



COUNCIL AGENDA REPORT

DATE: July 28, 1995
DEPARTMENT: Public Affairs
AUTHOR: Myles C. Rademan, Director
TITLE: Olympic Parkway Entry Corridor Master Plan
ACTION: Resolution to Adopt with Suggested Modifications

SUMMARY RECOMMENDATION: Adopt the Olympic Parkway Entry Corridor Master Plan with modifications by council resolution.

DESCRIPTION:

A. Topic: Adoption of Olympic Parkway Entry Corridor Master Plan.

B. Background: A draft master plan was completed in late 1994 and distributed to the City Council and the Parks, Recreation and Beautification Advisory Board. The Parks, Recreation and Beautification Advisory Board held public meetings on the plan and forwarded a set of recommendations to the City Council on April 20, 1995. The Council then held public hearings on the plan and suggested certain modifications to the recommendations after hearing from the staff and the public. A further public hearing was held on June 29 and certain additional modifications were suggested. These have been incorporated in the present language.

C. Analysis: The suggested modifications to the master plan, based on the recommendations of the Parks, Recreation and Beautification Advisory Board, the staff and the public input are as follows:

1. **Future changes in the 'open space' character of the city-owned portion of the entry corridor shall be governed by the following procedure:**

No sale or substantial change in the 'open space' character of the city-owned properties included in this master plan, or changes in the intent of this master plan to protect open space, shall be undertaken without an affirmative vote of 4 out of 5 City Council members. This vote must further be affirmed by 60% of the

voters voting in a locally scheduled special election within 180 days of the Council's decision. Nothing in this provision shall affect bonds currently secured by the property or preclude or hinder the City using this property as security or collateral for future bonding as long as the basic intent of maintaining open space is upheld.

2. Trails:

(a) the trail section (pages 16 - 24) will be removed and added to a separate appendix for greater clarity.

(b) to avoid unnecessary expense, trail location and usage will be determined after further consultation with the Army Corp of Engineers, the City's environmental consultants, the Parks, Recreation and Beautification Advisory Board, and the public.

3. Winter Use: in order to provide for the long-term provision of winter sports activities and amenities on the property, the city will prepare for open and competitive proposals a 'request for provision of services' beginning with the 1996-1997 season. The term of the contract will be for no more than five (5) years, with a three (3) year renewal option at the city's discretion. Nothing shall preclude the Council from determining that the City should directly provide the desired services if acceptable private bids are either not received or cannot be negotiated..

4. Capital Expenditures: capital expenditures will be partially geared toward grant criteria and opportunities. The Parks, Recreation and Beautification Advisory Board recommended trails, security in the barn area, access road improvements, restrooms and parking as priorities. Every effort will be made to implement these priorities in a timely fashion.

5. Pond: a pond near the barn will only be constructed if it substantially meets the following criteria: a) it aids in fire control; b) it serves a valid recreational need without negatively affecting the area in which it is located; and c) it does not negatively affect the fishery in the stream.

6. Agricultural: agricultural practices shall maintain the pastoral and visual appearance of the area and shall be conducted in an environmentally sound manner.

7. Special Events: special events will be limited so as not to interfere with the 'open space' character of the farm. The Parks, Recreation and Beautification Advisory Board's recommendation of only permitting summer events sponsored or co-sponsored by the City of not more than 50-100 people in the vicinity of the barn will be the guideline. Winter spectator activities in conjunction with cross-country ski racing and biathlon races are acceptable uses.

ALTERNATIVES:

A. Approve the Request: Approve the master plan with the above noted modifications suggested by the Parks, Recreation and Beautification Advisory Board, staff and public. If

approved the text of the draft master plan will be amended to reflect these changes and will then become the adopted master plan.

B. Alter the Request: Make further modifications or alterations prior to adoption which will then be reflected in the final version of the master plan.

SIGNIFICANT IMPACTS: The Olympic Parkway Entryway Master Plan will provide a policy and management tool to guide the community in using and improving its entry corridor.

RECOMMENDATION. Approve the Master Plan as presented or with minor modifications. With Council approval staff will modify the draft report and publish a final report for use by advisory bodies, staff and the general public.

**RESOLUTION ADOPTING AN OLYMPIC PARKWAY (SR224)
ENTRY CORRIDOR MASTER PLAN
WITH MODIFICATIONS FOR
PARK CITY, UTAH**

WHEREAS, the Olympic Parkway (SR224) Entry Corridor is a critical feature of our community, as it provides visual open space, recreational opportunities and expresses a statement about the character of Park City, Utah to visitors and residents alike; and

WHEREAS, because of its importance, the City Council authorized that a Master Plan be developed, and a draft was completed in late 1994; and

WHEREAS, public hearings were conducted by the Parks, Recreation, and Beautification Advisory Board on February 8, 1995 and March 8, 1995; and the City Council held a public hearing on May 18, 1995 on the draft Master Plan; and

WHEREAS, the City Council finds it in the best interest of the community to modify the draft Olympic Parkway Entry Corridor Master Plan to incorporate the recommendations of the Parks, Recreation, and Beautification Advisory Board and public input;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council as follows:

SECTION 1. OLYMPIC PARKWAY ENTRY CORRIDOR MASTER PLAN ADOPTED. Staff is hereby directed to modify the draft Olympic Parkway Entry Corridor Master Plan, as follows. The amended document is hereby adopted as the Olympic Parkway Entry Corridor Master Plan.

1. **Open Space.** Future changes in the "open space" character of the city-owned portion of the entry corridor shall be governed by the following procedure:

No sale of substantial change in the "open space" character of the City-owned properties included in this Master Plan, or changes in the intent of this Master Plan to protect open space, shall be undertaken without an affirmative vote of four out of five City Council members. This vote must further be affirmed by 60% of the voters in a locally scheduled special election within 180 days of the Council's decision. Nothing in this provision shall

affect bonds currently secured by the property or preclude or hinder the City using this property as security or collateral for future bonding, as long as the basic intent of maintaining open space is upheld.

2. **Trails.** The trail section (Pages 16-24) will be removed and added to an separate appendix for greater clarity. To avoid unnecessary expense, trail location and usage will be determined after further consultation with the Army Corp of Engineers, the City's environmental consultants, the Parks, Recreation, and Beautification Advisory Board, and the public.
3. **Winter Use.** In order to provide for the long-term provision of winter sports activities and amenities on the property, the City will prepare for open and competitive proposals a "request for provision of services" beginning with the 1996-97 season. The term of the contract will be for no more than five years, with a three year renewal option at the City's discretion. Nothing shall preclude the Council from determining that the City should directly provide the desired services, if acceptable private bids are either not received or cannot be negotiated.
4. **Capital Expenditures.** Capital expenditures will be partially geared toward grant criteria and opportunities. The Parks, Recreation, and Beautification Advisory Board recommended trails, security in the barn area, access road improvements, restrooms and parking as priorities. Every effort will be made to implement these priorities in a timely fashion.
5. **Pond.** A pond near the barn will only be constructed if it substantially meets the following criteria (a) it aids in fire control; (b) it serves a valid recreational need without negatively affecting the area in which it is located; and (c) it does not negatively affect the fishery in the stream.
6. **Agriculture.** Agricultural practices shall maintain the pastoral and visual appearance of the area and shall be conducted in an environmentally sound manner.
7. **Special Events.** Special events will be limited as not to interfere with the "open space" character of the farm. The Parks, Recreation, and Beautification Advisory Board's recommendation of only permitting summer events sponsored or co-sponsored by the City of not more than 50 to 100 people in the vicinity of the barn will be the guideline. Winter spectator activities in conjunction with cross-country ski racing and biathlon races are acceptable uses.

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

PASSED AND ADOPTED this 3rd day of August, 1995.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Asst. City Attorney