PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JANUARY 11, 1996

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, January 11, 1996.

AGENDA

Closed Session

4:00 p.m. Property acquisition

Work Session

4:45 p.m. Council comments
5:05 p.m. Review of regular meeting
5:40 p.m. Parks/Recreation Board tree planting update

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

1. Kudos

2. Tree planting project

III COMMUNICATIONS FROM COUNCIL AND STAFF

Council compensation package

IV MINUTES OF MEETING OF DECEMBER 14, 1995

V PUBLIC HEARING

1. Continuation of hearing of an Ordinance approving the amendment to the Park City Survey for Lots 20 and 21, Block 13, located at 108 Park Avenue, Park City, Utah

2. An Ordinance approving an amendment to the Copperbottom Inn Condominium Apartment Homes condominium plat at 1637 Shortline Road, Park City, Utah

VI CONSENT AGENDA

1. Ordinance approving the amendment to the Park City Survey for Lots 20 and 21, Block 13, located at 108 Park Avenue, Park City, Utah

2. An Ordinance approving an amendment to the Copperbottom Inn Condominium Apartment Homes condominium plat at 1637 Shortline Road, Park City, Utah

3. Resolution establishing a regular meeting date, time, and location for meetings of the City Council of Park City, Utah

4. Purchase of Bomag asphalt roller compactor in the amount of $24,700 and Ford Ranger series pickup in the amount of $17,552

5. Award of proposal to Diamond Parking for valet services on Main Street and Swede Alley

VII RESIGNATIONS AND APPOINTMENTS

Appointment of Mayor Pro Tem and Alternate Mayor Pro Tem

VIII NEW BUSINESS

Award of proposal to Diamond Parking for valet services on Main Street and Swede Alley

IX ADJOURNMENT

Redevelopment Agency and Municipal Building Authority meetings will convene to establish meeting dates for 1996

Note: It should be noted that the entries under Public Input and Communications from Council and Staff occurred during the meeting and appear on this agenda for ease of reference. Also, Item 5 under the Consent Agenda was moved to New Business.

Posted: 1/8/96

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JANUARY 11, 1996

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

Toby Ross, City Manager; Jodi Hoffman, City Attorney, Jerry Gibbs, Public Works Director; Hope Bleecker, Transportation Director; Jennifer Harrington, Landscape Architect

Entry Corridor Tree Subcommittee Brigetta Wrey, Lani Furr, Bruce Feyerabend; Pepper Provenzano, Tree Utah

1. **Council questions/comments.** Chuck Klingenstein discussed formulating a strategy of communicating the Council's goals to the public. The Mayor suggested scheduling this topic on work session. Mr. Klingenstein brought up the dangerous crossing situation on SR248 between Dan's and Albertson's. Ms. Kerr brought up the turning lane problems on SR224 and 248 and the City Manager stated that SR224 is scheduled for work but SR248 has inherent conflicts. Mr. Ross continued that there is wiring for a street light on SR248 and he is not sure why a light has not been installed. Mr. Klingenstein also brought up the school crossing and suggested more police enforcement. The City Manager responded that generally the traffic flows at 20 mph when the school lights are flashing and there aren't speeding problems during those times. Roger Harlan pointed out that the state has been on the highway counting cars and hoped that this would be a site for a traffic signal. Toby Ross added that the state has agreed to lower the speed limit there in the spring.

2. **Review of regular meeting - valet parking services on Main Street and Swede Alley.** See regular meeting and attached staff report. Ms. Bleecker, Transportation Director, explained that this is being proposed to increase space utilization in Swede Alley. The valet parking services area would include the first floor of the China Bridge garage and an area of Swede Alley north of the parking garage. The number of parking spaces total 177, which are now used by the general public, but with valet services as many as 300 automobiles could be parked in the same area during the evening hours. The contractor would set up staging booths along Swede Alley and people would be charged $3 per car to park in the valet area. Cars would be retrieved by a calling system and there would a 10 minute turn-around time for retrieval. It is estimated that this would cost about $27,000 for the project period from February 1 to March 31 Thursdays through Sunday, and if the project went well the cost will be reduced substantially.

Jerry Gibbs emphasized that this is a trial for parking alternatives and should indicate if valet services are a feasible option for acquiring additional parking spaces. Ms. Bleecker added that there will be an educational period for employees and the general public of two weeks that the first floor of the China Bride and a portion of Swede Alley will be used for valet services during the evening. No cars will be towed and it is proposed to allow a 30 minute to one hour grace period for people. Ms. Bleecker discussed a shuttle service for employees and that the top floor of the garage be dedicated for employee use. She added that the parking problems are caused by lack of spaces but also poor utilization. The north parking lot of the Marsac Building will be used for overflow parking. Jerry Gibbs stressed that the product may evolve and if it doesn't work, it will be discontinued. Any damage to cars would be the responsibility of the contractor. In response to a question from Mr. Sincock, Hope Bleecker explained the valet staffing and stated that the contractor will act as a liaison with the merchants. Ms. Bleecker noted that it will take up to two weeks to get validation coupons, if Council approves this proposal. Through illustration of a map, Ms. Bleecker described the valet area. Mr. Sincock recognized that this is a trial project, but that he would like to have preliminary commitments from the merchants to purchase validation coupons which would offset the City's cost. He also felt that the validation would prompt purchases and help the merchants. In response to a funding question from Mr. Daniels, Mr. Gibbs indicated that $50,000 was budgeted for the parking and circulation study which will probably cost $40,000, and the City received a $25,000 grant from the restaurant tax, leaving only $15,000. Mr. Gibbs noted that paying $15,000 a year for so many parking spaces is a good value. The $15,000 will come out of the Transportation Fund or contingency.

Nick Nass, owner of Main Street Photographer, stated that the Main Street Merchants discussed the transportation study in November, but did not recall a lot of support for valet parking. He urged Council not to decide on this tonight as it is a ludicrous idea and out of character with Park City. He understood why Council would want to gain more parking spaces at minimal expense, but he stressed that we can't ask our employees to be second class citizens and we have to make it easier for our employees. He felt it wrong to ask employees not to park in Swede Alley and explained that he has a shift change at 6:30 p.m. Mr. Nass emphasized that it is important to look at not only high-end business but low margin businesses that may be forced to increase their prices to cover validation. He felt that the $27,000 could be better spent by grading parking lot areas. Mr. Nass stated his opposition to this plan and his support for a parking structure. In response to a question from Shauna Kerr, Mr. Nass explained that business after 5 p.m. is the lowest period, but noted that he has employees working there until midnight or later trying to process film. Shauna Kerr felt that the valet service may help Mr. Nass because we will gain 300 spaces, and encouraging employees to use the shuttle may produce more spaces. There will be more available parking on Main Street for drop in customers and there will be more parking on top of the China Bridge parking structure for his employees. Mr. Nass stated that the logic sounds good but there will never be enough parking. Ms. Kerr emphasized that there need to be other opportunities because she is not willing to pave every inch of this town for parking. The Mayor didn't feel it unreasonable to ask employees to walk from the top level of the parking structure to Main Street and Ms. Kerr added that the shuttle is intended for restaurant employees whose staff is large. She felt that this is worth trying. Jerry Gibbs continued that one of the benefits of this time period is that it can be tested when the transportation consultants are in town.

The Mayor relayed that the Council expressed an interest at the retreat to take a comprehensive look at transportation and parking for solutions in the next 20 years and the way we use vehicles in this community today may change in the next few years. He felt it important to try some new things and he reminded Mr. Nass that this is a short time period to test this project. Chuck Klingenstein felt that the fear of the unknown shouldn't bind us, and was in support of trying valet parking. Shauna Kerr expressed the concerns of merchants that the valet area was too large and Ms. Bleecker explained the number of parking spaces needed for the proposal to work. Paul Sincock felt that in the long run, that park and ride programs will be necessary for employees. The open parking area was explained to Mike Lindbloom, a merchant on Main Street. The grace period for employees and the validation were again discussed. Mr. Lindbloom expressed his doubts about this proposal. Mr. Ross explained that there would be discounts to businesses for validation, and retailers and restaurants would probably be charged differently. Mr. Lindbloom recommended striping Main Street, installing a four-way stop sign at Heber and Main Street, and prohibiting deliveries after 10 a.m. The Mayor felt that all of these things will be addressed in the parking study. Roger Harlan emphasized that this will guarantee more parking spaces than currently available and the City is willing to pay for this experiment. Russ Wong, merchant, stated that he felt somewhat blind sided by the project and was skeptical. He stated that after talking with Ms. Bleecker that he feels more comfortable with the valet service and it should be tested. Shauna Kerr encouraged the merchants to provide input to the Council on this project which will assist the study. Mr. Klingenstein stressed that the contractor will make an effort to make this work. Ms. Bleecker concluded that she has every confidence in Diamond, but if for some unforeseen reason it cannot complete the contract, she asked for Council support for an alternate, Valet Parking Specialists to fulfill the remainder of the contract. Council accepted her recommendation.

3. Tree planting update. Jennifer Harrington explained that the Parks, Recreation and Beautification Advisory Board appointed a subcommittee for this project. She introduced Brigetta Wrey, Lani Furr, Bruce Feyerabend and Pepper Provenzano of Tree Utah. Ms. Wrey discussed their brochure and an poster project at the high school. *Play Magazine* will publish a story on this project and she emphasized the importance of getting the community involved. Water bills will have information on the tree planting which will involve 300 trees from Holiday Ranch Road to the Osguthorpe barn on both sides of the highway and 40% will be larger evergreens and the rest shade trees. She discussed the immediate benefit and the enhancement of the planting project by the time the Olympics are hosted by the community. Mr. Provenzano also discussed the tree planting project in Atlanta relating to the Olympics and felt that these improvements are an economic opportunity for Park City as 2/3rds of the world will be watching. Ms. Kerr suggested that the brochure market tree donation gifts for different holidays like Memorial Day, Valentine's Day, and even genealogical commemorations. Mr. Provenzano advised Council that about 500 volunteers will be needed on June 8. See regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JANUARY 11, 1996

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, January 11, 1996. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; Janice Lew, Planner; Pat Putt, Planning and Zoning Administrator; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

1. Kudos - Kate Dordin, resident, complimented the Water Department and its help with her water break. She thanked Council for installing the Monitor Drive sidewalk.

2. Tree planting project - Brigetta Wrey, Parks, Recreation and Beautification Advisory Board member, explained that she serves on a subcommittee charged with the Park City Gateway Tree Planting Project in conjunction with Tree Utah. She noted that they have been working on this for about a year and the next step is informing the community on this project. Trees will be planted on the entry corridor from Holiday Ranch Loop Road to the Osguthorpe farm on both sides. Three hundred trees will be planted and there will have to be site preparation, top soil, and drip irrigation installed. The area will be revegetated with grasses that are drought tolerant and the City has agreed to maintenance. The committee has received about $65,000 in cash donations in addition to in-kind services, and another $85,000 needs to be raised by the community. Ms. Wrey relayed that they have contacted a variety of organizations and are trying to get a grant from the Centennial Committee.

Lani Furr, committee member, discussed the posters created by high school students which were displayed in the Council chambers. She explained that some will be printed in the *Play Magazine*. She stated that it is planned to plant two to three caliber evergreens among other trees that will be approximately 12 feet high on June 8. This will make a tremendous impact on Park City in this Centennial year, for the Olympics, and our future generations. The Mayor thanked everyone involved with this project. Ms. Wrey expressed her appreciation of Jennifer Harrington's efforts. Pepper Provenzano of Tree Utah stated that from his experience it takes a lot of people coming together to make something like this happen and it is estimated that 500 volunteers will be needed on June 8. He read an excerpt from a letter from Governor Leavitt indicating his support of this project and the impact it will make during the Olympics. Bruce Feyerabend discussed the funding needed and the safety precautions that will be taken for volunteers working along the highway on June 8. Mr. Sincock asked that some of the posters be left in the Council Chambers as a community reminder.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Council compensation package - Hugh Daniels disclosed that he would not accept the health benefit component of the compensation package as he was against it during his campaign and wanted the record to reflect that he not taken that option or any reimbursement for that option.

IV MINUTES OF MEETING OF DECEMBER 14, 1995

Shauna Kerr, "I move approval". Roger Harlan seconded. Motion carried unanimously.

V PUBLIC HEARING

Chuck Klingenstein disclosed that he probably reviewed these plats as a Planning Commissioner and, as a matter of fairness, excused himself from discussing or voting.

1. Continuation of hearing of an Ordinance approving the amendment to the Park City Survey for Lots 20 and 21, Block 13, located at 108 Park Avenue, Park City, Utah - Janice Lew explained that the property consists of two irregular shaped lots and each is substandard in that it does not meet the lot size requirements of the HR-1 District. The property owner would like to combine these lots so that he can build a single family structure. There will be a note on the plat regarding setbacks for snow shedding. There has been no public input on this application. See staff report.

With no further comments or questions, the public hearing was closed.

2. An Ordinance approving an amendment to the Copperbottom Inn Condominium Apartment Homes condominium plat at 1637 Shortline Road, Park City, Utah - Patt Putt, Planning and Zoning Administrator, explained that the Copperbottom was condominiumized in 1980 and approved and built with 32 units. Thirty-one units were sold to individuals and the remaining unit was owned fee simple by the owners association and was designated a manager's unit and used for a variety of uses. The association would like to convert that unit to a one-bedroom for-sale unit and a plat amendment is required because the title to the property will be changed. The Planning Commission has forwarded a positive recommendation. See staff report.

With no further comments or questions, the public hearing was closed.

VI CONSENT AGENDA

Shauna Kerr, "I move to remove Item 5 from the Consent Agenda to New Business". Chuck Klingenstein seconded. Motion unanimously carried. The Mayor asked for a motion to approve Items 1 through 4. Hugh Daniels, "I so move". Paul Sincock seconded. Motion carried.

Hugh Daniels	Aye
Roger Harlan	Aye
Shauna Kerr	Aye
Chuck Klingenstein	Aye, Abstention on Items 1 and 2 only
Paul Sincock	Aye

1. Ordinance approving the amendment to the Park City Survey for Lots 20 and 21, Block 13, located at 108 Park Avenue, Park City, Utah - See public hearing and staff report.

2. An Ordinance approving an amendment to the Copperbottom Inn Condominium Apartment Homes condominium plat at 1637 Shortline Road, Park City, Utah - See public hearing and staff report.

3. Resolution establishing a regular meeting date, time, and location for meetings of the City Council of Park City, Utah - See staff report.

4. Purchase of Bomag asphalt roller compactor in the amount of $24,700 and Ford Ranger series pickup in the amount of $17,552 - See staff report.

5. Award of proposal to Diamond Parking for valet services on Main Street and Swede Alley - Moved to New Business.

VII RESIGNATIONS AND APPOINTMENTS

Appointment of Mayor Pro Tem and Alternate Mayor Pro Tem - Paul Sincock, "I move that Roger Harlan be appointed Mayor Pro Tem and Shauna Kerr Alternate Mayor Pro Tem". Hugh Daniels seconded. Motion unanimously carried.

VIII NEW BUSINESS

Award of proposal to Diamond Parking for valet services on Main Street and Swede Alley - See staff report and work session notes. The Mayor asked if there were any questions or comments from Council or the public. Hearing none, he asked for a motion from the Council. Hugh Daniels stated that although it may negatively affect some businesses on Main Street to some extent, he believed that this is a step in the right direction in looking at every opportunity to make improvements in the traffic and parking in the historic area. If it is not successful, it can be easily terminated. Hugh Daniels, "I move that we award the proposal to Diamond Parking for valet services on Main Street and Swede Alley, as outlined". Shauna Kerr seconded and added "that in the event Diamond is unable to perform, that the "first-runner up" (Valet Parking Specialists) perform the duties for the balance of the experiment". Hugh Daniels accepted the amendment to his motion. Paul Sincock encouraged staff to get the validation coupons printed as quickly as possible.

Shauna Kerr emphasized the importance of maintaining an on-going dialog with the merchants and the contractor. Roger Harlan noted that there will be an additional 148 spaces for a small investment. Motion unanimously carried.

IX ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 4 p.m. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; Mark Harrington, Assistant City Attorney; and Jodi Hoffman, City Attorney. Shauna Kerr, "I move to close the meeting to discuss property acquisition". Roger Harlan seconded. Motion carried unanimously.

The meeting opened at approximately 4:45 p.m.

* * * * * * * * * * * *

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

Prepared by Janet M. Scott

Janet M. Scott

Janet M. Scott, Deputy City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

MEETING RECOMMENDATIONS

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE:	**January 11, 1995**
DEPARTMENT:	**Planning Department**
AUTHOR:	**Janice Lew**
TITLE:	**David Morrison Replatted Lots 20 and 21, Block 13, of the Park City Survey Subdivision**
TYPE OF ITEM:	**Legislative**

SUMMARY RECOMMENDATIONS:
Adopt the ordinance approving the plat amendment at 108 Park Avenue, Lots 20 and 21, Block 13, of the Park City Survey.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Applicant:	Paul de Groot for David Morrison
Location:	108 Park Avenue
Zoning:	HR-1
Adjacent Land Uses:	Historic Residential
Date of Application:	August 23, 1995
Project Planner:	Janice Lew

B. Background.

The applicant owns Lots 20 and 21 of Block 13, of the Park City Survey (Exhibit A). As the individual lots are presently platted, they do not meet the minimum lot size requirements outlined in Section 7.1.3(a) of the LMC for the Historic Residential District. To facilitate development of his property, the applicant would like to formally combine the lots to create one parcel for construction of a single family residence . Additionally, there are several historic structures adjacent to the property which do not respect the current setback requirements of the Code.

C. **Analysis.**

This request is to formally combine two existing lots to create one parcel. The size of the structure will be limited by the setback, floor area ratio and height requirements of the Land Management Code for the HR-1 district. The design is regulated by the Historic District Design Guidelines.

To minimize the impact of snow shedding on the adjacent property to the north which is no more than two feet away from the common property line, the applicant has agreed to provide a minimum six foot separation from the building.

Department Review.

The Community Development Department and City Attorney's Office have reviewed this application. This request was reviewed by the Planning Commission on December 13, 1995. A recommendation of conditional approval was forwarded to the City Council at that hearing.

ALTERNATIVES:

A. Approve the proposed amendment thereby removing the common lot line between the two lots.

B. Deny the proposed amendment and retain the current lot configuration.

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

SIGNIFICANT IMPACTS:
The proposed amendment will result in a lot which is slightly larger (2131 sf) than the standard "Old Town" lot measuring 25' X 75 (1875 sf). Historic District plat amendments which create larger lots promote the construction of larger structures.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
If the Council decides to deny the request, the applicant would not be able to develop the lots individually without pursuing a variance to the minimum lot size requirement in the HR-1 district.

PUBLIC INPUT: The property was posted and legal notice sent to all property owners within the affected subdivision plat. As of January 2, 1996, no public input has been received in opposition of the proposal.

RECOMMENDATION:

The Staff recommends approval of the proposed plat amendment for 108 Park Avenue based upon the following:

Findings of Fact:

1. The proposal is consistent with both the Park City Land Management Code and Comprehensive Plan in that the HR-1 district allows single family structures.

2. The lots as currently configured are not of sufficient size to be developed independently.

3. The proposed plat amendment corrects the legal description of the applicant's property and creates one lot for the development of a single structure.

4. The applicant has agreed to provide at least a six-foot separation from the building on the adjoining property located to the north.

Conclusions of Law:

1. There is good cause for the amendment.

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

Conditions:

1. Prior to plat recordation, the City Council, City Attorney, and City Engineer shall review and approve the final plat for compliance with the Land Management Code and conditions of approval.

2. All Standard Project Conditions shall apply.

3. A note shall be placed upon the plat which states that the minimum separation from the building on the adjoining property to the north shall be 6 feet.

EXHIBITS:

Exhibit A - Location Map
Exhibit B - Ordinance and Proposed Amended Plat

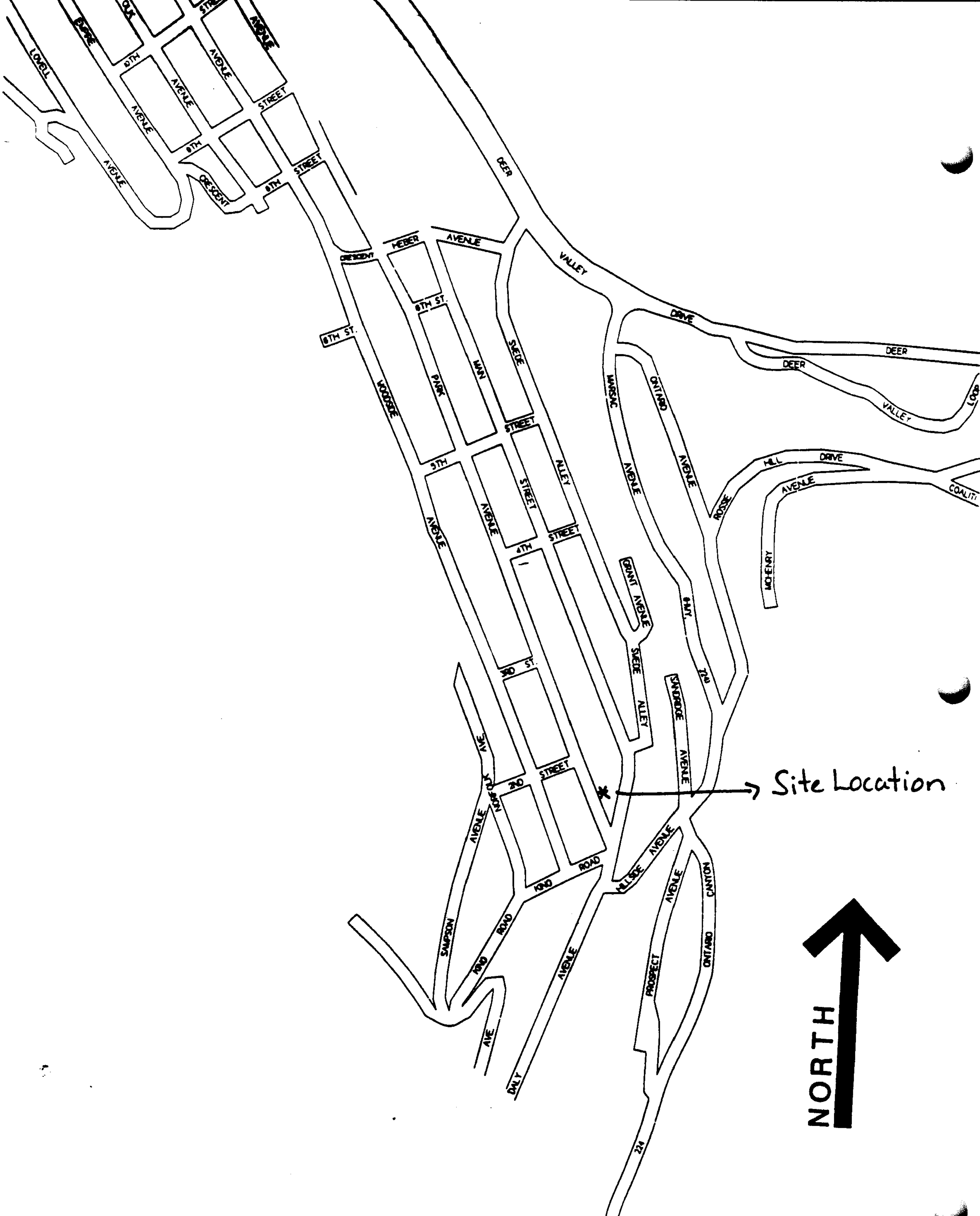


Exhibit A
Location Map

Ordinance No. 96-

AN ORDINANCE APPROVING THE AMENDMENT TO THE PARK CITY SURVEY FOR LOTS 20 AND 21, BLOCK 13, LOCATED AT 108 PARK AVENUE PARK CITY, UTAH

WHEREAS, the owner of the property indicated above, David Morrison, petitioned the City Council for approval of the amendment to the Park City Survey Plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing on December 13, 1995 and the City Council conducted a public hearing on January 11, 1996 to receive testimony on the proposed plat amendment; and

WHEREAS, on December 13, 1995 the Planning Commission forwarded a positive recommendation of approval to the City Council, with conditions regarding building separation; and

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

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

SECTION 1. **CONCLUSIONS OF LAW** The City Council hereby concludes that there is good cause for the above-mentioned amendment and that neither the public nor any person will be materially injured by the proposed plat amendment.

SECTION 2. **EFFECTIVE DATE** This ordinance shall become effective immediately.

SECTION 3. **PLAT APPROVAL** The amendment to the Park City Survey for Lots 20 AND 21, Block 13, is approved as shown on Attachment A with the following conditions:

1. Prior to plat recordation, the City Council, City Attorney, and City Engineer shall review and approve the plat.
2. All Standard Project Conditions shall apply.
3. A note shall be placed upon the plat which states that the minimum separation from the building on the adjoining property to the north shall be 6 feet.

Exhibit B

PASSED AND ADOPTED this 11th day of January, 1996

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

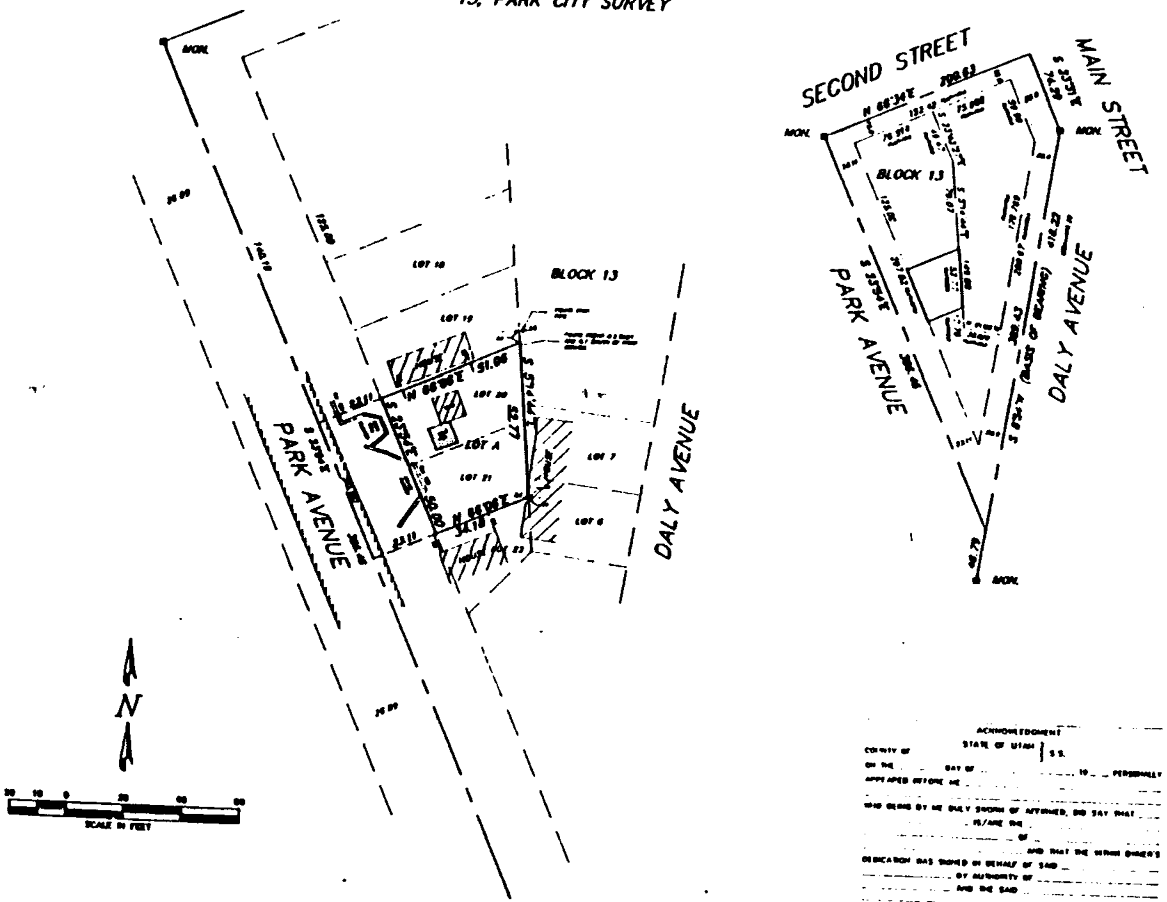
Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney

AMENDED PLAT PARK CITY SURVEY AMENDING LOTS 20 AND 21, BLOCK 13, PARK CITY SURVEY



SURVEYOR'S CERTIFICATE

I, BOYD OLSEN, do hereby certify that I am a registered Land Surveyor and that I hold certificate No. ______ as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

AMENDED PLAT PARK CITY SURVEY

and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

ALL OF LOTS 20 AND 21, BLOCK 13 PARK CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE EASTERLY LINE OF PARK AVENUE, SAID POINT BEING S 23°54'E ALONG SAID PARK AVENUE CENTERLINE [illegible] FEET AND N 66°06'E 23.11 FEET FROM A PARK CITY MONUMENT IN THE INTERSECTION OF SAID PARK AVENUE AND SECOND STREET, THENCE N 66°06'E 51.06 FEET, THENCE S 57°44'E 52.77 FEET, THENCE S 66°06'W 34.18 FEET TO SAID EASTERLY LINE OF PARK AVENUE, THENCE N 23°54'W ALONG SAID EASTERLY LINE 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 2130.8 SQ.FT.

8-15-95
DATE

OWNER'S DEDICATION

Know all men by these presents that ______, the ______ undersigned owners ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as

AMENDED PLAT PARK CITY SURVEY

do hereby dedicate for perpetual use of the public all parcels of land shown in this plat as intended for public use.

In witness whereof ______ have hereunto set ______ this ______ day of ______ A.D. 19__.

ACKNOWLEDGMENT

STATE OF UTAH
County of ______ } SS

On the ______ day of ______ A.D. 19__, personally appeared before ______ personally appeared before me, the undersigned, who being by me duly sworn or affirmed, did say that ______ is/are the ______ of ______ and that the within Owner's dedication was signed in behalf of said ______ by authority of ______ and the said ______ acknowledged to me that said ______ executed the same.

MY COMMISSION EXPIRES ______ NOTARY PUBLIC RESIDING IN ______

ACKNOWLEDGMENT

STATE OF UTAH
County of ______ } SS

On the ______ day of ______ A.D. 19__, personally appeared before me, the undersigned Notary Public, in and for said County of ______ in said state of Utah, the signer( ) of the above Owner's dedication, ______ in number, who duly acknowledged to me that ______ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES ______

NOTARY PUBLIC
RESIDING IN ______ COUNTY

AMENDED PLAT PARK CITY SURVEY
AMENDING LOTS 20 AND 21, BLOCK 13, PARK CITY SURVEY
SALT LAKE BASE & MERIDIAN

MOUNTAIN STATES SURVEYS	SEWER DISTRICT APPROVAL	CITY COUNCIL APPROVAL	CITY ENGINEER	APPROVAL AS TO FORM	CITY PLANNING COMMISSION	RECORDED #
160 WEST 2100 SOUTH, SUITE 110 SALT LAKE CITY, UTAH 84115 TEL. 801-486-0004	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMP. DISTRICT STANDARDS THIS ___ DAY OF ___ A.D. 19__ SBSID	PRESENTED TO THE BOARD OF THE PARK CITY CITY COUNCIL THIS ___ DAY OF ___ A.D. 19__ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED. MAYOR / CITY RECORDER	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. DATE / CITY ENGINEER	APPROVED THIS ___ DAY OF ___ A.D. 19__ CITY ATTORNEY	PRESENTED TO THE BOARD OF PARK CITY PLANNING COMMISSION THIS ___ DAY OF ___ A.D. 19__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. CHAIRMAN	STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF ___ DATE ___ TIME ___ BOOK ___ PAGE ___ FEE $ ___ Summit County Recorder

Attachment A
Amended Plat

PARK CITY
1884

CITY COUNCIL REPORT

DATE:	**January 5, 1996** **(January 11, 1995 Meeting)**
DEPARTMENT:	**Planning Department**
AUTHOR:	**Patrick Putt**
TITLE:	**Copper Bottom Inn Condo Plat Revision**
TYPE OF ITEM:	**Condominium Plat Amendment** **(Legislative Item)**

SUMMARY RECOMMENDATIONS: Adopt the attached ordinance amending the Copper Bottom Inn condominium plat to permit the conversion of an existing residential unit, identified on the plat as a "manager's unit" to a one-bedroom, "for sale" unit.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Applicant:	Copper Bottom Inn Owner's Association
Location:	1637 Shortline Road
Zoning:	General Commercial
Adjacent Land Uses:	Multi-Family Residential/Commercial
Date of Application:	September 13, 1995
Project Planner:	Patrick Putt

B. Background.

The Copper Bottom Inn is a 32 unit condominium development. The project was condominiumized in 1980 with 31 units and one manager's unit *(see 1980 condo plat attached)*. No special restrictive covenant for employee housing was filed for the manager's unit. The manager's unit was never finished for residential occupancy. Instead, the unit has been used for a variety of uses including a conference room, office, and storage. The applicant seeks permission to convert this unit back to a one-bedroom residential unit for sale *(see proposed condominium plat)*. The subject "manager's unit" is currently owned in fee by the home owner's association and a portion of the unit area will be retained by the association for storage and front desk purposes. The proposed plat amendment is necessary to address the revision in use and title.

C. Department Review and Analysis

The Planning Department has no outstanding concerns with this application. The proposed conversion of the subject unit space back to a residential use is consistent with the multi-family character of the project. Parking for the unit was supplied as part of the original development proposal. This application was review by the City's interdepartmental review team at which time no concerns where expressed.

D. Planning Commission Action

The Planning Commission reviewed this application and forwarded a positive recommendation to the City Council to amend the Copper Bottom Inn condominium plat with the Conclusions of Law, Findings of Fact, and Conditions of Approval.

PUBLIC NOTICE:

Notice of the proposed change of use were mailed to property owners within 300 ft. of the applicant's property on October 31, 1995 and December 18, 1995. As of the date of this report, no comments have been received in opposition to this request.

ALTERNATIVES:

A. Approve the proposed condominium plat amendment which will permit the conversion of the existing platted "manger's unit" to a one-bedroom "for-sale"unit.

B. Deny the proposed condominium plat amendment thereby retaining the existing "manger's unit" plat designation.

C. Continue this item and request additional information and recommendations from Staff.

SIGNIFICANT IMPACTS:

Approval of this application will not result in any significant impacts to the site or general neighborhood. No exterior changes or expansions to the existing building are proposed. Parking for the subject unit is currently provided.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If Council chooses to not approve the plat amendment as proposed, the subject unit will retain the current "manager's unit" plat designation. The unit can be utilized by the homeowner's association for office/conference area *(as is the current use)* or for manager's quarters.

RECOMMENDATION:

The Planning Staff recommends that the Council approve this condominium plat amendment with the attached Findings, Conclusions of Law, and Conditions of Approval.

FINDINGS:

1. The application involves a request to replat Unit 2 of the Copper Bottom Inn Condominiums from a manager's unit to a one-bedroom "for sale" unit.

2. No special restrictive covenant for employee housing was filed for the manager's unit. The manager's unit was never finished for residential occupancy.

3. No additional parking will be required as part of this request.

4. A review of the final condominium plat document and CC&Rs by the City Engineer and City Attorney is required prior to recording to insure the form and content of the documents conform with Land Management Code requirements.

CONCLUSIONS OF LAW:

1. The proposed change of use complies with all requirements of the Land Management Code.

2. There is good cause for the amendment and neither the public nor any person will be materially injured by the proposed plat amendment.

CONDITIONS OF APPROVAL:

1. Prior to recordation, the amended condominium plat and CC&Rs shall be review and approved by the City Engineer and City Attorney.

EXHIBITS:

EXHIBIT A: LOCATION MAP/SITE PLAN
EXHIBIT B: EXISTING CONDOMINIUM PLAT
EXHIBIT C: PROPOSED CONDOMINIUM PLAT

Ordinance No. 96-

AN ORDINANCE APPROVING AN AMENDMENT TO THE COPPERBOTTOM INN CONDOMINIUM APARTMENT HOMES CONDOMINIUM PLAT AT 1637 SHORTLINE ROAD, PARK CITY, UTAH

WHEREAS, the owners of the Copperbottom Inn Condominium Apartment Homes, have petitioned the City Council for approval of an amendment to the Copperbottom Inn Condominium Apartment Homes Condominium Plat; and

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

WHEREAS, the City Council held a public hearing on Janaury 11, 1996 to receive input on the proposed amendment; and

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

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

SECTION 1. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment and that neither the public nor any person will be materially injured by the proposed plat amendment.

SECTION 2. PLAT APPROVAL. The amendment of the Copperbottom Inn Condominium Apartment Homes Condominium Plat is approved as shown on the attached Exhibit A with the following condition:

Prior to plat recordation, the City Attorney and City Engineer shall review and approve the amended condominium plat.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon adoption.

PASSED AND ADOPTED this 11th day of January, 1996.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, Deputy City Recorder

Approved as to form:

____
Mark D. Harrington, Assistant City Attorney

PROJECT LOCATION

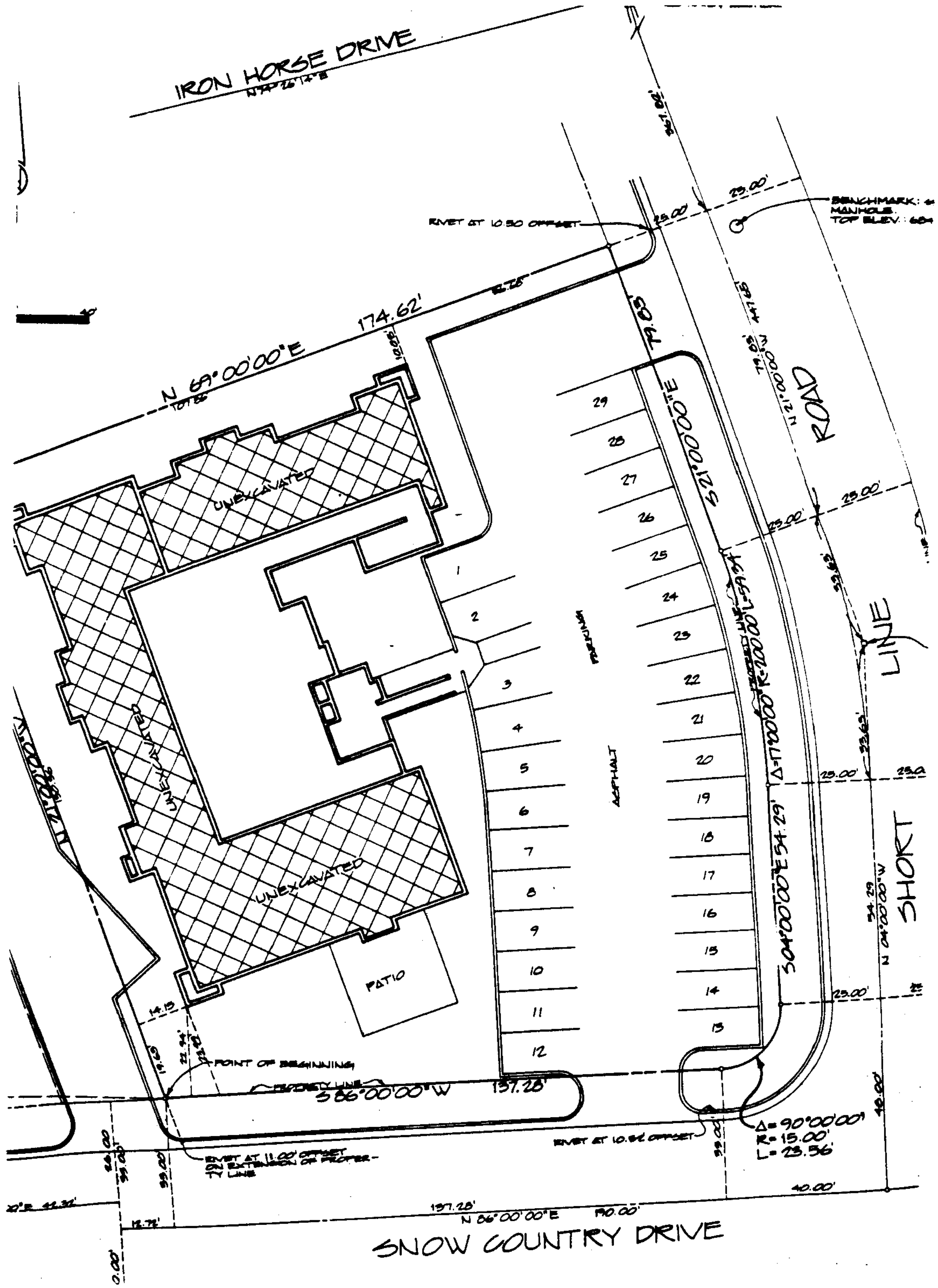
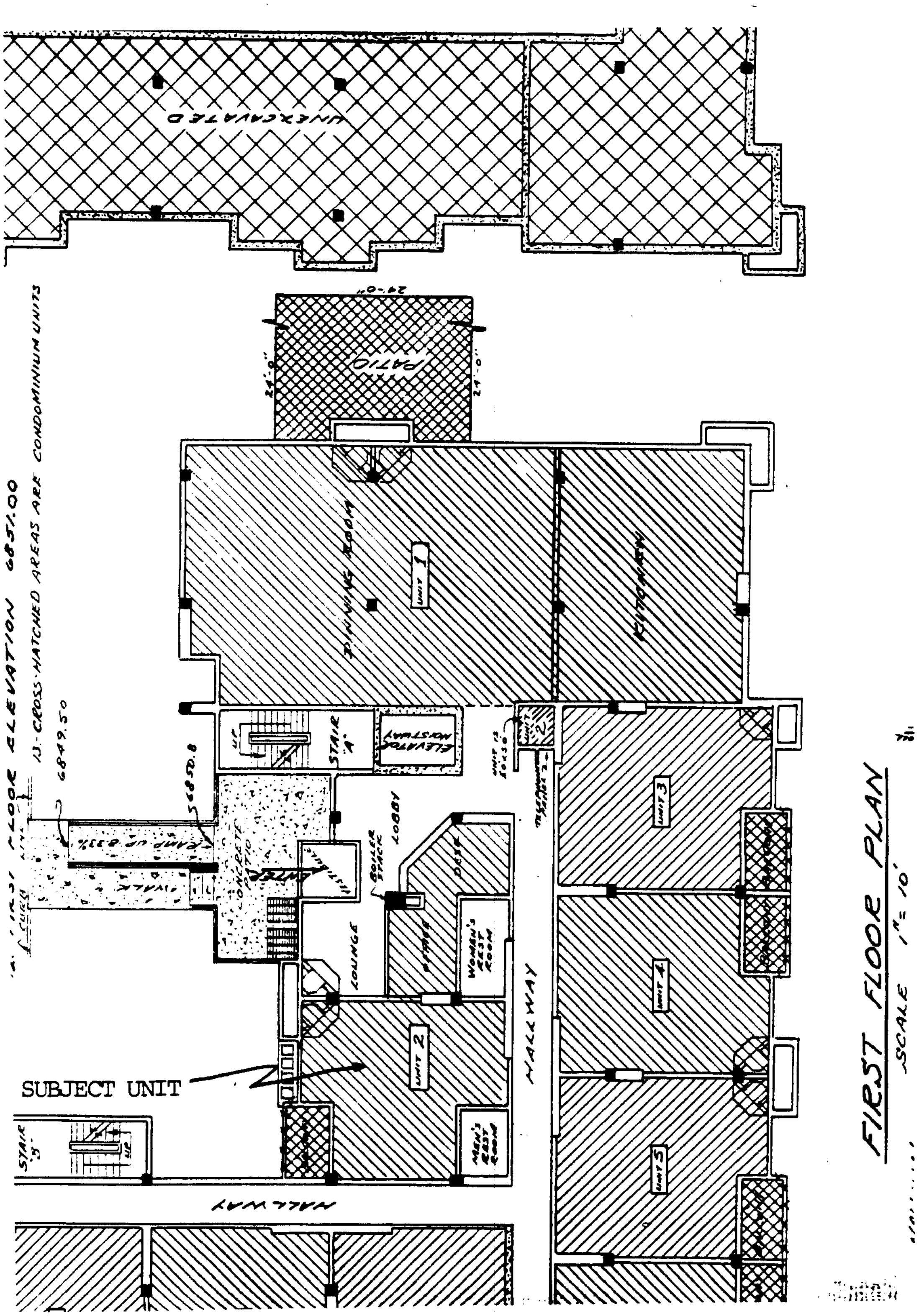
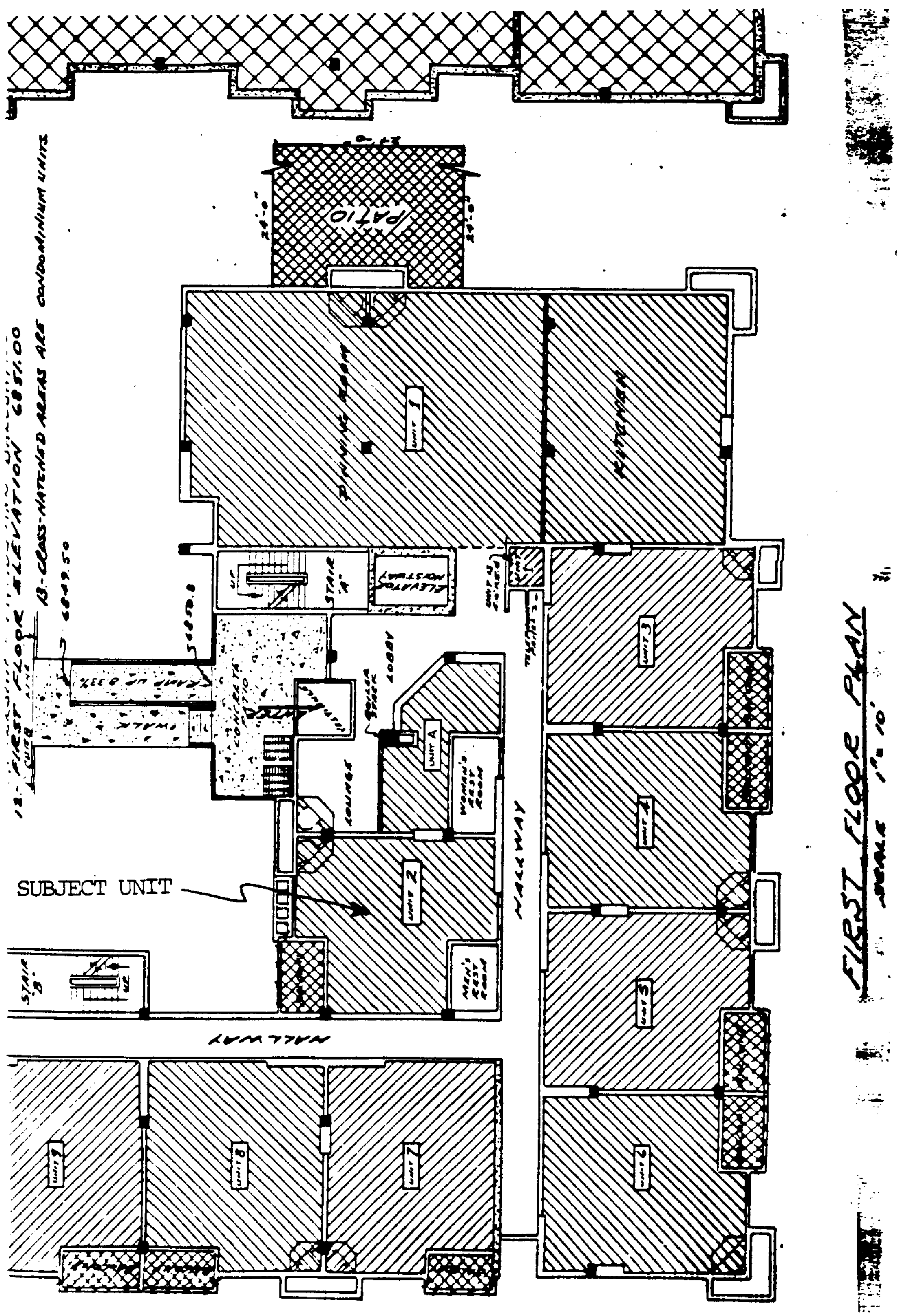


EXHIBIT A



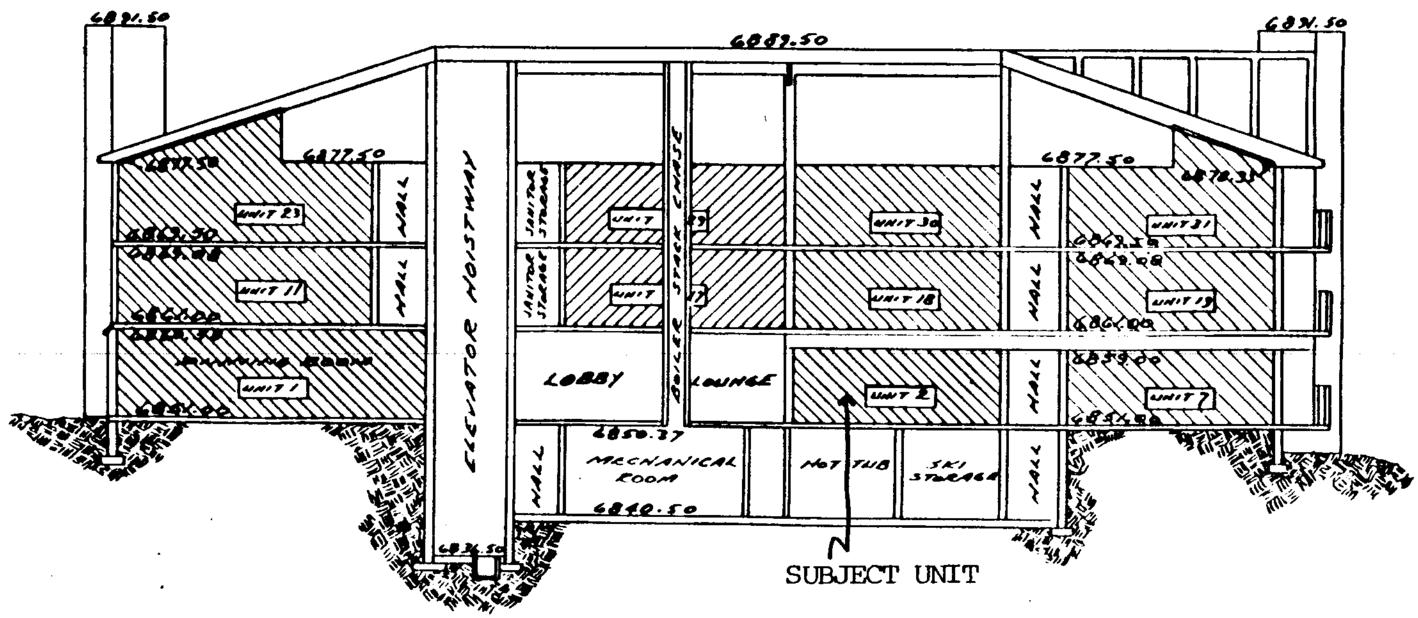
1980 CONDO PLAT

EXHIBIT B



PROPOSED PLAT

EXHIBIT C



SECTION "A-A"

EXHIBIT C

PARK CITY 1884

DATE: January 11, 1996
DEPARTMENT: Executive
AUTHOR: Jan Scott
TITLE: Mayor Pro-Tem Appointments and Meeting Dates
TYPE OF ITEM: Administrative/Legislative

SUMMARY RECOMMENDATIONS: Appointing a Mayor Pro Tem and Alternate Mayor Pro Tem at the regular meeting, and adopting resolutions setting forth meeting dates for the City Council and its related agencies are recommended actions.

DESCRIPTION:

A. **Topic:** These are both housekeeping matters. Setting regular meeting times, place and dates are a requirement of the state code.

B. **Background:** Historically, senior members of Council have been nominated to serve as Alternate Mayor Pro Tem and Mayor Pro Tem the following year. For example, Ruth was appointed Mayor Pro Tem and Leslie the Alternate in 1994; in 1995, Leslie was Mayor Pro Tem and Roger the Alternate.

The regular meeting time of 6 p.m. has been in place since January 1986 to better accommodate the public. Prior to that, the regular meeting time was scheduled at 5 p.m.

As late as Friday, Toby called and briefly informed me that Council discussed meeting dates and prefer to meet twice a month, the second and fourth Thursdays of the month. The Planning Commission meets the second and fourth Wednesdays of the month, and Council may want to consider action meetings the first and third Thursdays of the month so that Council and staff aren't attending back to back lengthy meetings. Staggering would allow the staff the time to update or revise recommendations from the Commission and applicants may be better accommodated if Commission and Council action are required.

I haven't had the benefit of being debriefed of your discussions, so the future dockets do not yet reflect your direction. The resolutions are drafted for meeting every Thursday, and it is my understanding that you will be holding work sessions every week, so these are appropriate to adopt as written.

C. Analysis: N/A.

D. Department Review: N/A.

ALTERNATIVES:

A. Approve the request.

B. Deny the Request: The Council certainly has the discretion to change the manner of appointing the Mayor Pro Tem or to change the meeting time, place, or date. However, it is required to adopt meeting dates by resolution.

C. Continue the Item: These items could be continued, but it is recommended that these actions take place at the beginning of the year.

RECOMMENDATION: See summary recommendation.

Resolution No. 1-96

A RESOLUTION ESTABLISHING A REGULAR MEETING DATE, TIME, AND LOCATION FOR MEETINGS OF THE CITY COUNCIL OF PARK CITY, UTAH FOR 1996

BE IT RESOLVED by the City Council of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meetings of the Park City Council shall be held every Thursday at 6 p.m. at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, except when there is no pending business or the regular meeting date falls on a holiday.

The schedule for City Council meetings in 1996 are as follows:

January 11, 18, 25	July 11, 18, 25
February 1, 8, 15, 22, 29	August 1, 8, 15, 22, 29
March 7, 14, 21, 28	September 5, 12, 19, 26
April 4, 11, 18, 25	October 3, 10, 17, 24, 31
May 2, 9, 16, 23, 30	November 7, 14, 21
June 6, 13, 20, 27	December 5, 12, 19

SECTION 2. NOTICE OF PUBLIC MEETINGS. Notice shall be given, indicating the specific date, time, and location of the meeting. The agenda will be posted at the Marsac Municipal Building at least twenty-four (24) hours prior to each regular meeting, and same delivered to the local news media. The agenda for special or emergency meetings shall be noticed in the best manner practicable.

SECTION 3. WORK SESSIONS. Work sessions may be held by the Council as specified on the agenda. No formal action shall be taken by the City Council during work sessions.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-4 and 52-4-5 of the Utah Code. A closed meeting may be held upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-6, provided a quorum is present. No closed meeting is allowed except as to matters exempted under Section 52-4-5; provided no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. The reason or reasons for holding a closed meeting, the roll call, and any dissenting vote to close the meeting, shall be entered in the memorandum of closed session and made a part of the minutes.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately.

PASSED AND ADOPTED this 11th day of January, 1996.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney

Resolution No. RDA 1-96

A RESOLUTION ESTABLISHING A REGULAR MEETING DATE, TIME, AND LOCATION FOR 1996 MEETINGS AND APPOINTING OFFICERS OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF PARK CITY, UTAH

BE IT RESOLVED by the Redevelopment Agency of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meetings of the Redevelopment Agency shall be held on Thursdays at 6 p.m. or immediately following the adjournment or preceding the convening of other meetings that may be scheduled at 6 p.m. Meetings shall be held at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, except when there is no pending business or the regular meeting date falls on a holiday.

SECTION 2. NOTICE OF PUBLIC MEETINGS. Notice shall be given, indicating the specific location of the meeting. The agenda will be posted at the Marsac Municipal Building at least twenty-four (24) hours prior to each regular meeting, and same delivered to the local news media. The agenda for special or emergency meetings shall be noticed in the best manner practicable.

SECTION 3. WORK SESSIONS. Work sessions may be held by the Agency as specified on the agenda. No substantive action shall be taken by the Redevelopment Agency during work sessions.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-4 and 52-4-5 of the Utah Code. A closed meeting may be held upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-6, provided a quorum is present. No closed meeting is allowed except as to matters exempted under Section 52-4-5; provided no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. The reason or reasons for holding a closed meeting, the roll call, and any dissenting vote to close the meeting, shall be entered in the memorandum of closed session and made a part of the minutes.

SECTION 5. SPECIFIC MEETING DATES. The schedule for Redevelopment Agency meetings in 1996 are as follows:

January 11, 18, 25
February 1, 8, 15, 22, 29
March 7, 14, 21, 28
April 4, 11, 18, 25
July 11, 18, 25
August 1, 8, 15, 22, 29
September 5, 12, 19, 26
October 3, 10, 17, 24, 31

May 2, 9, 16, 23, 30	November 7, 14, 21
June 6, 13, 20, 27	December 5, 12, 19

SECTION 6. APPOINTMENT OF OFFICERS. The officers of the Board of Directors of the Redevelopment Agency of Park City, Utah shall be as follows: The elected Mayor shall be the Chairman; the Mayor Pro Tempore shall be the Vice-Chairman; the Alternate Mayor Pro Tempore shall be the Alternate Vice-Chairman; the City Manager shall be the Executive Director; the City Recorder shall be the Secretary; and the Deputy City Recorder shall be the Deputy Secretary.

PASSED AND ADOPTED this 11th day of January, 1996.

PARK CITY REDEVELOPMENT AGENCY

____

Chairman Bradley A. Olch

Attest:

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Janet M. Scott, Deputy Secretary

Approved as to form:

____

Mark D. Harrington, Assistant City Attorney

Resolution No. MBA 1-96

A RESOLUTION ESTABLISHING A REGULAR MEETING DATE, TIME, AND LOCATION FOR 1996 MEETINGS AND APPOINTING OFFICERS OF THE BOARD OF DIRECTORS OF THE MUNICIPAL BUILDING AUTHORITY OF PARK CITY, UTAH

BE IT RESOLVED by the Municipal Building Authority of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meetings of the Municipal Building Authority shall be held on Thursdays at 6 p.m. or immediately following the adjournment or preceding the convening of other meetings that may be scheduled at 6 p.m. Meetings shall be held at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, except when there is no pending business or the regular meeting date falls on a holiday.

SECTION 2. NOTICE OF PUBLIC MEETINGS. Notice shall be given indicating the specific location of the meeting. The agenda will be posted at the Marsac Municipal Building at least twenty-four (24) hours prior to each regular meeting, and same delivered to the local news media. The agenda for special or emergency meetings shall be noticed in the best manner practicable.

SECTION 3. WORK SESSIONS. Work sessions may be held by the Authority as specified on the agenda. No substantive action shall be taken by the Municipal Building Authority during work sessions.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-4 and 52-4-5 of the Utah Code. A closed meeting may be held upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-6, provided a quorum is present. No closed meeting is allowed except as to matters exempted under Section 52-4-5; provided no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. The reason or reasons for holding a closed meeting, the roll call, and any dissenting vote to close the meeting, shall be entered in the memorandum of closed session and made a part of the minutes.

SECTION 5. SPECIFIC MEETING DATES. The schedule for Municipal Building Authority meetings in 1996 are as follows:

January 11, 18, 25	July 11, 18, 25
February 1, 8, 15, 22, 29	August 1, 8, 15, 22, 29

March 7, 14, 21, 28
April 4, 11, 18, 25
May 2, 9, 16, 23, 30
June 6, 13, 20, 27
September 5, 12, 19, 26
October 3, 10, 17, 24, 31
November 7, 14, 21
December 5, 12, 19

SECTION 6. APPOINTMENT OF OFFICERS. The officers of the Board of Directors of the Municipal Building Authority of Park City, Utah shall be as follows: The elected Mayor shall be the Chairman; the Mayor Pro Tempore shall be the Vice-Chairman; the Alternate Mayor Pro Tempore shall be the Alternate Vice-Chairman; the City Manager shall be the Executive Director; the City Recorder shall be the Secretary; and the Deputy City Recorder shall be the Deputy Secretary.

PASSED AND ADOPTED this 11th of January, 1996.

PARK CITY MUNICIPAL BUILDING AUTHORITY

____
Chairman Bradley A. Olch

Attest:

____
Janet M. Scott, Deputy Secretary

Approved as to form:

____
Mark D. Harrington, Assistant City Attorney

PARK CITY

COUNCIL AGENDA REPORT

DATE: January 2, 1996
DEPARTMENT: Public Works
AUTHOR: John Lind
TITLE: Assistant Public Works Director
TYPE OF ITEM: Purchase Approval

SUMMARY RECOMMENDATIONS: Approve the purchase of one new Bomag asphalt roller compactor in the net amount of $24,700 for the Streets Department and approve the purchase of one new Ford Ranger series pickup for $17,552 for the Water Department.

DESCRIPTION:

A. Topic. Equipment purchase.

B. Background. In the mid-eighties, Park City Municipal initiated a formalized equipment depreciation fund based on the equipment life of various types of equipment in order to have sufficient funds available for replacement. The Bomag, size 75ADL, was so identified for replacement and approved in the budget process.

During our budget process, additional personnel and equipment were identified based on expanded job requirements and service. A service technician position, requiring an all-season vehicle, was identified to assist with our water conservation efforts throughout the summer season and to enable us to upgrade our customer service efforts throughout the year. The personnel and vehicle were both approved in the budget process.

C. Analysis. The Bomag 75ADL is to be replaced with the Bomag 100 series which will enable our personnel to upgrade our patching efforts and to broaden our future project work which utilizes this size equipment. The Bomag 100 series has a 40" drum width and 38 horsepower compared to the Bomag 75 drum width of 24" and 20 horsepower. Funds requested and budgeted from our replacement account amounted to $28,000. The negotiated price quote for the new Bomag 100 is $28,300 with a trade-in of $3,600 for the Bomag 75, yielding a net price of $24,700. The intermountain vendor for this equipment is Rasmussen Equipment Company, 3333 West 2100 South, West Valley City, Utah.

The small all-season 4 x 4, extended cab, service truck for the Water Department utilized the existing State bid arrangements with two different quotes received. The S-10 series Chevy totaled $20,946, and the Ranger series Ford totaled $17,552. The vendor for the Ranger is Butterfield Ford, 9000 South 200 West, Sandy, Utah.

D. Department Review. The bids have been reviewed by the Public Works staff. The Finance Department has verified that funds have been budgeted and are available for these purchases.

ALTERNATIVES:

A. Approve the request to purchase the Bomag asphalt roller in the net amount of $24,700 contingent upon the trade-in of our old roller and approve the purchase request for the small all-season pickup for the Water Department in the amount of $17,552.

B. Do nothing. This alternative would keep the existing Bomag roller in our equipment fleet; since it has become mechanically unreliable due to heavy hydraulic and electrical usage, we should expect poor future performance.

Not purchasing a small Water Department service truck would adversely affect service response and water conservation.

C. Deny the request and rebid. This alternative would not provide any cost savings to the City. A smaller roller would not be the best equipment for our work requirements.

SIGNIFICANT IMPACTS: The equipment is critical in providing our summer street repairs. The Water Department truck will allow better service response and improve our water conservation efforts.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

1. Increased maintenance of the existing 75 series roller.
2. Reduced effectiveness of our ongoing maintenance activities.

RECOMMENDATION: Authorize staff to purchase a Bomag 100 series asphalt roller from Rasmussen Equipment for $24,700 including the trade-in of our series 75 roller that is identified in our Equipment Replacement Fund as "Bomag BW75ADL Roller" and to purchase a 4-wheel drive Ford Ranger pickup through the State purchasing process from Butterfield Ford in the amount of $17,552.

PARK CITY

1884

COUNCIL AGENDA REPORT

DATE: January 11, 1996
DEPARTMENT: Public Works
AUTHOR: Hope Bleecker, Transportation Director
TITLE: Main Street Parking Service Demonstration Project
TYPE OF ITEM: Proposal Approval

SUMMARY RECOMMENDATIONS: Authorize staff to negotiate a contract with Diamond Parking of Salt Lake City, based on their successful proposal to furnish parking services for the Main Street District.

DESCRIPTION:

A. Topic: Main Street/Swede Alley Valet Parking

B. Background:
Park City has experienced peak period parking shortages during the past several seasons in the Main Street Core area. In order to increase the efficiency of space utilization during these times, parking consultants Wilbur Smith Associates have recommended that the City test the feasibility of an evening parking service. This recommendation was reviewed at a recent public hearing on parking issues, and reactions to the idea were positive. Staff subsequently issued a request for proposals to area contractors for the operation of a parking service to serve Main Street businesses at designated peak periods between the hours of 5:00 p.m. and 10:00 p.m. for the remainder of the winter season.

The objective of employing a parking service is to improve and attract evening public access to the Main Street core by achieving greater parking utilization of up to 100 or more automobiles when demand warrants. In addition to the parking service, the City would offer Main Street employees the option of transportation via a free shuttle from remote park-and-ride lots located on the Park City bus routes since some employees would be disenfranchised by the sudden decision to implement paid parking. The free employee shuttle would operate between the hours of 10:30 p.m. and 3:30 a.m. seven days per week on 5-10 minute frequency to and from Main Street.

In response to the Main Street Merchant support for the parking service, the City specified the following operational requirements in a recent request for proposals which was sent to three area contractors:

1) Provide a high level of service with easily identifiable staging areas and retrieval time of ten minutes or less with a "telephone call in" line for request of car return;

2) Provide sufficient staff and signage to ensure a smooth flow of traffic entering and exiting the parking areas;

3) The City would supply to the contractor, according to demand, designated spaces on level 1 of the China Bridge Garage, and on Swede Alley north of the China Bridge Garage, and in the north and south Marsac lots. It would also furnish supplies, an employee shuttle vehicle, and fuel, at a total cost not to exceed $1,200;

4) Provide a driver for an evening shuttle bus to and from a park-and-ride employee lot for the remainder of the ski season, seven days per week, between the hours of 10:30 p.m. and 3:30 a.m;

5) The project would begin on February 1 and would end on March 31. If successful, it would extend through the month of April. It is recommended that the parking service operate during peak evenings (Thursday, Friday, and Saturday) between the hours of 5:00 p.m. and 10:00 p.m. and during any holidays or special events that would require special service;

6) A not to exceed cost of $3 per automobile would be collected and deducted from the contractor's gross expenses. The City would reimburse the contractor for all net expenses. Revenues received in excess of the project cost would be divided equally between the City and the contractor;

C. Analysis:
Three firms were solicited and two proposals were received.

Valet Parking Specialists of Heber City proposed total fixed contract costs of $34,725 (including three months of shuttle labor costs) and an average variable labor cost of $8 per hour per parking crew member. Their proposal included a provision for three valet stations along Swede Alley, use of all levels of China Bridge Garage, and the two surface lots adjacent to City Hall. The company has provided valet parking services successfully in Salt Lake City for one year.

Diamond Parking of Salt Lake City proposed a total fixed contract cost of $33,988 (including three months of shuttle labor costs) and an average variable labor cost of $6 per hour per parking crew member. Their proposal included flexibility for up to three valet stations to be staged at the entrance to China Bridge Garage and throughout Swede Alley when necessary, with a retrieval station on Fourth Street adjacent to the Barking Frog Restaurant. The company is primarily in the business of parking lot management and has performed valet services in Salt Lake City over the last six months.

Both companies are capable of performing according to project requirements and are flexible in their approaches to staging an evening parking service for Main Street. Valet Parking Specialists have slightly more experience in valet parking operations. Diamond Parking's fixed contract costs are more than 2.1% lower and their labor costs are 25% less than those proposed by Valet Parking Specialists. Both companies are capable of performing well and are flexible in their approaches to the service operation.

D. Department Review:
This proposal has been reviewed by the City Manager and the Director of Public Works.

ALTERNATIVES:

A) Award Contract to Valet Parking Specialists of Heber City.
Given the higher labor costs, this company would have to park more cars per hour. Given the various unknowns with regard to this start-up project, it is recommended that the higher costs be avoided.

B) Award Contract to Diamond Parking Service of Salt Lake City.
Diamond Parking Company has the ability to perform the service at a slightly lower price. They are flexible in their approach to the operation and are a reputable company with over 74 years of experience.

C) Do nothing.
This alternative would not allow the opportunity to experiment with a parking service, nor would it promote any opportunity to provide temporary relief to the insufficient parking conditions on Swede Alley in the evenings.

SIGNIFICANT IMPACTS:
The budgetary impact of this proposal will vary according to the demand for parking and the contractor's performance. It is expected that parking labor costs on the project will average $6,000 for the duration of the contract period. Therefore, the total contract amount would be approximately $39,988. We anticipate approximately $14,000 in revenue which would result in a total cost to the City of approximately $27,188, including the cost of supplies and materials furnished by the City.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
1. Main Street Merchants and citizens who have supported the idea will not have the opportunity to benefit from the parking service.

2. Continued insufficient parking conditions in the Main Street Core area.

RECOMMENDATION:
Authorize staff to negotiate a contract with Diamond Parking for an amount not to exceed $40,000, which will include all costs to provide evening parking services for Main Street during the months of February and March and evening shuttle services throughout the remainder of the season. All revenues collected by the contractor shall be deducted from the total project costs, and the City shall pay the balance of all contractor losses. Any revenues which exceed gross project costs shall be divided equally between the two parties. The City shall furnish supplies such as safety vests, parking cones, and one transit vehicle with fuel to be used for the employee shuttle service. Net costs to the City to furnish these items shall not exceed $1,200 including gas, depreciation, and materials.

The parking service shall be available to the public on Thursdays, Fridays, and Saturdays between the hours of 5:00 p.m. and 10:00 p.m. during the project period February 1 - March 28 with an option to extend the service for an additional month. The shuttle service will operate throughout the remainder of the season, until the end of April.