena as a commercial operation. Frank Richards stated the riding arena is private and this will be addressed in the CC&Rs. The riding arena is for the exclusive use of home owners in the subdivision. Mr. Peek did not like the white vinyl fencing around the property and Mr. Richards explained that they presented a fence proposal based on a request from the Planning Commission. He pointed out a number of locations on the property with the white vinyl fencing and they are proposing to keep the same style with a part of the area fenced with post and rail. Steve Schueler discussed the intent to make the fence less visible on Lot 7. Mr. Peek felt the no build zone is stronger than ROS and supported it.

Andy Beerman stated that he feels this is a reasonable proposal. It is not perfect and will impact the neighbors but agrees with the Mayor on the bigger *get* of acquiring open space on the entry corridor. He doesn't support the ROS zoning as it places a potential burden on Mr. Richards and doesn't protect the City.

Mr. Richards asked if the placement of the houses and barns are determined, can the rest of the lot be fenced in such a way that it could be pasture. Dick Peek clarified that the question is whether a fence would be allowed in a no build zone. Mr. Richards spoke about the Planning Commission tightening the development up as much as it could but it would be better if owners had some flexibility on the location of the barn as long as the barn in not within the back 50 or 100 feet of their lot. These lots are a long way from the road and he has no problem with limiting the buildings but he has an issue with not having any freedom to locate the barn. Someone in the future may want to lease the City's property for grazing and the location of the barn should be practical. In response to a question from the Mayor, Kirsten Whetstone explained that the Code specifies that barns must be a minimum of 75 feet from the houses. Mr. Richards pointed out that is only 50 to 100 feet in relation to being 700 or 800 feet from the road. Lots are limited to a house and a barn and there should be some freedom as to their placement. He stated that the barn cannot be any closer than 75 feet to the house which prompted the Commission to tighten up the development. It was clarified that the no build zone was added after the application was submitted.

Mr. Butwinski stated that he specifically asked Mr. Richards if he is okay with the no build zone and he said yes. Frank Richards admitted that he was somewhat confused by the meaning of the no build zone. Mr. Butwinski felt he would have more flexibility with ROS. Mark Harington clarified that the Planning Commission's recommendation was for both not either. He felt members are on the right track, though, and City Council could give direction to the Planning Commission about further discussion on items. The Council will review the final subdivision plat in any event. The Council could relay to the Planning Commission support for the no build zone, no ROS zoning, with direction to review both the barn size, design and ultimate location, and to tweak the no build zone if the sizes get a little smaller.

Cindy Matsumoto felt that providing flexibility for the location of the barns may be beneficial for Payday residences. Mark Harrington emphasized that the City Council will have the benefit of more visual analysis with the final plat which may prompt changing Lot 7. The Mayor pointed out the potential of a barn being built right behind Mr. Jorgensen's house. The Mayor asked if the Commission had any ideas about the design of the barns and Frank Richards stated that he distributed brochures. Dick Peek understood that each owner will develop the lot which was confirmed.

Chris McDonald feared that the Planning Commission is not going to provide flexibility to move not only the barn pads, but the houses. With regard to Lot 7, the Mayor believed that the direction to the Planning Commission should be to give every effort to preserve and protect view corridors from adjacent lots. Mark Harrington advised that it doesn't need to be a finding but should be incorporated into the motion to be on record with regard to the flexibility with the preliminary plat versus the final plat. The concern is that the Planning Commission will feel the preliminary plat should be consistent with the final plat and may use that as the basis for not being flexible and there should be something on the record in the motion.

Andy Beerman, "I move that we approve the Richards/PCMC Annexation and Zoning Map as amended by the City Attorney subject to the resolution of the water rights title dispute, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the draft Ordinance and subject to the draft Annexation Agreement". Alex Butwinski seconded. Mark Harrington clarified that the language, *as amended by the City Attorney*, will be that there is flexibility to revisit the preliminary plat layout with regard to building pads, barn location and design. Mr. Beerman agreed with the clarification as did Mr. Butwinski. Mr. Harrington commented that the reference to water rights relate to the Water Agreement not the Annexation Agreement. Motion carried.

Andy Beerman	Aye
Alex Butwinski	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Absent

2. Consideration of a lease of City property for agricultural uses between Franklin D. Richards and Park City Municipal Corporation, in a form approved by the City Attorney – Heinrich Deters explained that the lease follows the annexation action and is specific and exclusive to Frank Richards for the term of his life. The purpose is to formalize the historic agricultural and grazing uses associated with the Park City open space and the annexation of the PCMC Parcel. The lease basically provides some oversight and monitoring of the use of the property and has been reviewed by Summit Lands Conservancy and their edits are included.

Mr. Deters stated that Mr. Richards has been a steward of this parcel prior to when the City purchased it and has educated him about the property. It is important to acknowledge that this lease formalizes the historic use and it basically saves the City money. Mr. Richards controls the weeds and takes care of the property and this is a *get* for the community. Alex Butwinski asked if this precludes a future lease with someone else for the same agricultural use. Tom Daley explained that the whole idea was to have Mr. Richards continue to take care of the property and to get a process in place; the lease conforms to the conservation easement. The Mayor pointed out his interest in the agricultural practices associated with the use of pesticides or herbicides and Mr. Deters explained that there is a review process by staff and he will use NRCS as a technical resource. The Mayor invited public input; there was none.

Dick Peek, "I move to enter into an Agreement with Frank Richards and Park City Municipal Corporation regarding the continuation of historical agricultural uses on the PCMC Parcel as set forth in the Lease". Cindy Matsumoto. Motion carried. The Mayor thanked Franklin Richards for everything he has done for the community and is glad this is done.

Andy Beerman	Aye

Alex Butwinski	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Absent

VI 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, Andy Beerman, Alex Butwinski, Cindy Matsumoto, and Dick Peek. Liza Simpson was absent and excused. Staff present was Diane Foster, Interim City Manager; Brooke Moss, Human Resources Manager; Matt Cassel, City Engineer; Phyllis Robinson, Public Affairs Manager; Thomas Eddington, Planning Manager; Nate Rockwood, Budget Manager; Kyle McArthur, Water Program Manager; Clint McAffee, Water Manager; Tom Daley, Deputy City Attorney; and Mark Harrington, City Attorney. Andy Beerman, "I move to close the meeting to discuss personnel, property and litigation". Alex Butwinski seconded. Motion carried. The meeting opened at approximately 4:30 p.m. Andy Beerman, "I move to open the meeting". Alex Butwinski seconded. Motion carried.

Andy Beerman	Aye
Alex Butwinski	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Absent

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, City Recorder

City Council
Staff Report

Subject: Water Public Involvement Contract
Author: Phyllis Robinson, Public Affairs Manager
Department: Sustainability
Date: February 14, 2013
Type of Item: Administrative

Summary Recommendations:
Staff recommends that the City Council engage The Langdon Group for public involvement services for 2013 Pipelines Project and related water quality projects in the amount not to exceed $108,000 and authorize the City Manager to execute a professional services contract in a form approved by the City Attorney.

Topic/Description:
Professional Services Contract Award

Background:
The 2013 Pipelines Project will complete the water supply connection between the existing Quinns Junction Water Treatment Plan, which is located on the eastern boundary of the City and the existing Judge Tunnel portal, located in the upper reaches of the City's water system. This connection facilitates the treatment of Judge Tunnel source water at the treatment facility. The proposed improvements also extend the raw water conveyance system from Wyatt Earp Way to near the Spiro Water Treatment Plant and facilitate the connection of large irrigation users to the raw water system. There are also additional upgrades to existing water lines along the corridor. Given the citywide scope of this project and the number of potential stakeholders, public involvement is integral to its success.

The City's goals for this project are to:

- Keep the public informed about the Project and the potential benefits and impacts to the community.
- Disseminate important project related information to and from as many people and groups as determined to be necessary.
- Conduct an outreach effort that is accurate, concise and consistent and conduct dialogue with all stakeholders who may have an interest or be affected by the construction.
- Establish an online platform for the Park City Municipal Corporation PCMC Water Department that will be a regularly updated source of information and for the public regarding water quality and supply in Park City

Analysis:
In July 2012 the City published a Request for Qualifications for Public Involvement firms to provide professional services to the City. Seven proposals were received. Three firms were selected as finalists and interviewed by staff. The hourly rates proposed by each

of the finalists were similar. The Langdon Group's hourly rates were in the middle of the finalists. Staff ultimately selected the Langdon Group based on its demonstrated success in providing community outreach and public involvement for complex water projects Washington, Idaho and Utah.

Ordinarily public involvement services are provided by the contractor as part of the design and/or construction contracts. Given the broad and complex scope of this project, as well as the related water quality services requested, staff believed it was in our best interest to contract directly for these services. This allows us to manage the work flow and product directly.

Council doesn't approve directly the public involvement firm, fee or scope when it is included as part of a construction contract. As a frame of reference for this requested contract amount, the cost for public involvement services for Bonanza Drive was $138,650. These costs were paid as part of the construction contract.

Attached to this staff report is the Scope of Services for the 2013 Pipelines Project and related water quality projects. Staff is attaching the full scope in order to provide Council with a fuller understanding of the public involvement services required for this project.

Department Review:
This report was reviewed by Water, Legal and the City Manager.

Alternatives:

A. Approve: Staff recommends that the City Council engage The Langdon Group for public involvement services for 2013 Pipelines Project and related water quality projects in the amount not to exceed $108,000 and authorize the City Manager to execute a professional services contract in a form approved by the City Attorney.

B. Deny: Council may deny the request. This would severely limit the scope of services available to this project.

C. Continue: Council could direct staff to return with additional information on the recommended consultant or scope of work. This would delay the start of the PI and have an adverse impact upon the overall project schedule.

D. Do Nothing: This would have the same effect as denying the request.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination **(Economic Impact)**	**Preserving & Enhancing the Natural Environment** **(Environmental Impact)**	**An Inclusive Community of Diverse Economic & Cultural Opportunities** **(Social Equity Impact)**	**Responsive, Cutting-Edge & Effective Government**
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life	+ Enhanced water quality and high customer confidence	(+/-) (Select Desired Outcome)	+ Well-maintained assets and infrastructure
	(+/-) (Select Desired Outcome)	+ Adequate and reliable water supply	(+/-) (Select Desired Outcome)	+ Ease of access to desired information for citizens and visitors
	(+/-) (Select Desired Outcome)	(+/-)	(+/-) (Select Desired Outcome)	+ Engaged and informed citizenry
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Neutral	Very Positive	Neutral	Very Positive

Comments:

Funding Source:
This contract will be funded as part of the 2013 Water Pipelines budget.

Consequences of not taking the recommended action:
Public involvement for a construction project of this magnitude will require a significant dedication of staff resources. The Public Affairs manager will be overseeing the implementation of this contract. There is not existing staff capacity to undertake this project without a negative impact on other planned public involvement construction activities including the Library and Lower Park Avenue projects, Deer Valley Drive, Main Street and Empire Avenue.

Recommendation:
Staff recommends that the City Council engage The Langdon Group for public involvement services for 2013 Pipelines Project and related water quality projects in the amount not to exceed $108,000 and authorize the City Manager to execute a professional services contract in a form approved by the City Attorney.

Park City Community Outreach
for 2013 Pipeline Project Public Involvement

Work Plan
THE LANGDON GROUP

Executive Summary

Overview: Park City Municipal Corporation (PCMC) is undertaking a water system improvement project that will complete the water supply connection between the existing Quinn's Junction Water Treatment Plant (QJWTP) and the existing Judge Tunnel portal. This connection will facilitate the treatment of Judge Tunnel source water at the treatment facility. The proposed improvements also extend the raw water conveyance system from Wyatt Earp Way to near the Spiro Water Treatment Plant and facilitate the connection of large irrigation users to the raw water system. Additionally, to facilitate water system capacity for the delivery of finished water from QJWTP, upgrades to the existing water lines along the corridor will be identified and integrated into the Project.

The pipeline alignment will begin at the intersection of Wyatt Earp Way and the Rail Trail and generally extend to the west towards the Park City Municipal Golf Course. The alignment will potentially be within the SR-248 corridor and ROW. From the golf course, the alignment will generally extend to the south toward the Judge Tunnel Portal where it will terminate.

The project generally consists of:

- A 12-inch diameter raw waterline from Wyatt Earp Way to the Judge Tunnel portal and associated facility improvements.
- An 18-inch diameter raw waterline from Wyatt Earp Way to near the Spiro Water Treatment Plant site.
- Upgrades to the finished waterline along SR-248 between Wyatt Earp Way and SR-224

Design is scheduled to begin in September 2012. Contractor pre-qualifications are scheduled to occur in November 2012 with public bidding to occur in the first months of 2013. The significant portion of the construction is scheduled from April 15, 2013 through November 1, 2013 with some activities to occur from April 15, 2014 through June 15, 2014.

PCMC is contracting with The Langdon Group (TLG) to educate, inform and communicate with its citizens about this project and respond to questions, comments and issues as they arise.

Public Involvement Goals: As community outreach/public information will be a key element during the design and construction process, the City's goals for this project will be to:

- Keep the public informed about the Project and the potential benefits and impacts to the community.
- Disseminate important project related information to and from as many people and groups as determined to be necessary.
- Conduct an outreach effort that is accurate, concise and consistent and conduct dialogue with all stakeholders who may have an interest or be affected by the construction.

Project Area: The project area is between the existing Quinn's Junction Water Treatment Plant, located on the eastern boundary of the City and the existing Judge Tunnel portal, located in the upper reaches of the City's water system.

Project Unknowns: The amount of and character of public response/involvement is always variable during construction. Adjustments to the level of effort described in this work plan may be necessary by contract modification as the construction progresses.

Fee Type: Compensation for this work plan will be on a Time and Materials Basis with a Not-to-Exceed amount. Compensation will be for actual work performed plus expenses. Compensation will not exceed the Not-to-Exceed amount without prior written approval.

Schedule: The public outreach services are anticipated to be for the duration of the project, or from January 2013 through July 1, 2014. Design is scheduled to begin in September 2012. The significant portion of the construction is scheduled from April 15, 2013 through November 1, 2013 with some activities to occur from April 15, 2014 through June 15, 2014.

Scope of Work

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001 – Develop a Community Involvement and Public Information Work Plan

A. Description of Activity
- This Work Plan document will serve as the Community Involvement and Public Information Work Plan.

B. Assumptions
- The Langdon Group will review this Work Plan with Park City. Tasks and scope may be added by contract modification if the project changes.

C. Deliverables
- Work Plan

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002 – Digital Communication

A. Description of Activity

- Work in coordination with the PCMC Community and Public Affairs Manager and the PCMC Water Department staff to develop a water issues related website that provides relevant project information and receives comments and questions. It will have a unique project identifier (logo) and include key project information, a brief project overview, meeting dates, other public involvement opportunities, a library of project technical memos and public involvement/information summaries.

C. Assumptions

- Develop new look and feel for water page.
- Design new layout for information housed on water site. This scope assumes that content (with the exception of construction updates) will be provided by PCMC and TLG will flow content into new layout.
- This scope assumes 5 hours of coordination time with PCMC IT staff to ensure
- compatibility and access to PCMC website.
- Regularly monitor (weekly) and update the website to reflect current project
- information.
- Develop and maintain a project construction page within the Website, in compliance with the PCMC Website standards, that gives project background, posts information about current and upcoming construction schedules, lists and answers frequently asked questions and includes contact information.

D. Deliverables

- New look and feel for water page
- Weekly updates to website content throughout construction.

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003 – Public Meetings

A. Description of Activity

- Conduct an Online Public Information Meeting – An online public meeting will be held for this Project. The purpose of the meeting shall be to inform the public of the scope and status of the project. TLG will assist the PCMC Community and Public Affairs Manager and PCMC Water Engineer in preparing and conducting the online public meeting.
- Attend neighborhood, community and Local Government meetings – TLG will attend meetings to provide project information and record stakeholder comments and concerns.

B. Assumptions

- One online public meeting – the work includes preparation of materials and online format, meeting logistics planning, advertising and public notification of event.
- Attend up to four existing (4) neighborhood, community or local government meetings.
- Document public comment during and after the online public meeting.

- One team coordination meeting will be held prior to the online public information meeting.
- Prepare meeting information including graphics, project information, and other material appropriate to describe the project to the public.
- Prepare draft advertisement for the public information meetings

C. Deliverables

- Online open house video
- Summary of public comments, if collected, from online meeting
- Any other meeting materials created

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004 – Stakeholder Outreach

A. Description of Activity

- Stakeholder Database – A database will be created in Microsoft Access format containing the comprehensive email and contact list and records of all interactions with stakeholders during the project.
- In-person Stakeholder Meetings – Early in the project schedule, TLG will meet personally with residents and businesses along the corridor to discuss construction activities, gather comments and address concerns. TLG will initiate and maintain communications with key stakeholders for the duration of the project through personal visits, by telephone or by email.
- Email Updates – Weekly updates of construction activities that impact traffic or access to residences and/or businesses will be provided to directly impacted stakeholders who request notification and other stakeholders identified by the Resident Engineer or the Contractor. Updates will be sent to all city and county elected officials and UDOT if within the UDOT Right of Way.
- Website Updates – Ensure that all weekly updates and/or emergency updates are sent to be posted on the Park City website.
- Flier Template – TLG will prepare a construction information flier template to be completed and distributed to residents and businesses along the corridor to inform them prior to the beginning of construction activities in their area.
- Media Relations Support – Project-related information will be compiled and packaged for distribution to media through the PCMC Community and Public Affairs Manager. Primary effort will be to direct interested parties to the city/project website for additional information.
- School Safety Assembly – TLG will organize and facilitate a construction related safety activity with schools close to the corridor to highlight safety concerns and inform students and their parents about construction
    - Project-Dedicated Phone and Email – A dedicated contact phone and email address with voicemail will be provided for stakeholders, PCMC and Contractor contacts during the course of the project. These calls and emails will go directly to a Langdon Group staff person who will then coordinate with City staff as needed and provide a summary of

activity with stakeholders. All stakeholder concerns will be followed up on within 24 working hours.

B. Assumptions

- TLG will record all interactions in the stakeholder database and share them with the project team in a timely manner for consideration.
- All collateral created will be pre-approved by the PCMC Community and Public Affairs Manager or the PCMC Water Engineer prior to distribution.
- The PCMC Community and Public Affairs Manager will be the main contact for the media with TLG providing supporting information materials as needed.
- TLG will conduct in-person meetings, involving contractor or City staff to address issues if necessary.
- TLG will identify schools in the area and schedule outreach and/or assemblies as appropriate at each.
- TLG will assist in conflict resolution. Some issues require facilitation between stakeholder groups, stakeholders and UDOT, and stakeholders and other agencies. As conflicts arise TLG will facilitate these interactions when possible and attempt to resolve conflicts and concerns.
- TLG will manage project phone and email correspondence. Calls and emails about the project received by the City will be routed to the appropriate PIM staff person to answer the question or respond to the comment.
- Park City will create and provide TLG access to a project-dedicated email address at parkcity.org.
- Project contact cards will be produced and distributed to ensure stakeholders have contact information handy when needed.
- Any collateral listed includes time for drafting, editing and distribution for City review and production of the piece as well as distribution time, where necessary.

C. Deliverables

- Comprehensive stakeholder database.
- Up to two (2) school safety assemblies
- 50 weekly email updates to the public
- 20 one-on-one stakeholder meetings
- Project-specific contact cards
- One (1) project-wide information piece, created by TLG and distributed by PCMC
- Two (2) small area impact-specific door-to-door efforts
- 2 presentations to neighborhood groups (HOAs, etc.)

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005 – Project Team Coordination

A. Description of Activity

- Design Team Coordination – TLG will attend scheduled design team meetings to understand possible impacts to the public. TLG will communicate with team members by phone or email to communicate stakeholder concerns or gather necessary information to address stakeholder questions and concerns.

- Construction Team Coordination – TLG will meet with the Contractor and Resident Engineer to stay up-to-date on construction activities, schedules and Maintenance of Traffic plans.
    - TLG will attend, at minimum, every weekly construction meeting to identify and resolve stakeholder issues. Coordinate daily during construction with the Contractor and/or Resident Engineer to stay informed of construction activities.
- Updates to Park City Staff – TLG will coordinate with the construction contractor and Resident Engineer and will provide construction updates to Park City staff. TLG will work with the Contractor to compile construction update reports outlining scheduled construction activities at least one week in advance and distribute them each week to the PCMC Community and Public Affairs Manager and others identified during the course of the project.

B. Assumptions

- TLG will produce a report of stakeholder interactions to keep the contractor and PCMC Water Engineer aware of current issues at weekly meetings.
- Production of 18 bi-weekly reports to PCMC Community and Public Affairs Manager and others.
- TLG will travel to and attend five (5) meetings during Design phase (October 2012 – March 2013)
- TLG will travel to and attend 30 meetings during Construction phase (March 2013 – June 2014, with three (3) month winter construction shutdown considered)

C. Deliverables

- 18 weekly reports to PCMC staff
- 30 stakeholder reports for construction team

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006 – Project Reports

A. Description of Activity

- TLG will provide a comprehensive final project report to the PCMC Community and Public Affairs Manager and PCMC Water Engineer that includes at minimum:
    - An overview of public information and public involvement activities from the beginning to the end of the project.
    - A CD of any graphics, collateral and templates produced for the project, along with any photos taken.
    - An analysis of what worked well and what did not work well concerning public information and public involvement during the project.
    - A database (in Microsoft Access format) of project contacts including the names, addresses, phone numbers and email addresses of all project stakeholders.

B. Assumptions
- This final report will include reporting on all TLG activities completed as part of this contract

C. Deliverables
- Project final report.

007- Project Management/Administration/Quality Control

A. Description of Activity
- The purpose of this activity is to provide overall direction and control of the public involvement activities that support the 2013 Pipeline project. The TLG Public Involvement Manager will be responsible for internal team coordination, implementation of quality control measures, oversight of project documentation and schedule of the public involvement activities. The tasks undertaken for this activity will include the following:
  - Team Coordination
    - Task assignment and coordination between TLG Public Involvement Manager and TLG staff.
  - Contract Management
    - This task will allow for all activities associated with contract management and invoicing.
    - TLG will document and describe costs on a monthly basis. If concerns arise regarding contract budget or schedule, the TLG Public Involvement Manager will request a meeting to review hours and costs with the PCMC Community and Public Affairs Manager and PCMC Water Engineer.

A. Assumptions (based on twelve months)
- One hour per week for overall TLG team coordination
- Monthly contract reviews

B. Deliverables
- Monthly invoices

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008 – Social Media

A. Description of Activity
- Park City is already actively using social media to communicate with residents. TLG will coordinate with PCMC Community and Public Affairs Manager to determine social media needs during pipeline construction.

B. Assumptions

- Regular updates will be drafted and provided for posting to existing PCMC social media accounts

C. Deliverables
- Up to 45 regular updates, allowing for 10 emergency updates if necessary.

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009 – Special Events Coordination

D. Description of Activity
- As a resort town, every season is filled with special events that will need to be coordinated with construction activities. TLG will work with PCMC special events staff and event coordinators to identify potential conflicts and work with the Resident Engineer and Contractor to work through them.

E. Assumptions
- This task will be performed both before and during construction to be as proactive as possible.

F. Deliverables
- N/A

DIRECT EXPENSES

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900 – Mileage

A. Description of Activity
- Driving to meetings and attend stakeholder meetings

B. Assumptions
- Assumes 70 round trips to Park City at 70 miles per trip (100x70=7000)

C. Deliverables
- N/A

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901 – Project Printing and Postage

A. Description of Activity
- Printing of project collateral (meeting agendas, minutes, etc. to equal 1500 copies).

B. Assumptions

- TLG will design and print all written materials.

C. Deliverables

- N/A

City Council
Staff Report

Subject:	**Richardson Flat OU4 (Prospector Drain) Engineering Evaluation/Cost Evaluation (EE/CA) Professional Services Agreement**
Author:	**Jim Blankenau**
Department:	**Sustainability**
Date:	**February 14, 2013**
Type of Item:	**Administrative**

Summary Recommendations:
Authorize the City Manager to execute a Professional Services Agreement in a form approved by the City Attorney's Office with URS Corporation for services related to the Engineering Evaluation/Cost Analysis (EE/CA) for Richardson Flat Tailings Site OU4 (the Prospector Drain). The Contract will allow staff to consult with URS Corporation, implement the EPA-approved EE/CA Work Plan, and meet the requirements of the Administrative Order on Consent (AOC) with EPA, the Utah Department of Environmental Quality and others. The Professional Services Agreement shall be in the amount of $295,835.10.

Topic/Description:
Execute a Professional Services Agreement with URS Corporation to perform Engineering Evaluation/Cost Analysis (EE/CA) for Richardson Flat Tailings Site OU4 (the Prospector Drain).

Background:
In 2009, EPA Region 8 notified Park City that the Prospector Drain is a "point source discharge" under the federal Clean Water Act and directed Park City to obtain a Utah Pollutant Discharge Elimination System (UPDES) permit for the Prospector Drain. The Prospector Drain is a shallow groundwater drain installed by the developer of the Prospector Park subdivision to drain the shallow aquifer in order to facilitate the construction of houses in the eastern portion of the neighborhood known as Prospector Square. The Drain is installed under the City right-of-way and the City-owned Prospector Park.

In 2008, Park City completed construction on an engineered wetland to treat a portion of the flow from the Prospector Drain. The engineered wetland is known as the Biocell and when it was installed, the Utah Division of Water Quality (DWQ) supported the action as a "best management practice" for contamination from Prospector Square; the DWQ did not determine the Drain to be a "point source discharge" at that time. Council advised staff to comply with the EPA directive and apply for a UPDES permit for the Drain (in addition to the Judge Tunnel and Spiro Tunnel).

EPA indicated its interest in designating the Prospector Drain as Operable Unit 4 (OU4) of the Richardson Flat Superfund Site. EPA's stated intent is a complete cleanup of the lower Silver Creek floodplain. According to EPA, it will address the cleanup of middle and lower Silver Creek (OU3) with the mine company under an AOC much like the Prospector Drain AOC.

On January 10, 2013, Council approved and the Mayor signed the Proposed Administrative Order on Consent (AOC) for Richardson Flat Tailings Site OU4 (the Prospector Drain) negotiated by Park City Municipal Corporation staff, the Environmental Protection Agency, the U.S. Fish and Wildlife Service, the Bureau of Land Management and the Utah Department of Environmental Quality.

Analysis:
The AOC requires PCMC to perform an Engineering Evaluation/Cost Analysis (EE/CA) that will include a complete investigation of the Prospector Drain and its zone of groundwater influence, in addition to an evaluation of cleanup alternatives and their associated cost estimates.

Staff advertised on January 16th to 20th, 2013 to obtain Statements of Qualifications (SOQ) for the Engineering Evaluation/Cost Analysis (EE/CA) for Richardson Flat Tailings Site OU4 (the Prospector Drain). The project was advertised in the Park Record and the Salt Lake Tribune and on Park City's website.

On February 1, 2013, a public opening was held at the Marsac building 3rd floor. Four SOQs were received. The follow Engineering Consultants submitted SOQs:

Consultants Submitted
AMEC
IHI Environmental
Geosyntec Consultants
URS

The selection committee was comprised of Jim Blankenau (Environmental Regulatory), Joan Card (Environmental Regulatory), Clint McAffee (Water), and Jason Christenson (Water) and as outlined in the RFQ, used the following criteria to evaluate the submitted SOQs:

1) General Information (weighted 5%)
2) Project Organization (weighted 10%)
3) Experience and References (weighted 30%)
4) Project Approach (weighted 15%)
5) Budget (weighted 25%)
6) Summary and Additional Requirements (weighted 10%)

The committee met on February 5, 2013 and based on the selection criteria determined that URS is best qualified.

Work preparing plans for EPA approval is scheduled to begin in February after the agreement is executed and all insurance requirements are submitted to the City. Staff expects the work under this contract will take 2 to 3 years.

Department Review:
Sustainability, Legal and Executive have reviewed this report.

Alternatives:

A. Approve:
This is staff recommendation.

B. Deny:
This would not allow to staff to move forward with the EE/CA process and would likely result in penalties for late submittals.

C. Modify:
Council could increase or decrease the amount of the contract and require staff to modify the scope of work accordingly and scope may no longer meet terms agreed upon in the AOC.

D. Continue the Item:
The executed AOC has firm dates for submittals; therefore, continuing the item may have the same effect as denying the item.

E. Do Nothing:
Doing nothing would have the same effect as denying the item.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	**Preserving & Enhancing the Natural Environment (Environmental Impact)**	**An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)**	**Responsive, Cutting-Edge & Effective Government**
Which Desired Outcomes might the Recommended		Economically and environmentally feasible soil disposal		Fiscally and legally sound
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Neutral ⇔	Very Positive ⬆	Neutral ⇔	Positive ⇧
Comments:				

Funding Source:
There are currently sufficient environmental cleanup funds within the adopted Capital Improvement Plan (CIP) for this project. Initial costs will be for the completion of the Engineering Evaluation/Cost Analysis (EE/CA) that are estimated to be $295,835.10 in Professional Services Contract and can be covered under the existing funds in the CIP. Staff expects additional funds to complete the EE/CA will be necessary (particularly for the Natural Resource Damages aspect of the AOC) and the CIP will be adjusted as part of the regular prioritization process.

Upon EPA approval of the EE/CA, PCMC will be directed by EPA to perform the next phase, the Removal Action, or the cleanup project. An early cost estimate has been prepared, but this estimate is subject to change based on EPA's directive after the completion of the EE/CA. Operation and maintenance (O&M) costs have not been estimated. O&M will be determined once EPA issues its cleanup directive. At that time, staff will present to Council its recommendation for funding the Removal Action and O&M as part of the regular budgeting for outcomes process.

Consequences of not taking the recommended action:
Park City would not have the technical expertise to complete the EE/CA and meet submittal deadlines. Park City will likely incur penalties and not be able to meet the requirement of the executed AOC.

Recommendation:
Authorize the City Manager to execute a Professional Services Agreement in a form approved by the City Attorney's Office with URS Corporation for services related to the Engineering Evaluation/Cost Analysis (EE/CA) for Richardson Flat Tailings Site OU4 (the Prospector Drain). The Contract will allow staff to consult with URS, implement the EPA-approved EE/CA Work Plan, and meet the requirements of the Administrative Order on Consent (AOC) with EPA, the Utah Department of Environmental Quality and others. The Professional Services Agreement shall be in the amount of $295,835.10.

City Council
Staff Report

Subject:	**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT IMPACT FEE PAYMENT**
Author:	**Michelle De Haan, Water Quality and Treatment Manager**
Department:	**Public Works, Water**
Date:	**February 14, 2013**
Type of Item:	**Administrative**

Summary Recommendations:
Staff recommends Council authorize the City Manager to pay Snyderville Basin Water Reclamation District (SBWRD) $327,823 for impact fees for discharging solids to the sewer at the Quinns Junction Water Treatment Plant (QJWTP).

Topic/Description:
Water Strategic Plan: Source Strategies & Polices
Maximize the availability of Park City's water from the Rockport Importation project

Background and Analysis:
The QJWTP treatment process has a water treatment residuals stream. The majority of this water is recycled to the head of the plant and is retreated. A lesser portion of the residuals are solids which are discharged to the SBWRD Silver Creek Treatment Plant. SBWRD charges Park City and other entities that discharge to the sewer fees to pay for their treatment facility and associated operations based on Residential Equivalents (REs).

Prior to the QJWTP start-up Park City projected the amount of solids anticipated for discharge to the sewer and the associated number of REs. At that time the 2010 rate was $6,438/RE. Park City initially paid a one-time impact fee totaling $342,824 for 53.25 RE's that allowed for a maximum monthly discharge of 511,200 gallons.

After startup of the QJWTP and gaining operational experience, the actual sewer discharge quantity is 838,440 gallons per month -- 327,240 gallons per month or 34.09 REs higher than estimated. Therefore, Park City currently owes SBWRD $219,471 for the additional 34.09 REs. SBWRD is applying the 2010 impact rate fee ($6,438/RE) if Park City pays them before February 28, 2013. If impact fees are paid on or after February 28, 2013, the higher 2013 impact fee rate ($6,948/RE) would apply. Paying prior to February 28, 2013 provides a cost savings of $17,386.

SBWRD has indicated that Park City could purchase additional capacity, over and above the combined 87.34 RE's, at the 2010 rate, if the purchase is made prior to February 28, 2013. Water Department staff does not feel confident that 87.34 REs is the adequate estimate given the short operating time frame of the QJWTP. Changes in water quality have and can strongly impact the amount of solids discharged to the sewer and resultantly impact the treatment process operations. Based on the data collected to date, Water Department staff recommends purchasing a total of 103.66 REs. This is an additional 16.32 REs, equating to discharging an additional 161,560 gallons per month. This equates to an additional cost of $108,352, totaling $327,823.

Judge tunnel water entering the QJWTP, along with process changes and the related expansion may result in reassessment of the impact fees with Park City. If RE's are reduced, SBWRD would refund Park City the surplus RE impact fees.

Department Review:
This report has been reviewed by representatives of Public Works, Legal and the City Manager's Office and their comments have been integrated into this report.

Alternatives:

A. Approve:
Council could authorize the City Manager to execute payment $327,823 to SBWRD for impact fees that are due to SBWRD. This amount includes purchasing additional REs based on operational experience to date and the potential for changes in water quality.

B. Deny:
Council could deny the request. Denying the request would result in SBWRD not allowing further discharges from the QJWTP. This could result in not being able to run the QJWTP, losing a valuable water resource and the ability to operate the new water treatment plant.

C. Modify:
Council could modify the request for payment to SBWRD. Modifying the request would result in Park City paying the 2013 rate, which would increase the RE costs by $17,386.

D. Continue the Item:
Council could continue the request for the agreement. The same impact would occur as described if Council modified the payment.

E. Do Nothing:
Staff does not recommend this alternative. Doing nothing could result in SBWRD not allowing further discharges from the QJWTP. This could result in not being able to run the QJWTP, losing a valuable water resource and the ability to operate the new water treatment plant.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination **(Economic Impact)**	**Preserving & Enhancing the Natural Environment** **(Environmental Impact)**	**An Inclusive Community of Diverse Economic & Cultural Opportunities** **(Social Equity Impact)**	**Responsive, Cutting-Edge & Effective Government**
Which Desired Outcomes might the Recommended Action Impact?	(+/-) (Select Desired Outcome)	(+/-) Adequate and reliable water supply	(+/-) (Select Desired Outcome)	(+/-) Fiscally and legally sound
	(+/-) (Select Desired Outcome)	(+/-) Managed natural resources balancing ecosystem needs	(+/-) (Select Desired Outcome)	(+/-) Well-maintained assets and infrastructure
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) Streamlined and flexible operating processes
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)	(+/-) (Select Desired Outcome)
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Neutral	Very Positive	Neutral	Very Positive
Comments:				

Funding Source:
The funding for the project is from impact and service fees and is part of the approved 5-year CIP.

Consequences of not taking the recommended action:
Doing nothing could result in SBWRD not allowing further discharges from the QJWTP. This could result in not being able to run the QJWTP, losing a valuable water resource and new water treatment plant.

Recommendation:
Staff recommends Council authorize the City Manager to pay Snyderville Basin Water Reclamation District (SBWRD) $327,823 for impact fees for discharging solids to the sewer at the Quinns Junction Water Treatment Plant (QJWTP).

Exhibits:
SBWRD Invoice

City Council Staff Report

Subject: City Property Disposition Resolution
Author: Heinrich Deters
Department: Sustainability
Date: February 14, 2013
Type of Item: Administrative

Summary Recommendations:
Council should review and adopt the attached Resolution on the possible discussion and disposition of City-Owned property. (Exhibit A)

Topic/Description:
A property strategic plan for city-owned parcels enables staff and the Council to: 1) use basic, centralized management standards and prioritization for assets that are otherwise managed by various departments of the City; 2) identify long term planning strategies or options, and 3) establish some degree of predictability for property owners adjacent to municipal property. Additionally, the disposition list and associated resolution constitutes public notice that the properties listed may be intended for sale or trade if noted and the City Council may consider the best possible terms of a potential transaction in closed session if necessary pursuant to state law.

Background:
In 2005, City Council adopted a strategic plan for city- owned parcels with development potential. The intent of the plan was to provide transparency and possible intent of the City's use of available parcels for potential municipal purposes or disposition. Many of the uses and transactions identified for parcels on the previous 2005 list, have been realized, which included the development of the Snow Creek Cottages, the Park Avenue Public Safety building, Creekside Park and Old town Park.

Last month, managers of the Transit, Water, Sustainability, Planning and Public Works met to discuss possible projects and needs associated with city-owned property. Their edits and comments have been included in this list and represents an update to the 2005 Strategic Plan document (Exhibit B)

Analysis:
Park City Municipal owns numerous parcels, ranging greatly in acreage and use. These parcels include large open space properties restricted by deed restrictions and conservation easements, all the way to small remnant parcels, real property and dedicated rights of way. This strategic plan is for property with development potential only. The plan does not contain property restricted as open space by restrictive covenant or has been purchased with open space funds.

Identifying certain properties for possible use for municipal needs, including public works facilities, water facilities and snow storage is a long term planning priority as demands for City services increase, and potential property availability decreases. Conversely, implementation of Council goals and capital projects may be better or more efficiently achieved by selling city-owned property to a third party or otherwise transferring property to another nonprofit or government entity.

The attached disposition list (Exhibit C) and supplemental maps (Exhibit D and E) is an updated compilation of City property, service needs and/or possible projects that Council may consider which may require the use of City property in a transactional capacity.

The potential uses identified in the list are intentionally broad and in no way binds Council to future decisions. Prior to action taken with any of the properties identified within the list, staff and Council would adhere to public notification standards for Disposals of Significant Parcels of Real Property as required by State Code and Municipal Code § 2-3-11.

Department Review:
This report has been reviewed by the Sustainability, Planning, Public Works, Transit, Water, Engineering, Executive and Legal Departments.

Alternatives:

A. Approve:
Adopt the attached resolution as attached.

B. Deny:
Do not adopt the attached resolution as attached.

C. Modify:
Modify the attached resolution as attached.

D. Continue the Item:
Continue the item because more information is required.

E. Do Nothing:
Same as continuance.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?				+ Fiscally and legally sound + Well-maintained assets and infrastructure + Engaged and informed citizenry
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	(Select from List)	(Select from List)	(Select from List)	Positive
Comments:				

Consequences of not taking the recommended action:
A lack of transparency and clarity may be perceived without adoption of a city-owned property disposition list, as well as, notification to discuss matters within closed session

Recommendation:
Council should review and adopt the attached Resolution on the possible discussion and disposition of city-owned property.

Exhibit A- Resolution

RESOLUTION UPDATING A STRATEGIC PLAN FOR CITY-OWNED PROPERTY WITH DEVELOPMENT POTENTIAL IN PARK CITY, UTAH AND REPEALING AND REPLACING RESOLUTION NO. 22-05 IN ITS ENTIRETY

WHEREAS, the City owns numerous properties with possible uses and/or development potential that may be utilized to attain community goals;

WHEREAS, ongoing strategic planning of municipal assets is in the best interest of the public;

WHEREAS, City Council's goal for an engaged and informed citizenry is a product of transparent government and public notification;

WHEREAS, the growing demand for City services is subject to continual evaluation of asset management.

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

SECTION 1. CITY PROPERTY DISPOSITION LIST. Park City adopts the 'Property disposition list' as attached hereto as Exhibit A.

This Resolution hereby constitutes public notice that the properties listed herein are intended for sale if so noted and the City Council may meet in closed session as allowed by state law to discuss the best possible terms of a potential sale. Any final approval of a sale by the City Council must be done at a regular, open meeting.

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

PASSED AND ADOPTED this fourteenth day of February, 2013.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Dana Williams

Attest:

____

Janet M. Scott, City Recorder

Approved as to form:

____

Mark D. Harrington, City Attorney

City Council
Staff Report

PARK CITY
1881

Public Works

Author: Kent Cashel, Deputy PW Dir.
Subject: STRATEGIC PLAN FOR CITY-OWNED PROPERTIES
Date: September 1st, 2005
Type of Item: Legislative

Summary Recommendations:
Staff requests that City Council pass the attached resolution adopting a strategic plan for City-owned properties with development potential.

Description:
Background:

The City owns hundreds of parcels of land. The size of these properties range from easements consisting of a few hundred square feet to 30- 40 acre parcels with development potential. This not including thousands of acres of protected open space.

As land with development potential within the area becomes increasingly scarce both the market and strategic value of these parcels rise. Looking forward the City's need for additional administrative offices, operations facilities, and recreation and affordable housing facilities will grow and require real estate to develop these facilities on. The City Manager directed Staff to form a cross functional team in December of 2004 to complete the following five tasks:

- Compile an inventory of City owned parcels with development potential.
- Compile a list of City needs or projects that are currently being considered.
- Develop a draft strategic plan for the use of City owned parcels with development potential.
- Present this draft strategic plan to Council for input and direction.
- Integrate Council and community input into a final strategic plan and present to Council for final adoption.

The City Property Team was formed with the following members:

Patrick Putt	Planning
Rick Ryan	Public Safety
Colin Hilton	Capital Projects & Economic Development
Alison Butz	Special Events
Gary Hill	Budget, Grants & Debt
Ken Fisher	Recreation
Eric Dehaan	Engineering
Kent Cashel	Public Works

On May 4th, 2005 Staff held an open house at the Miner's Hospital to present the draft plan to the public and take comment on the plans recommendations.

Staff presented the final draft plan to Council on August 18th, 2005. Technical difficulties encountered while preparing the Council packet for that resulted in the report being contained in two different sections of the packet. This created some confusion regarding the specific contents of the final strategic plan. Staff requested that Council reschedule adoption of the strategic plan for the September 1st meeting to reassemble the report and ensure all details of the plan have been clearly communicated.

Staff has incorporated Council direction and public comment into the final strategic plan and requests that Council pass a resolution to adopt that plan.

Analysis:

The "Strategic Plan for City Owned Parcels with Development Potential." (Found in Exhibit A of the attached resolution) consists of the following two elements:

1. **Summary Strategic Plan-** This table identifies the intended use(s) for each parcel contained in the plan.
2. **Strategic Plan Technical Tables** – These tables contain technical details specific to each individual parcel

Department Review:
This report has been reviewed by the following departments: City Manager's Office, City Attorney's Office, Facilities and Special Events, Budget Office and Public Works.

Alternatives:

Approve the Request:
Council could pass the resolution adopting a strategic plan for City-owned properties with development potential. This is staff's recommendation.

Amend the Request:
Council could amend the final plan and pass the resolution adopting a strategic plan for City- owned properties with development potential.

Deny the Request:
Council could deny Staff's request.

Continue the Item:
Council could defer decision on this item to a later date.

Do Nothing:
Council could choose to do nothing on this item.

Significant Impacts:
It is important to note that the attached strategic plan will not bind the City to any particular use for a given parcel but will provide more clarity and direction to City Council, Staff and third parties on the intended use of City-owned parcels with development potential.

Recommendation:
Staff requests that City Council pass the attached resolution adopting a strategic plan for City- owned properties with development potential. The resulting strategic plan will not bind the City to any particular use for a given parcel but will provide more clarity and direction to City Council, Staff and third parties on the intended use of City-owned parcels with development potential.

Attached: 1. Resolution with Exhibit A

RESOLUTION ADOPTING A STRATEGIC PLAN FOR CITY OWNED PARCELS WITH DEVELOPMENT POTENTIAL

WHEREAS, the City owns numerous properties with possible municipal uses or development potential;

WHEREAS, potential uses for City-owned parcels with development potential are many and varied;

WHEREAS, the City Council has determined that it is in the public's best interest to have a strategic plan to communicate the intended use for each City-owned parcel with development potential; and

WHEREAS, the City Council has determined it is in the public's best interest to have a strategic plan to guide decision making regarding City-owned parcels with development potential.

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

SECTION 1. STRATEGIC PLAN. Park City adopts the "Strategic Plan for City-Owned Parcels with Development Potential" as attached hereto as Exhibit A.

This Resolution hereby constitutes public notice that the properties listed herein are intended for sale if so noted, and the City Council may meet in closed session as allowed by state law to discuss the best possible terms of a potential sale. Any final approval of a sale by the City Council must be done at a regular, open meeting.

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

EXHIBIT A
SUMMARY STRATEGIC PLAN

Parcel	Intended Use
Baingo\Wortley #1	Recreational Use, Trade/Sell
Baingo\Wortley #2	Public Works Snow Storage
Baingo\Wortley #3	Hold/Trade/Sell
North Forty Parking Area	Recreation Parking ,Trade/Sell
Old Sewer Plant	Park/Water Infrastructure/Fire Station, Trade/Sell
Snow Creek #1	Public Safety, Trade/Sell
Snow Creek #2	Potential Affordable Housing Project, Trade/Sell
Shortline	Trade/Sell
North Library	Current Recreation Use
Wisnewski	Trade/Sell
Colman	Interpretive Park/Green Space, Trade/Sell
Colman (Prospect Ridge)	Open Space/Trail
Pechnick	Trade/Sell
Pace #1-3	Hold/Trade/Sell
Pace #4 (Tailings Parcel)	Hold/Trade/Sell
Braser-Nanaloa	Hold/Trade/Sell

Baingo\Wortley # 1 Parcel

Location	Eastern edge of City on north side of SR248.
Description	Approx 8 Acres.
Ownership	City
Parcel Market Value	No current appraisal available.
Zoning	RD, ECPZ
Current Use	None
Identified Potential Use	Recreation Use (Identified as potential BMX track). Affordable Housing. Public Works Expansion. Park and Ride.
Environmental Issues	None
Miscellaneous Issues	Utilities (water and sewer) are distant from site
Easements	None
Intended Use	**Recreation Use, Trade/Sell:** Given the ECPZ zoning and utility access issues this site presents many development challenges. The City intends a recreational use for this parcel. The parcel has been identified as the potential site by the Recreation Advisory Board for a future BMX track. The BMX track planned to be temporarily at the Old Sewer Treatment parcel is currently developed as a concept only. Funding for this project exists in CIP funds. The City may choose to sell or trade this parcel in the future.

Baingo\Wortley # 2 Parcel

Location	Eastern edge of City on south side of SR248.
Description	Approx 14 Acres.
Ownership	City
Parcel Market Value	No current appraisal available
Zoning	ROS, ECPZ
Current Use	Public Works Snow\Materials Storage.
Identified Potential Use	Public Works Snow\Materials Storage.
Environmental Issues	Most likely soil contamination.
Miscellaneous Issues	Wetlands protection will be necessary if City chooses to continue snow\materials storage at this site.
Easements	None.
Intended Use	**Snow Storage:** Proximity to City makes this site invaluable to snow removal efforts as is evident by volume of snow stored there this year.

Baingo\Wortley # 3 Parcel

Location	Eastern edge of city on south side of SR248 (South side of Rail Trail).
Description	Approx 14 Acres.
Ownership	City
Parcel Market Value	No current appraisal available.
Zoning	ROS, ECPZ
Current Use	None
Identified Potential Use	No projects identified by Staff
Environmental Issues	None
Miscellaneous Issues	Access to site is somewhat limited.
Easements	None
Intended Use	**Hold/Trade/Sell:** No current projects. The City will continue to explore potential uses for this parcel. The City may choose to sell or trade this parcel in the future.

North Forty Parking Area Parcel

Location	West side of PC hill between SR248 and Meadows Drive.
Description	73.5 acres.
Ownership	Municipal Building Authority (MBA)
Parcel Market Value	No current appraisal available
Zoning	ROS
Current Use	Parking for recreation fields.
Identified Potential Use	Parking for recreation fields, Recreation storage, Right of way for eastern access road into Park Meadows from SR 248, Trade\Sell.
Environmental Issues	Wetlands along west side of parcel.
Miscellaneous Issues	Historic structure on site. Much of site is very steep hillside.
Easements	Osguthorpe Single family easement on north end of parcel.
Intended Use	**Current Recreation Field Parking, Trade/Sell.** Current use for parking fills need generated by recreation fields. Parcel has the potential to serve as right of way for an eastern access route into Park Meadows\Fairway Hills area if this route was deemed appropriate at some point in the future. The City may choose to sell or trade this parcel in the future.

Old Sewer Plant

Location	East of SR 224 on south side of Holiday Ranch Loop Road between Holiday Ranch Loop Road and Saddle View Way.
Description	Approx 8.45 acres
Ownership	City
Parcel Market Value	No current appraisal available
Zoning	ROS
Current Use	Trail along the west side of parcel, Parks and Golf materials storage and staging, Water well and pump house on NE corner.
Identified Potential Use	Fire Station, Park, Water Treatment Plant and infrastructure, Affordable Housing, Public works expansion, trade-sell.
Environmental Issues	Wetlands dissect property in several places.
Miscellaneous Issues	Situated in the flood plain. Old foundations are buried and would likely need removal to prep building site (park site could bury in place).
Easements	Trail
Intended Use	**Park/Fire Station/Water Treatment Plant, Trade\Sell** The water treatment plant is a required use along the east side of property (next to the Divide and New Park Meadows wellheads). The Recreation Advisory Board has identified this as a potential site for a neighborhood park and a temporary BMX track. The site's geographic location makes it ideal for the placement of a fire station to provide fire suppression and medical response services to adjacent neighborhoods. The packaging of essential water infrastructure, a neighborhood park and a fire station is the optimal identified use of this site. The fire station will provide an on-site security presence for the park and critical water infrastructure. The park provides a softening element for the water infrastructure and fire station.

	Funding for water projects has been identified and concept design and environmental work are underway. City could negotiate sale\trade\donation of site for fire station. Design and funding of the fire station would be provided by the PC Fire District. Funding for the park exists in the CIP.

Snow Creek # 1 Parcel

Location	East Side of SR224 between Post Office and Snow Creek Drive.
Description	Approx 2.5 acre.
Parcel Market Value	No current appraisal available
Ownership	Lower Park Avenue RDA
Zoning	RDM, FPZ, SLO
Current Use	None
Identified Potential Use	Public Safety Complex, Sell or Trade, Visitor Center
Environmental Issues	None identified
Miscellaneous Issues	None identified
Easements	Trail, Doherty Ditch
Intended Use	**Public Safety Complex, Trade/Sell** Council has directed staff to move forward with design of Public Safety Complex on this site. The City may choose to sell or trade this parcel in the future.

Snow Creek # 2 Parcel

Location	West Side of SR224 directly east of post office west of Dan's shopping center and north of Snow Creek Drive.
Description	Approx 4.0 acres.
Parcel Market Value	No current appraisal available
Ownership	Lower Park Avenue RDA
Zoning	RDM, SLO
Current Use	None
Identified Potential Use	Affordable Housing.
Environmental Issues	Wetlands along west side of parcel.
Miscellaneous Issues	Providing access to site may be challenging.
Easements	Sewer and road, trail and Doherty ditch easements.
Intended Use	**Affordable Housing, Trade/Sell** Given the lack of identified projects for this site, the RDM zoning, parcel proximity to transit and other amenities make an affordable housing project a viable use for this parcel. No specific design or funding for this project has been identified. The City may choose to sell or trade this parcel in the future.

Shortline Parcel

Location	Northeast corner parcel at Deer Valley Drive and Shortline Road (south of Public Works directly west of Frontier Bank).
Description	Approx. 1 acre.
Ownership	City
Parcel Market Value	No current appraisal available
Zoning	General Commercial FPZ
Current Use	Vacant dirt lot
Identified Potential Use	Public works expansion, trade-sell.
Environmental Issues	Lies within Soil Protection ordinance boundaries (capping mandatory).
Miscellaneous Issues	None identified
Easements	Parking easement for eight spaces granted to Copperbottom Inn along west frontage with Shortline Road. Any project constructed on this site will have to accommodate these spaces.
Intended Use	**Trade or Sell** This location adjacent to the Public Works facility make a portion of the parcel viable for Public Works expansion. Its immediate location would help control operating costs that would increase with a more distant location. The portion of the property fronting on Deer Valley Drive make this parcel attractive to a third party seeking a site for office\commercial use. Transit in particular has immediate (0-2 years), intermediate, (3-7 years) and long term (7-20 year) needs for expanded equipment storage and maintenance bays. While the Shortline parcel will accommodate immediate and intermediate needs it is not clear that space is adequate to fill long term needs. It has been determined that a more viable long term strategy for Transit is to seek a new site perhaps in the Quinn's junction area. The City may sell or trade this parcel to fund that alternate site.

North Library Parcel

Location	Recreation field located north of City library
Description	Approximately 1 acre
Ownership	City
Parcel Market Value	No current appraisal available
Zoning	ROS
Current Use	Recreation field and unregulated parking
Identified Potential Use	Recreation field, small affordable housing project at north end of field.
Environmental Issues	None identified
Miscellaneous Issues	None identified
Easements	None identified
Intended Use	**Current Recreational Use** This parcel will continue in current use serving the communities un-programmed recreational needs.

Wisnewski Parcel

Location	148 Main Street
Description	Approx. ¼ acre.
Ownership	City
Parcel Market Value	No current appraisal available
Zoning	HR-2
Current Use	Vacant dirt lot
Identified Potential Use	Trade\Sell (with relocated historic structure currently located on Colman parcel).
Environmental Issues	None identified.
Miscellaneous Issues	Flood Plain.
Easements	Critical water flow course.
Intended Use	**Trade/Sell** (with relocated historic structure located on Colman parcel) Given location in historic district relocating structure from Colman parcel will make structure more attractive and improve likelihood outside party would purchase and restore.

Colman Parcel

Location	Located between Hillside Avenue and Swede Alley
Description	Approx. 1 acre
Ownership	City
Parcel Market Value	No current appraisal available
Zoning	HR-1, HR-2
Current Use	Vacant Dirt lot.
Identified Potential Use	Interpretive Neighborhood Park, Green Space
Environmental Issues	Within Soils Ordinance Boundaries (capping mandatory).
Miscellaneous Issues	Flood Plain, Historic Structure on Site, Limited access to site.
Easements	Critical Water Flow Course
Intended Use	**Interpretive Neighborhood Park/Green Space, Trade/Sell** Given location in historic district, flood plain and limited access to the site make an interpretive neighborhood park\green space a viable and beneficial use. Historic structure on site could be relocated to Wisnewski parcel (just west of Coleman parcel). Funding for the interpretive parks project exists in the neighborhood parks CIP. The City may choose to trade or sell this parcel.

Colman (Prospect Ridge) Parcel

Location	NE corner of Hillside and Main.
Description	Approximately 8.29 acres.
Ownership	City
Parcel Market Value	No current appraisal available
Zoning	ROS
Current Use	Open Space with trail and small parking area on Prospect drive.
Identified Potential Use	Open Space\Trail.
Environmental Issues	Within Soils Ordinance Boundary.
Miscellaneous Issues	Very steep slope.
Easements	None identified
Intended Use	**Open Space/Trail.** The City believes that current use of this parcel as open space\trail is its best and highest use. This conclusion is based upon the slope of the parcel, its natural and visual qualities, and the lack of any other identified projects for the parcel.

Pechnik Parcel

Location	154 Marsac Avenue
Description	Approximately 1500 sq'
Ownership	Main Street RDA
Parcel Market Value	No current appraisal available
Zoning	HR-2
Current Use	None
Identified Potential Use	Sell or trade for use in affordable housing project.
Environmental Issues	Within Soils Ordinance Boundary
Miscellaneous Issues	Very steep slope
Easements	
Intended Use	**Sell/Trade (for use in affordable housing project).** The City believes the size of this parcel limits its use in most projects. However its proximity to other privately held parcels makes it a strong sell\trade candidate to be used as part of an affordable housing project.

Pace Parcel #1-3

Location	Summit County south of I-80 east of Rails to Trails. In vicinity where east I-80 enters Silver Creek Canyon.
Description	169.38 Acres
Ownership	MBA
Parcel Market Value	No current appraisal available
Zoning	Summit County
Current Use	None
Identified Potential Use	Trade\Sell (Golf Course) Open Space
Environmental Issues	None identified
Miscellaneous Issues	None identified
Easements	None identified
Intended Use	**Hold/Sell/Trade** Staff recommends the City continue to explore potential uses for this parcel. The city has recently been approached by a developer concerning the construction and donation of a golf course on this parcel. These discussions are currently in a concept stage only. Prior discussions with the private sector have involved a potential equestrian facility.

Pace Parcel #4 – Tailings Parcel

Location	South side of I-80 at mouth of Silver Creek Canyon.
Description	49.13 Acres
Ownership	MBA
Parcel Market Value	No current appraisal available
Zoning	Summit County
Current Use	None
Identified Potential Use	None identified
Environmental Issues	Soils issues
Miscellaneous Issues	Any construction on this site prior to July 28^{th}, 2036 requires prior written authorization of Standley, Arvill and Pearl Pace as per sales agreement.
Easements	None identified
Intended Use	**Hold/Sell/Trade** Given environmental issues and sales agreement limitation on development the sale or development of this parcel will be challenging No City projects have been identified for this parcel. The City will continue to explore potential uses for this parcel.

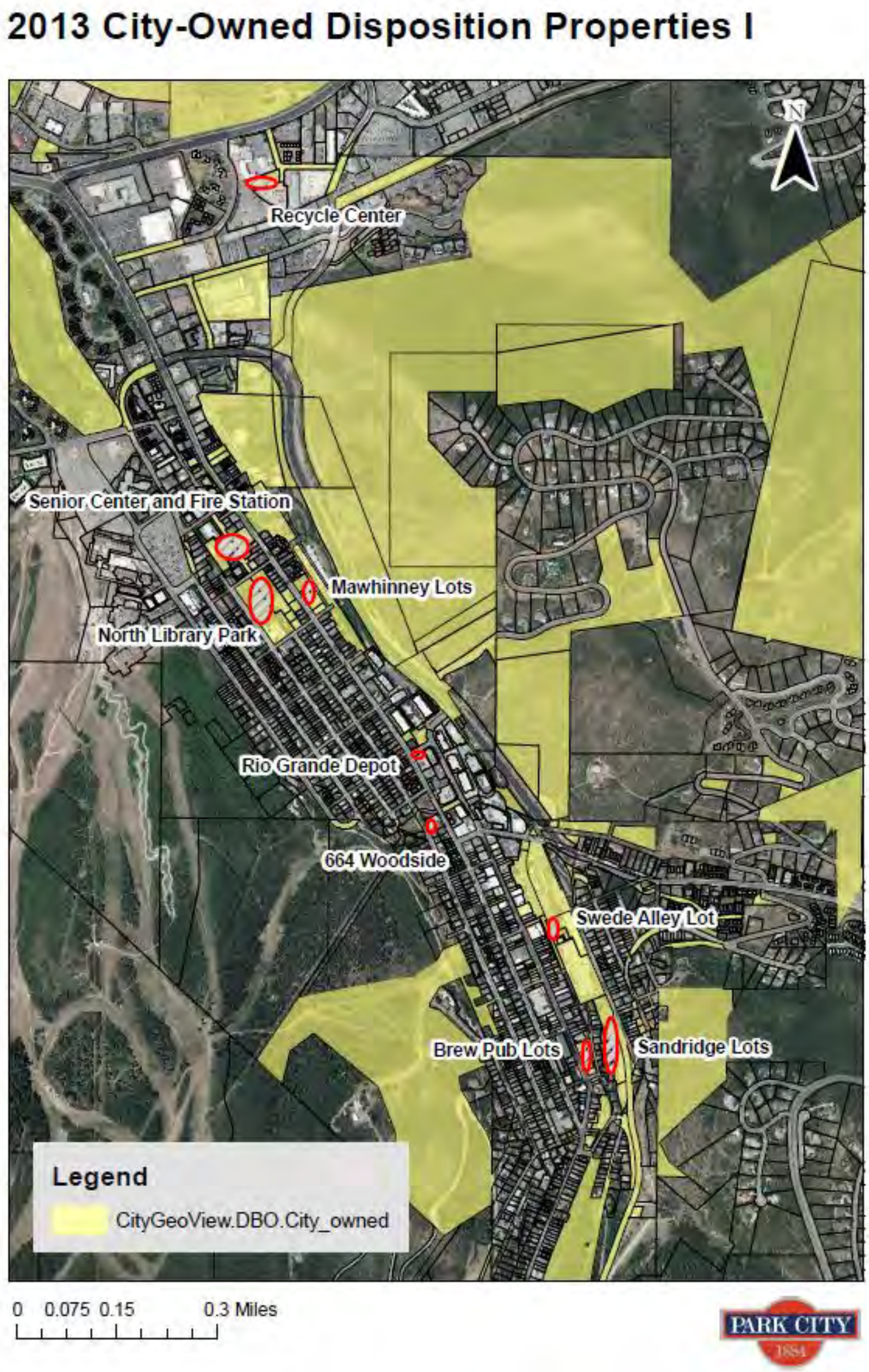
Braser - Naniloa Parcel

Location	North side of I-80 at mouth of Silver Creek Canyon.
Description	9.51 Acres
Ownership	MBA
Parcel Market Value	No current appraisal available
Zoning	Summit County
Current Use	None
Identified Potential Use	None identified
Environmental Issues	Soils issues
Miscellaneous Issues	None identified
Easements	None identified
Intended Use	**Hold/Sell/Trade** The City will continue to explore potential uses for this parcel.

Exhibit C- 2013 City Property list

2013 City Property Disposition Resolution	
Property/Parcels/Acres	**Potential Use**
Bango-Wortley/Gordo Parcels PC-9-95-X, PC-9-95-M-X, PC-9-95-J-X, PC-9-95-F-X, PC-9-95-G-X, PC-9-95-H-X, PC-9-95-L-X, PC-9-95-K-X, PC-9-95-1-X, PC-9-95-B-X (approx. 14 acres)	Hold/Sell/Trade; PW Storage; Municipal Facility; Inside Soils Ordinance
664 Woodside NGS-2-X (.06 acre)	Hold/Trade/Sell; Affordable Housing
Park and Ride SS-87 (16.25 acres)	Recreation; City Facilities
Brew Pub Parking Lots PC-263-X, PC-264-1-X, PC-265-X, PC-266-X, PC-563-X (.5 acre)	Hold/Trade/Sell; Parking; Park; Gondola Base; Inside Soils Ordinance
SR-224 Kiosk (.44 acres)	Trailhead Parking
Mawhinney Lots SA-369-X, SA-370-X, SA-371-X, SA-372-X (1 acre)	Skate Park; Parking; City Park; Inside Soils Ordinance
Swede Alley Surface Lot MPS-3-AM-X (.4 acre)	Hold/ Sell/Trade; Parking; Park; Inside Soils Ordinance
Triangle Parcel SS-57-1-B-X (111 acres)	Hold/Sell/Trade; PW Facility; Open Space; Municipal Facility; Recycle Center
Rio Grande Depot SA-398-X (.01 acre)	Hold/Sell/Trade; Pedestrian Facility; Parking; Inside Soils Ordinance
North 40 Parking area PCA-98-C-1-X (73 acres)	Recreation, Parking
IHC Lot 5 IHPCMC-5-2AM-X (15 acres)	Hold/Sell/Trade; Recreation; Trails, City Facilities
Naniola/Kivett SS-29-C-X, SS-21-A-X (60 acres)	Hold/Sell/Trade
North Library SA-68-X, SA-72-X (2.5 acres)	Park, Recreation
1353 & 1333 Park Ave. Fire Station/Miners Hospital/City Park SA-273-X (.5 acre)	Hold/Sell/Trade; Lower RDA Plan Development; partially inside soils ordinance
1361 Woodside Ave. Senior Center and parking SA-265-A-X (1.5 acres)	Hold/Sell/Trade; Lower RDA Plan Development
1450 & 1460 Park Ave. Co-Housing	Hold/Sell/Trade; Co-Housing Project; Affordable Housing; Inside Soils Ordinance
1951 Woodbine Way Recycling Center SS-224-X (.5 acre)	Hold/Sell/Trade; Bonanza Park Redevelopment; Inside Soils Ordinance
Pace Parcels SS-28-A-1-X, SA-28-A-X (110 acres)	Hold/Sell/Trade; Open Space; Recreation; Snow Storage
Sandridge Parcels PC-730-2-X, PC-730-G-X (2 acres)	Hold/Sell/Trade; Parking; Gondola Base; Inside Soils Ordinance
PC Heights Parcel (24 acres)	Hold/Sell/Trade; Open Space; Recreation; Snow Storage

Exhibit D & E- Property Maps



2013 City-Owned Disposition Properties II