



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
October 9, 2014**

Closed Session

To discuss Property, Personnel and Litigation

Study Session

Special Events Update

Jason Glidden, Jenny Diersen and Tommy Youngblood, Special Events, spoke with the Council regarding Special Events. Mayor Thomas inquired of the Council if they are comfortable with the past Council goals. Council member Matsumoto stated that she feels that the businesses are happy but the residents are feeling that it is too heavy. Council member Beerman stated that he used to represent the businesses before he was elected on Council and feels that there is turmoil with the residents and the businesses. Council member Simpson stated that she felt that the City is at the max and feels that the City needs to monitor and evaluate the events. Simpson stated that she has had conversations with residents and found that they do love the events but do not like what they have morphed into. Council member Beerman feels that there are peak times that it does not make sense but during the down time it makes sense. We need to achieve a balance and look to mitigate the needs of the community. Council member Henney stated that he feels that the Council needs to look at "Event Fatigue" there are times when the residents want to visit Main Street and have a break from the crowds. Council member Matsumoto stated that during the time when the chamber was working on the matrix separating the money makers and local events. Council member Beerman stated that he agreed with Henney managing the event fatigue, but when he discusses the shoulder seasons and if we want to keep the businesses local then we need to push into the shoulder season. Council member Simpson stated that we need to use those shoulder seasons to give the town back to the community. Acting City Manager Dias stated he is hearing keeping status quo. Glidden stated that he heard that the Council is looking for more quality rather than quantity. Glidden spoke to the Event Report card discussing that it was staff only but staff would like to open this to an event task force with business owners and community members. Council member Beerman stated that Vail has a great model regarding a commission that looks at events. Bob Kohler stated that he manages the County Special Events and discussed the criteria they look at as well as the grant funding. Mayor Thomas inquired about the impacts to the neighborhood. Jenney stated that when she was in Vail she met with the Special Events team stating that they look at the funding sources and demographics of each event. Simpson inquired about the numbers the City gives to events as in kind services. Staff did not have that number ready but will bring it back to Council in a work session along with more information on the ideas generated during this meeting. Spoke to the debrief process following a poor event.

Mayor Thomas opened the floor for public input.

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Jess Ried stated he supports the special events and likes what they do for the community but does feel they are out of hand. Spoke to a few events that have grown and have negatively impacted the community. Spoke to the Little League World Series on the North 40 lots that go against the recreation master plan. Stated that the neighborhoods are just asking the City for sensitivity. Gave the Council and staff an idea of a “do nothing, go nowhere” weekend.

Chuck English, resident of Park Meadows, agrees with Jess stating that he loves the activity and energy and is on the events side of Deer Valley that have gotten out of hand as well. Needs to keep in mind the public/private events. Spoke to the return on investment that Deer Valley looks at.

Work Session

Council Questions and Comments and Manager’s Report

Council member Matsumoto attended the Peace house vigil stating it was a great event which brought awareness to Domestic Violence. Attended the Library board meeting where the Architect discussed the progress of the library renovation.

Council member Beerman also attended Peace House event and hosted a Mountain Accord business meeting. Reminded public of the Mountain Accord meeting to be held on October 13th at the Marriot Sidewinder.

Council member Peek attended a BOA meeting.

Council member Henney attended the Habitat “Overall” Ball. And attended the Recreation Advisory Board where they discussed dog parks and dog policies.

Council member Simpson attended the Health Board meeting where they adopted a code for the first time stating they have always relied on the Summit County code, they also discuss dogs and granted a variance to allow dogs on the dining decks on Main. Attended the Fire board meeting, Mountain lands housing trust meeting, and the Planning Commission.

Mayor Thomas also attended the Overall ball and the Peace House Vigil. Attended an award ceremony where the Mayor of Midvale was awarded the Eleanor Roosevelt award.

Historic Mine Sites discussion

Anya Grahn, Planner, stated that staff has been looking into the Historic Mines and staff led a reconnaissance level survey where they identified several mines. Discussed the partnership with the Historical society. Staff is looking into an intensive site inventory. Stated that staff would like to look at the Historic Sites Inventory list stating that staff would like to add a few more mine sites to the list. Discussed the preservation efforts such as stabilization, documentation, Notice and Order, partnerships, preservation easements and a consideration of an archeology ordinance to preserve the grounds to prevent looting, vandalism. Grahn spoke to the funding sources with examples such as a partnership with the Museum and available grant monies.

Next steps will be bringing the findings of the staff reconnaissance survey and would like to bring Chris Merritt, Utah State Historical Society to a work session to explain this topic further. Council member Matsumoto inquired about the funding sources. Nate Rockwood, Capital Budget, Debts and Grants Manager, spoke to the funding options using abatement funds or a special service grant. Council member Peek stated that he is in favor of the Preservation as well

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as asking Chris Merritt, SHPO Compliance, Archaeology from Utah State History to come speak to the Council as well as look into fencing options to allow people to look in but not endanger themselves. Council member Simpson stated that she agrees with Council member Peek. She would like to have a robust conversation with the property owners on a case by case basis to map out a path to preservation.

Council member Beerman inquired if staff is going to follow up on the annexation agreement issues that have not been addressed. Also inquired if there is any progress to stabilizing the Comstock mine, Grahn stated that it was found that it is not in within the City's boundaries so staff discussed the item with the County and they stated they will look into it but staff did not feel it was a high priority. Harrington discussed the annexation agreement stating that staff was unaware of the discrepancies until this point but staff is working with the United Mines Company to get this completed. Council member Matsumoto discussed the interlocal agreement that is on the agenda this evening and inquired if this could be rolled into the environmental preservation clause. Harrington stated that the interlocal agreement would be able to cover this issue.

Council member Henney inquired about the expense costs for stabilizing the structures. Grahn stated that it will be on a case by case basis. Council members Peek and Matsumoto agreed with Council member Henney that we need to move to the next steps. Mayor Thomas thanked staff for the hard work. Spoke to stabilizing the structures and feels that staff and the community could put together a committee to evaluate the stabilization without bringing in consultants, etc. Council agreed to continue to look deeper at this issue.

Historic Grant Program discussion

Planner Grahn spoke to the Grant Program from inception to today. Spoke to the current budget of \$127,000. She outlined staff's proposal stating the Historic Preservation Board could award up to \$15 000 in grants with any grants over \$15,000 being forwarded with a positive recommendation to Council for approval. Spoke to the application process and the eligible and ineligible improvements. Council member Peek discussed the cost of foundation and house mover's be added to the eligible list. Council member Matsumoto stated that she feels that the cap of the \$15,000 on the HPB is making things too restrictive. Council member Beerman agreed with Matsumoto and would like to raise the cap. Nate Rockwood, Capital Budget, Debts and Grants Manager stated the set amount of \$15,000 follows the procurement policy in the budget documents but can be increased at Council's discretion. Council member Matsumoto inquired about the funds that Grahn outlined. Rockwood stated that the cap is the total cost the HPB can award, there is more funding available that the HPB could request from Council. Harrington spoke to other options available to use the CIP transfers.

Council member Peek spoke to the horizontal movement to correct survey encroachments. Council member Simpson inquired about the quarterly review. Grahn stated staff felt it would provide the HPB a way to weigh the projects. Hope Melville, HPB member, spoke to the quarterly review process stating she felt it would turn people away.

Grahn spoke to the applicant eligibility to reward full-time residents. Council member Peek stated that this is a grant program to preserve the structure and feels it incorrect to penalize a second home owner who brings in taxes to the City. Council member Beerman feels that it is an opportunity to accomplish two Council goals of preservation and full-time residents. He feels the incentives would be great. Council member Matsumoto stated she agrees with Beerman. Council member Simpson stated that she is sympathetic to Beerman and Matsumoto but would like to see the properties preserved. Council member Henney stated that he does not see this

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as a motivator to get people to live in Old Town. Council member Simpson suggested HPB weigh in on this and bring back to Council. John Kentworthy spoke about two applications that have gone in front of the HPB. Melville spoke to the historic process and feels the grants help keep the work professional. Council directed staff to take the recommendations to the HPB to review and send a recommendation back to Council.

Transportation Master Plan discussion

Kent Cashel, Transportation Manager and Brooks Robinson, Transportation, discussed the Transportation Master Plan. Cashel spoke to the report card that staff has conducted. Spoke to the goals set to achieve the desired results. Discussed the emphasis including increased mobility but reduce car travel as well as reducing environmental impacts. Robinson spoke to the goals with a multimodal system to complete streets, transit simplicity, regional transit, mobility and accessibility trails, maintaining the paved roads, safety and quality of life, sustainability, planning to support development growth and using management systems and the demands on the systems. Cashel spoke to the Transportation Model to include: existing traffic, land use, growth, mode share and the transportation system. Discussed the results of the report card to include the high single occupant vehicles, transit time ratio to bike and drive time is too low and estimated petroleum use and greenhouse gas emissions.

Mayor Thomas spoke to the daunting task of transportation planning. He is very excited to get into this model even though it is daunting. Council member Beerman feels that we need to look at the goals again and come at this with an aggressive approach. Council member Simpson stated that she is in favor of the goals and feels that to accomplish the goals quickly it will be a very painful, fast paced approach. Mayor Thomas stated that if there is critical mass goals can be accomplished fast. He spoke to the conveniences that will be taken away with these goals to include paid parking, and the comfort of your own vehicles. Cashel stated that we need to be careful to not move too quickly. Mayor Thomas stated that walking the walk is a good thing; mixed use is a good thing, as well as density can all help with these goals. Council member Beerman inquired if staff could back to Council with an evaluation of accelerating the items. Council member Peek stated that he is in favor of accelerating the goals without sacrificing the tourists experience. Mayor Thomas spoke to the growth of negative impacts. Cashel spoke to the way the goals were set. Stated that the goals were lined up with the growth of the community. Council member Simpson inquired about the time frame staff would be able to bring this item back, suggesting February for a study session/work session to give direction. Staff agreed.

**Regular Meeting
6:00 pm**

I. ROLL CALL- ROLL CALL- Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, August 7, 2014. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Matt Dias, Acting City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Thomas Eddington, Planning Director; Francisco Astorga, Planner; Heinrich Deters, Trails and Open Space; Nate Rockwood, Capital Budget, Debt and Grants Manager;

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
There were no communications or disclosures from Council or Staff.

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

Chris Hague- discussed the project known as StoneRidge that was purchased by Park City to complete Round Valley. Stated he lives across from Stone Ridge and has a vested interest in the property. He has discussed the property with Heinrich Deters and has concerns with the proposed uses of this area. In speaking with the staff he feels the trail head parking lot is too large. Spoke to the parking overflow going to the Basin Rec parking lot. Second question to staff's envisioned plan of a maintenance building on the property. Hague requested that the Mayor put a Council member in contact with Deters and Jordan to help knock this issue out. Staff reassured Hague of the public process regarding the County Planning Commission. Finally, he discussed the spoils pile in the area stating he feels that there is too much material to be spread in the area and knows that some will need to be carried away and will need to be planned out in a well manner.

Deters stated that this item will go before the Basin Recreation Planning Commission and informed Council and the public that the property is within the Conservation easement. Council member Simpson reaffirmed that staff and the City have a very good working relationship to date with Basin Rec and Rena.

Robert Reynolds commented on the Bonanza Park form based code stating that 152 residents, stakeholders and concerned parties were obtained in 4 days to sign a petition against form based code. The eight items that the petition outlined were listed. Highlighted a few of the key players who signed the petition.

Clay Stuard stated that 25 or so people showed up at the Planning Commission meeting last night to give comment against the form based code. Showed a BoPa map that showed X's through the areas that showed the stake holders who are not in favor of this plan. Feels this "live, work, play" is an innuendo. Feels that the planning staff continues to be vague with the purpose of this code change. Feels that the general MPD ordinance gets the job done. Feels that it is not the right legislative

Steven Parker stated that he feels that the area is in this district is the heart of the City and would like to see a good community feel.

IV. 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 of the Second Amendment to the Professional Services Agreement, in a form approved by the City Attorney, with URS Corporation for Metals Impacted Soils Management and Testing Services for an increase to the contract in an amount not to exceed \$27,500.

Council member Simpson moved to approve the consent agenda

Council member Peek Seconded

Approved unanimously

V. NEW BUSINESS

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1. Consideration of the changes to the Historic District Grant program and provide direction regarding the application process and policy for the administration of the program. Council should also review and provide direction on the Historic District Grant Program Eligibility criteria.

Thomas Eddington, Planning Director, asked the Council to continue this item until the HPB has a chance to look at the changes

**Council member Matsumoto moved to continue to a date uncertain
Council member Simpson seconded
Approved unanimously**

2. Consideration of a resolution authorizing the sale and issuance and sale of up to \$3,540,000 of general obligation refunding bonds of the City; and providing for related matters

Nate Rockwood, Capital Budgets, Debts and Grants Manager, stated that this is a sale of the general obligation bond that will be refunding this amount which would also result in a property tax reduction

**Council member Simpson moved to approve a resolution authorizing the sale and issuance and sale of up to \$3,540,000 of general obligation refunding bonds of the City; and providing for related matters
Council member Peek seconded
Approved unanimously**

3. Consideration of a plat amendment for Barbara's Subdivision located at 1103 & 1105 Lowell Avenue, Park City, Utah pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney.

Planner Astorga, spoke to the re-plat of Barbara's subdivision stated they would be combining 5 lots into 2 lots.

Mayor Thomas opened the public hearing. No comments were heard. Mayor Thomas closed the public hearing.

**Council member Peek moved to approve a plat amendment for Barbara's Subdivision located at 1103 & 1105 Lowell Avenue, Park City, Utah pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney
Council member Beerman seconded
Approved unanimously**

4. Consideration authorizing the City Manager to enter into a contract with Carashoft Technology Corp (IQM2) for Meeting Management Software in an amount not to exceed \$1,030.00 per month, or \$12,360.00 annually, in a form approved by the City Attorney.

Matt Dias, Assistant City Manager, gave an overview of the procurement of meeting management software. He then outlined the process that staff went through to choose the IQM2. Stated that we will start with real stream audio and then eventually roll out the video.

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Stated there are no upfront costs and outlined the month to month contract terms with no contractual increases proving this a minimal risk for the City. Council member Simpson thanked staff for the quick turnaround. She also inquired about the reference to an "iframe" in the RFP. City Recorder Heil stated that it was a snap shot that would be incorporated in our current website so residents would not have to be redirected to the IQM2 website to access the meetings. Council member Beerman inquired if there was analytical data collected to see how often the features are being accessed. Dias stated that staff had not inquired about that but that he would find out and let Council know.

Council member Simpson moved to approve the contract with Carashoft Technology Corp (IQM2) for Meeting Management Software in an amount not to exceed \$1,030.00 per month, or \$12,360.00 annually, in a form approved by the City Attorney

**Council member Henney seconded
Approved unanimously**

5. Consideration of a Real Estate Purchase Contract for the Clark Ranch property located near Highway 40 corridor, south of Quinn's Junction, Park City, Utah in a form approved by the City Attorney.

Heinrich Deters, Trails and Open Space, and Rory Murphy, representing the Gilmor Family Estate spoke to the 2 REPC's for the Gilmor property. Deters outlined the timeline stating we would close on the property in December and cost is \$6.2 million that would be paid out in a lump sum. Staff is recommending a 6 month process/evaluation to look at a conservation easement, trail planning and non-open space uses. Simpson inquired about the trail planning. Deters stated he was invited to participate in the Wasatch trail planning. Beerman stated that he would request a site tour if non-open space uses were proposed. Deters stated this will be a very transparent process. Rory stated, on behalf of the Florence J Gilmor, the family is honored to enter in this agreement with the City. Beerman stated that he is so thankful to live in a City that preserves open space like Park City does. He also thanked COSAC for evaluation, and thanked Florence Gilmor estate for working with the City and thanked Rory for being a pivotal key player. Thanked Tom Dayley for discussing this with the trust for 10 years. Thanked Deters for his work. Peek thanked the voters for passing the resort sales tax for making this possible.

Council member Beerman moved to approve Real Estate Purchase Contract for the Clark Ranch property located near Highway 40 corridor, south of Quinn's Junction, Park City, Utah in a form approved by the City Attorney.

**Council member Matsumoto seconded
Approved unanimously**

6. Consideration of A Resolution Adopting an Interlocal Agreement between Park City Municipal and Summit County and authorizing the City Manager to execute the Agreement in a form approved by the City Attorney:

Mark Harrington, City Attorney, outlined the brief history of the buildup to this interlocal agreement. Stated that the County Council entered into this same agreement last night and it will involve a task force of the Mayor, City Manager and one other Council member serving as liaison along with the County holding regular meetings to discuss any items that would involve both the County and City. Council discussed the options of a rotating liaison. Mayor and Council

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decided to name Council member Beerman as the primary liaison and Council member Peek as secondary.

Mayor Thomas opened the public hearing, there were no comments heard. Mayor Thomas closed the public hearing.

Council member Peek moved to approve a Resolution Adopting an Interlocal Agreement between Park City Municipal and Summit County and authorizing the City Manager to execute the Agreement in a form approved by the City Attorney
Council member Simpson seconded
Approved unanimously

VI. ADJOURNMENT

Council member Matsumoto moved to adjourn the meeting
Council member Peek seconded
Approved unanimously

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 2:00 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Tricia Lake, Assistant City Attorney/Prosecutor; Lisa Rogers, Legal; Brooke Moss, Human Resources Manager; Doug Kennedy, States Insurance Attorney/Berkley Risk Retention Loss Claims. **Council member Beerman moved to close the meeting to discuss Property, Litigation and Personnel. Council member Matsumoto seconded. Motion carried.**

Council member Peek moved to open the closed session. Council member Simpson seconded. Motion carried

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 Marci S. Heil, City Recorder.

Marci Heil

Marci S. Heil, City Recorder



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