



DATE: May 12, 2016

TO HONORABLE MAYOR AND COUNCIL

Public Utilities previously received direction from Council regarding a proposed site location for the new Creekside Water Treatment Plant Building at Creekside Park. Zoning restrictions do not allow location of the facility at the proposed site. Staff has been working to find another suitable site for the building and is seeking Council's direction regarding a recommended new building site.

Respectfully:

Roger McClain, Water Engineer



City Council Staff Report

Subject: Creekside Water Treatment Plant – Building Site Relocation
Author: Roger McClain, Public Utilities Engineering Manager
Department: Public Utilities
Date: May 12, 2016
Type of Item: Administrative

Summary Recommendation

Staff is seeking direction from City Council with regards to relocating the building from a previously proposed site within Lot 2 of the City-owned property at Creekside Park along Holiday Ranch Loop Road to a new location within Lot 2. Staff's recommended location and site improvements are contained in the report.

Executive Summary

On December 3, 2015 staff presented a recommended site to accommodate a building that would facilitate the addition of a filtration process to the Park Meadows Well and would combine the Divide Well into one treatment facility building. During the Planning review process it was determined that the existing LMC zoning criteria does not allow for construction at the proposed site (which is within 50 feet of designated wetlands). To address this site constraint, staff has reviewed other sites and is recommending a new site which is still within Lot 2 of the Creekside Park Subdivision.

During this work session, staff will be presenting our recommended new site for the building together with a minor building modification which is intended to address shade concerns expressed by Creekside Park users and the Recreation Department.

The relocation of the building will not affect previously recommended project improvements that address source reliability, treatment, security, sustainability, and energy considerations.

Acronyms

The following acronyms and abbreviations have been used in this report:

City	Park City Municipal Corporation
LMC	Park City Land Management Code

The Problem

The initially proposed water treatment building was sited within existing wetlands near the existing water well heads. Initial investigations with the Army Corps of Engineers did not result in any expressed concerns regarding the site, however, the existing City LMC Sensitive Lands Overlay Zone (which Lot 2 of Creekside Park is located within) does not allow for any construction within 50 feet of designated wetlands. Consequently, the building requires relocation.

Question for Council:

Does Council support the new location for the building and moving forward with the Conditional Use Permit (CUP) process for the proposed location?

Background

- On December 5, 2015 staff presented a recommended building site to City Council during a work session. City Council directed staff to proceed with the CUP.
- On January 14, 2016 staff submitted the project CUP application to the Planning Department.
- On February 24, 2016 staff presented the project CUP to Planning Commission. Staff was informed that the building location was non-conforming with the Sensitive Lands Overlay Zone requirements.
- Since receiving notice regarding the site, staff has evaluated other sites, analyzed impacts, discussed a preferred site with impacted parties, and with the consultant's assistance developed a revised proposed plan

Previously project related material presented as work sessions or planning meetings may be found at:

City Council Agenda may be found at:

Park Meadows Well Site Planning Discussion - December 5, 2015:

<http://parkcityut.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2080&Inline=True>

Planning Commission Agenda may be found at:

2392 Holiday Ranch Loop Road- Conditional Use Permit – March 23, 2016:

<http://52.26.130.11/Home/ShowDocument?id=21271>

Considerations Related to the Relocation of the Building

This section provides pros and cons and next steps associated with the recommended new site for the treatment building.

Pros

- a. Meets current LMC ROS and SLO zoning requirements
- b. Does not require ACOE permitting
- c. Continues to incorporate sustainability design practices and energy initiatives afforded at the original site
- d. Building is set back further from residences and placed against the hillside which should further reduce visual impacts.
- e. Provides a shade amenity for the park area

Cons

- a. Water's operation and maintenance activities typically occur on a once-per-day basis. Access by personnel has the following site impacts:
 - Access to the building from Creekside Ct. must be kept clear at all times
 - Vehicular access to the facility building has a potential for park user pedestrian conflicts. Additional Water personnel will be required for monitoring the site access during building access and deliveries.

- b. Isolated disruptions to portions of the park during construction activities will occur:
 - Restrooms will remain in service
 - The majority of the play areas and parking areas will remain accessible
 - Play areas immediate to the proposed building area will be closed during construction, anticipated to occur during 2017
 - Access to the dirt jump park will be maintained but restricted. Short-term closures in access can be expected during Creekside Ct. access road work
- c. Results in an increase in site earthwork, site and access paving, drainage, and water line piping
- d. Generator noise, when operating, will be more pronounced at the adjacent play areas. Required weekly exercising of the generator, for a one hour period, can be mitigated through the selection of hours of operation when park use is at a minimum. During power outages generator will operate continuously throughout the outage.
- e. Requires redesign work which will result in increased engineering costs

Consequences of not selecting this site (If Council does not select this site):

- a. Other Lot 2 site alternatives impact greater portions of the Creekside Park
- b. Non-Lot 2 alternatives result in increased construction cost, energy impacts (due to pumping), and/or property acquisition. Any alternatives would require further evaluation and present a delay to the project.
- c. The Park Meadows Well is an integral part of the City's existing water source portfolio and subsequent evaluations have determined that the best alternative to meet the City's water source demands, source redundancy, and strategic goals is to add filtration to the well. Not constructing well filtration improvements would impact this water source and strategic goals.

Next Steps:

- a. Re-submittal to Planning to begin the Conditional Use Permit (CUP) process

Site Analysis:

Site Conditions:

1. The building is located within Lot 2 which is owned by Park City Municipal Corporation.
2. The site is currently zoned Recreation Open Space (ROS) and is within the Sensitive Lands Overlay (SLO).
3. For reference the prior building location is shown on **Exhibit A**. The proposed building location is adjacent to the existing Creekside Park restrooms with the proposed location and associated site improvements shown on **Exhibit B**.
4. The building footprint, roof height, and exterior elements have not changed with the exception of an 8 foot extension to the electrical room roof structure. This overhang will serve as a shade structure for park activities. See **Exhibit C** for proposed building elevations.
5. Building materials colors have been revised slightly to be more complimentary to the existing restroom building. See **Exhibit D** for an architectural site rendering.

6. The proposed building floor elevation and site grading are intended to match existing play area grades.
7. One play structure, two existing concrete benches, and a limited length of sidewalk will need to be relocated.
8. PCMC Recreation and Parks Departments have been consulted regarding the proposed building location. No objections were expressed.

Access Impacts

1. Access to the building will be via a proposed driveway extending along the south side of the restrooms from Creekside Court roadway.
2. Extension of Creekside Court and construction of a turnaround area to facilitate truck deliveries is proposed.
3. To avoid parking conflicts with driveway access and park users, an access gate at the end of Creekside Court is proposed.
4. Since the well building is not staffed and accessed only for Operations and Maintenance (O&M) purposes, the proposed driveway access should present only minimal interference with park users. PCMC Recreation and Parks Departments have been consulted regarding the proposed driveway location. No objections were expressed.

Neighborhood Impacts

The proposed site is further removed from adjacent residences.

Restoration of Existing Well Buildings Area

1. Consistent with the prior plan, the existing well buildings along Holiday Ranch Loop Road will be demolished and the site restored after construction of the new treatment building.
2. Restoration will include installation of a new sidewalk or path that provides a more direct route from the Holiday Ranch Loop Road trail to the park.

Department Review

This report has been reviewed by representatives of Public Utilities, Park City Recreation, Park City Parks, City Attorney's Office, and the City Manager's Office. Comments have been integrated into this report.

Funding Source

The funding for the project is part of the approved 5-year Water CIP.

Exhibits:

- EXHIBIT A: Previous Building Location
- EXHIBIT B: Proposed Building Location and Site Plan
- EXHIBIT C: Proposed Building Elevations
- EXHIBIT D: Proposed Site Renderings

EXHIBIT B: Proposed Building Location and Site Access

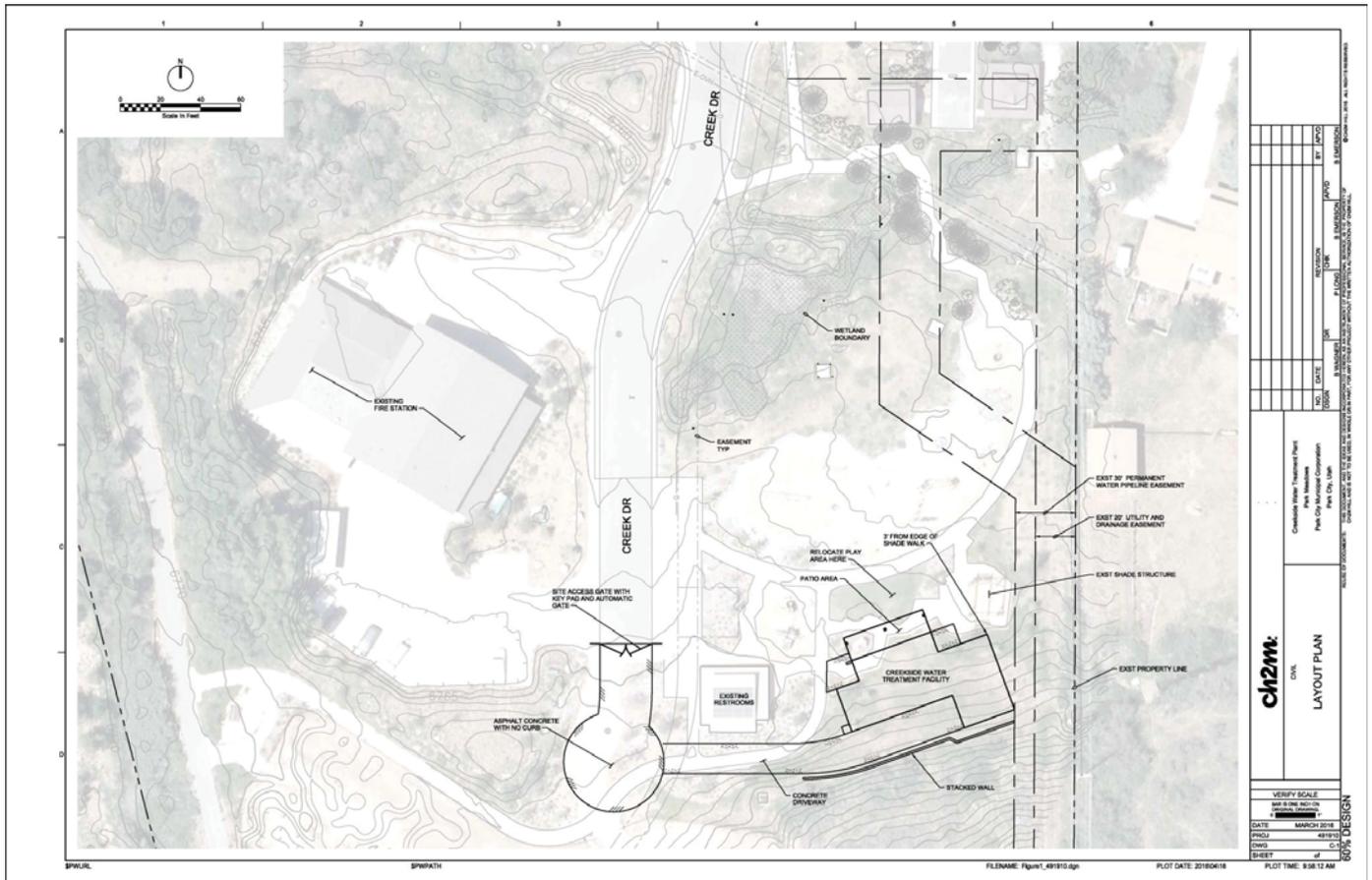


EXHIBIT C: Proposed Building Elevations

Southwest View



Northwest View (with park shade area) from Creekside Park parking lot



Northeast View



EXHIBIT D: Proposed Site Renderings





