SPECIAL PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 10, 1995

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold a special meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Tuesday, October 10, 1995.

AGENDA

4:30 p.m. - City Council Work Session Room

I ROLL CALL

II PUBLIC INPUT

III MINUTES OF THE MEETING OF SEPTEMBER 28, 1995

IV CONSENT AGENDA

1. Acceptance of the canvass of the votes of the City Council Primary Election held on Tuesday, October 3, 1995 in the Official Minute Book

2. Authorization to staff to enter into a contract with Edman Construction, in the amount of $66,000 for the expansion of the existing lobby space at the Park City Racquet Club and $28,874 for the construction of a scorers' booth at the City Park softball field

V REPORTS FROM COUNCIL AND STAFF

VI ADJOURNMENT

Posted: 10/6/95

SPECIAL PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 10, 1995

I ROLL CALL

Mayor Brad Olch called the special meeting of the City Council to order at approximately 4:30 p.m. at the Marsac Municipal Building on Tuesday, October 10, 1995. Members in attendance were Brad Olch, Ruth Gezelius, Lou Hudson, and Shauna Kerr. Roger Harlan and Leslie Miller were excused. Staff present were Toby Ross, City Manager; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business. Hearing none, the public input session was closed.

III MINUTES OF THE MEETING OF SEPTEMBER 28, 1995

Ruth Gezelius, "I move approval of the Minutes, as presented". Lou Hudson seconded. Motion carried.

Ruth Gezelius	Aye
Roger Harlan	Absent
Lou Hudson	Aye
Shauna Kerr	Aye
Leslie Miller	Absent

IV CONSENT AGENDA

Shauna Kerr, "I move approval of the Consent Agenda". Ruth Gezelius seconded. Motion carried.

Ruth Gezelius	Aye
Roger Harlan	Absent
Lou Hudson	Aye
Shauna Kerr	Aye
Leslie Miller	Absent

1. Acceptance of the canvass of the votes of the City Council Primary Election held on Tuesday, October 3, 1995 in the Official Minute Book - See attached staff report. For the record the results were as follows:

CANDIDATE	CON. 1	CON. 2	CON. 3	TOTALS BY CANDIDATE	PERCENT OF TOTAL VOTES
HOLLY CARLIN	55	66	32	153	5%
HUGH DANIELS	97	149	131	377	14%
TODD GABLER	102	66	29	197	7%
RUTH GEZELIUS	109	113	72	294	11%
LOUIS HUDSON	65	96	60	221	8%
CHUCK KLINGENSTEIN	169	227	156	552	21%
PAUL SINCOCK	68	109	115	292	11%
MARTY STATTIN	59	147	93	299	11%
CLAY STUARD	35	115	70	220	8%
TOTALS BY DISTRICT	759	1088	758	2605	96%

The percentage doesn't add to 100% because not all voters voted for three candidates.

The percentage of voter turnout is as follows:

CON. 1- 17.8%		CON. 2 - 25.1%		CON. 3 - 27.2%		% TOTAL TURN-OUT
TOTAL REG. VOTERS	NUMBER VOTING 10/3	TOTAL REG. VOTERS	NUMBER VOTING 10/3	TOTAL REG VOTERS	NUMBER VOTING 10/3	
1586	282	1624	409	1049	285	22.9%

2. <u>Authorization to staff to enter into a contract with Edman Construction, in the amount of $66,000 for the expansion of the existing lobby space at the Park City Racquet Club and $28,874 for the construction of a scorers' booth at the City Park softball field</u> - See attached staff report.

V REPORTS FROM COUNCIL AND STAFF

None.

VI ADJOURNMENT

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

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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 COUNCIL WORK SESSION
SUMMIT COUNTY, UTAH
SEPTEMBER 28, 1995

Present: **Brad Olch, Lou Hudson, Shauna Kerr, Ruth Gezelius, Roger Harlan, Leslie Miller, Toby Ross, Rick Lewis, Jodi Hoffman**

1. **Council questions and comments.** Shauna Kerr attended the Summit County Commission meeting and discussed the action taken by the Summit County Commission with regard to creating two Planning Commissions and the ability to reappoint all new members. She discussed criteria including geographical diversity and her concern that expertise and experience is not a consideration. Ms. Kerr felt it important that existing members be maintained to provide continuity. The Commission did not include that suggestion in their motion as they wanted to proceed with the ordinance, but indicated that they would reconsider the appointment provision. Toby Ross recommended that the Council write a letter to the Commission regarding Ms. Kerr's suggestion.

Ruth Gezelius asked that staff look at the stairs on 4th Street between Park Avenue and Woodside to evaluate its condition and make repairs before winter.

Leslie Miller referred to the Community Development Director's memo in the Manager's Report regarding workload in the department. She felt that there is a "cry for help" from the department which is creating a public relations problem because applications are not processed in a reasonable time frame. She appreciated Rick Lewis' comments, but not being a management professional, did not feel confident that his recommendations could deal with the magnitude of the growth issue. She emphasized that she is not placing blame on anyone or the department and suggested that staff look at outside resources like seminars and referred to a NLC conference being held in Phoenix. Ms. Miller felt that there may be cities that have faced similar growth issues that may have some answers. Toby Ross explained that part of the problem is that there are competing interests and pointed out the importance of Council direction, more specifically with expectations. He noted that Park City's average turn-around time for single family is about 30 days or less; the turn-around for a single family in Los Angeles was 350 days. The expectation here is very high and the Council could hire more staff to expedite applications, but that approach has not been been advocated by the general public.

Mr. Ross stated that with regard to the LMC revisions each efficiency may prompt an inefficiency like additional review and notice. The City Manager agreed that the City needs to look outside Utah. The Mayor referred to the resolution regarding planning priorities which was passed based on the workload of staff and the full agendas of the Planning Commission and pointed out that we are now in the same situation two years later. The CDD is fully staffed and is still overworked, and the Mayor felt that there should be a clear message to the development community that applications will take longer. He feared compromising a quality product, and felt that Mr. Lewis' suggestions should be put into place and reviewed in six months. Lou Hudson stated that he has heard that the City is using the process to control growth. Shauna Kerr felt that the City should consider growth caps as the problem stems from volume and numbers and the process can be "tweaked", but that won't be effective until volume is addressed not just quality. Leslie Miller supported that type of dialog and again suggested looking at other communities.

Pat Putt, Planning and Zoning Administrator, discussed the process in Breckenridge which locked applications into time frames and pointed out the downfalls of that approach, as the time frames were unrealistic and always extended. Leslie Miller discussed open-ended actions and felt that the community could deal with anything as long as there was a definitive an answer. Toby Ross emphasized that once staff has a complete application, a time table can be determined. Ms. Miller discussed the Flagstaff application where there are huge gaps in its review and reiterated that outside resources be utilized. Mr. Ross agreed that there shouldn't be disagreements over processing and there are things that can be done.

With regard to Ms. Kerr's comments on growth caps, the City Manager felt that it wouldn't solve the work load issue and may double it. He suggested that some phasing mechanism with a concurrence component be considered. Shauna Kerr insisted that it is a "numbers game" and as long as applications are unlimited, the staff will be inundated; a maximum number of applications should be determined.

Leslie Miller suggested that maybe some of staff's tasks could be undertaken by a committee and pointed out that 90 days to review a sign is absurd. She felt that Council should spend some time on this issue and the Mayor suggested that before staff returns with a resolution that a work session be devoted to this topic. Shauna Kerr asked staff to communicate ideas to help facilitate a reasonable workload. Rick Lewis added that he is not in favor of specific time frames and a public relations package was discussed.

Prepared by Janet M. Scott