



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 3, 2013**

Study Session

Mayor Williams opened the Study Session by acknowledging that this was Sustainability Manager Tyler Poulson's last meeting. He thanked Tyler for his professionalism and for all the great projects he has accomplished stating that Park City's loss is Salt Lake City's gain.

Poulson thanked Council stating that the goals could not have been accomplished without the support of a great Council.

Ice Arena Annual Update

Ice arena management presented a well-documented history of the progress of the Ice Rink. They have grown exponentially since 2006 with the growth in hockey interest, classes and learning programs. They are running very efficiently since the environmental initiatives in 2009. The operations staff's goal is to run an efficient, effective, customer friendly facility. They are currently open from 6:00 am to Midnight and are using the ice 97% of the time. They are also utilizing the normal "off" hours of 9 am to 3 pm during the school year filling this time with preschool groups, P.E. classes and lunch time programs along with special events.

Ice manager Pisty talked to the Mayor and Council about the possibilities of a second rink and about adding altitude training to the repertoire. Pisty stated with the current demand on the rink time is a constant battle between meeting the demand of the special events and programs with the goal of providing excellent customer service to the residents.

Council member Peek inquired about the supply and demand.

Council member Simpson inquired if the ice staff had the percentage of residents that use the facility versus non-residents. Pisty stated that they have recently updated their software program to be able to track that information.

Mayor Williams inquired about the 93% cost recovery forecast. He stated he recalled early discussions with ice staff if they got to a 100% cost recovery the City would look at a second rink.

Council talked about options for an open air facility. Mayor Williams spoke of a modified structure in Bozeman.

Council member Beerman inquired about Capital vs. Cost Recovery. Pisty stated that \$50,000 a year of the Capital expenses are funded over the next 40 years through County funding. The additional Capital expenses that are not covered are funded through the asset management fund.

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Council member Matsumoto inquired about the current fee schedule. Ice arena staff stated that they charge resident and non-resident fees as well as profit and non-profit fees for special events.

Pisty inquired if Council is interested in looking into a retail sales as well becoming an altitude training center.

Council inquired about the competition of local retailers and the amount of ice time needed for altitude training.

Pisty stated there are two local retailers but feel the market is large enough and also spoke to the time needed for the altitude training stating they would be using the end of summer months when the rink is slower to accommodate the training schedules. They would start out slow and grow the program with demand.

Mayor Williams thanked the Ice Arena staff for their diligence and progress they have made, this was one project he wanted to succeed during his time as Mayor as this is his last meeting with the Ice staff, he is very proud of the program. The Council concurred his sentiments.

Work Session

Council questions and comments and Manager's Report

Council member Simpson attended the Fire service district board meeting stating it was great and there were Facebook pictures of our own Phyllis Robinson- Public Affairs in full fire gear floating around cyberspace. She also attended the Lodging Association meeting where Mayor Williams spoke recalling his accomplishments over the past 12 years. Simpson also wanted to congratulate Summit County for stepping up during the Government Shut Down stating that they met and moved to fund WIC for the county for October and November and then the State Department stepped up and moved to fund WIC for the state so the County will keep their funds for another rainy day.

Council member Matsumoto inquired if the City had any programs being shut down during this time. City Manager Foster stated that the City does receive federal funding; however we keep a conservative approach and take the funding in as extra. Matsumoto also attended a Historical Society Meeting informing residents that they will continue the Free Thursdays event this fall, the past 2 have been well attended. Also let staff and Council know that David Chapman's Celebration of Life will be held Saturday from 4-7 pm. Matsumoto asked staff to bring the gang box Mailbox issue to Council as a work session item in a future meeting.

Council member Peek attended the Peace House vigil and was touched by the turnout

Council member Beerman attended the 9-11 Memorial event and found it very emotional. He also attended a UOC meeting Olympic media kickoff event stating the Olympic spirit was alive and well in Park City. He too attended the Peace House Vigil.

Council member Butwinski met with the General Plan Task Force this week and appreciated

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staff's direction with where the committee needs to be heading. Also, gave kudos to the Building Department.

Mayor Williams attended the 9-11 Memorial Celebration and found it wonderful that the group that put this together were all from Park City, Belcher's and Jim Dailey Excavating, they went back there and bid on this piece and trucked it here from New York. Great event, emotional event, the speaker was a first responder with the NYPD who has recently retired and has migrated to live in Park City. Also found the Peace House Vigil to be very touching.

Stoneridge – Gilmore Open Space

Trails and Open Space Manager Heinrich Deters, Wendy Fisher, Utah Open Lands and Bob Mackie, Basin Recreation discussed the Stoneridge Open Space project outlining goals and the timeline.

Fisher stated that the City should be very proud of the accomplishment they have made in keeping this 292 acres protected open space. Landowner goals are: trail use, adaptive panning for conservation values-balance recreation, wildlife, scenic resource influences.

Fisher discussed the current conditions stating there is not a lot of farmland soils, staff has documented many existing roads and trails, stating if some trails were closed off re-vegetation would occur and then we could build upon a trail system that already exists. She also discussed the Toll Canyon spoils area stating it was tested by the County and found to be clean, however; the distribution could affect the ecosystem. A plan for the abandoned quarries needs to be considered as well as the sensitive wildlife habitat for elk, deer and sage grouse.

Deters stated that staff has come up with a phasing plan, phase 1 would involve reclaiming as much of the spoils area as possible, installing a minor trailhead parking lot (10 spaces), soft surface trails 8-10 feet wide for multi seasonal, multi-use such as: equestrian, dogs, sledding, snow shoeing as well as a single track mountain biking trail. We are looking at a Summer 2014 time frame in order to mitigate the least amount of interruption to the sensitive wildlife.

Council member Simpson inquired if City were to use the entire area of the spoils pile would we have more than a 10 space parking lot.

Deters stated that they are looking into larger trailhead after we observe how the minor one will affect the migration corridor of the elk. He stated that this is an adaptive plan that will continue to change and to develop based on observations and facts.

Mayor Williams inquired about annexing this piece. Staff stated that it is something the City is looking into. He also stated he walked the spoils area finding it very rocky and full of noxious weeds. He inquired if we could use the spoils pile to fill the abandon quarries.

Fisher stated that they need to take care of the reclamation first and then consider the options.

Council member Beerman inquired of winter trails and will the possibility of taking down fencing to assist in the wildlife migration.

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Fisher stated that the County has been taking the top rails of the fencing down and will eventually take the entire fence down.

Deters followed up by walking the Council through the Winter phase 1- Winter 2014-15, discussing ideas such as Nordic mowing, grooming, existing soft surfaces trails, winter use is very popular at Round Valley, this will be another great addition to access the property at the trailhead. Deters also touched on Phase 2 of the project stating an evaluation of the trailhead parking would take place as well as the possibility for restrooms, more events, and a single trail loop to relieve the conflict for users from Old Ranch Rd. .

Regular Meeting

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, October 3, 2013. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Liza Simpson and Dick Peek. Staff present were Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Cassel, City Engineer, Sharon Bauman, Senior Recorder and Elections Official; Kayla Sintz, Planning Manager; Kirsten Whetstone, Planner; Anya Grahm, Planner; Matt Dias, Assistant City Manager; Marci Heil, City Recorder; Jody Morrison, Assistant City Recorder

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There was no communication or disclosures made from Council or Staff.

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

Craig Elliot- resident- commented on the study session and stated that Ice Arena staff is doing a great job. Asked if the council would start a dialogue for allowing for affordable housing to be designed and pay it forward.

IV NEW BUSINESS

1. Consideration of an Ordinance approving a Plat Amendment for Thaynes Creek Ranch Estates Subdivision located at 510 Payday Drive, Park City, Utah

Planner Whetstone stated that this is a request for the final subdivision approval at the Thaynes Creek Ranch Estates subdivision. The subdivision would be zoned single family and stated the conditions and plat notes are consistent with the annexation agreement. The Planning Commission voted to forward a positive recommendation to Council. Staff is recommending a public hearing and consideration of approving this Ordinance.

Mayor Williams inquired if the resident could have an apartment in the barn or a detached garage.

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Planner Whetstone stated that the garages would have to be attached however they could have an accessory apartment or they could have an accessory building that was not a barn.

Council member Peek inquired about the drawing of the barn placement.

Planner Whetstone stated it was just a typical placement for a lot this size with the setbacks.

Frank Richards, applicant, stated that the premium barns have always been 1300 square feet and there was a mistake in the annexation notes that it states 12000 square feet that has been interpreted as 1200 square feet and wanted to clarify the size before the ordinance was approved.

City Attorney Harrington advised Council to amend the ordinance condition of approval 30 to add "unless otherwise approved by fire marshal".

Mayor Williams opened the public hearing. No comments were made. The public hearing was closed.

Mayor Williams asked for a motion.

Council member Simpson moved to approve the Ordinance approving the plat amendment for Thaynes Creek Ranch Estates subdivision located at 510 Payday Drive, Park City, UT with the amendment to Conditions of Approval #30.

Council member Butwinski seconded.

Approved unanimously

2. Consideration of authoring the City Manager to execute the award for RFP for Historic Preservation Consulting Services to Cooper Roberts Simonson in an amount not to exceed \$20,000 in a form approved by the City Attorney.

Planner Grahn stated that the prior consulting service has not renewed their contract with the City and since then staff has put out an RFP for Historic Preservation Consulting services. They had four bids submitted and staff reviewed them and has chosen SWCA. They are a national firm with multiple skills staff was looking for.

Council member Simpson inquired about the members of the selection committee.

Planner Grahn stated that the planning and building departments had representatives on the selection committee.

Council member Beerman inquired as to the substantial increase in the contract amount.

Planner Grahn stated that they have negotiated a fair price and have included weekly meetings to keep up with design review demands also stating that the prior consulting services had come in quite a bit below average for the work completed.

Council member Beerman moved to authorize the City Manager to execute the award for RFP for Historic Preservation Consulting Services to Cooper Roberts Simonson in an amount not to exceed \$20,000 in a form approved by the City Attorney.

**Council member Butwinski seconded.
Approved unanimously.**

V ADJOURNMENT

With no further business the meeting was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 4:00 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Andy Beerman, Cindy Matsumoto, and Dick Peek. Liza Simpson was excused. Staff present were Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Phyllis Robinson, Public Affairs; Jim Blankenau, Sustainability; and Lori Collett, Finance Manager. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Beerman seconded. Motion carried.**

Council member Butwinski moved to open the Closed Session. Council member Peek 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 Heil, City Recorder.


Marci S. Heil, City Recorder

