PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
SEPTEMBER 20, 2007

Present: **Mayor Dana Williams; Council members Candace Erickson; Roger Harlan; Jim Hier; and Joe Kernan**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Patrick Putt, Planning Director; Ken Fisher, Recreation Manager; Matt Twombly, Project Manager

Dave Nicholas, IBI Group

Absent: **Council member Marianne Cone**

1. Council questions/comments. Candace Erickson updated members on projects and events conducted by the Friends of the Farm. Joe Kernan spoke about CTAC exploring new measures and benchmarks in formulating goals. Roger Harlan reported on School Board business and the Leadership Program selection process and Jim Hier commented on the use the optical scan ballots and the canvass for the Primary Election. Mayor Williams reported on the Coalition of Governments meeting during the week and asked if Council is comfortable with sharing the solid waste study with the Mayors of Summit County, acknowledging that it is being funded by Summit County and PCMC. Jim Hier stated that he has no objection with sharing the information but felt the coalition should respond in writing. The City Manager interjected that a joint meeting with the County, SBWRD and the City on the solid waste study is contemplated in late October. Candace Erickson emphasized that she is amenable to distributing the report to the group, but not if the review causes delays. The project should remain on track. Roger Harlan and Joe Kernan agreed.

Patrick Putt invited members to attend the Historic District charette on Monday scheduled at 5 p.m. to 6:30 p.m. which will be presented as an interactive exercise with the public. The Mayor spoke about meeting with contractors concerned with the challenges of installing solar applications in Old Town.

2. Old Town Neighborhood Park – 130 Grant Avenue. Ken Fisher referred to his staff report and explained the development of a master plan for neighborhood parks and the passive design contemplated for this parcel. He introduced Dave Nicholas, IBI Group, who facilitated the master plan and developed the park at the Racquet Club as well as the new park and in Prospector and redevelopment of the Prospector Park. The master plan was presented to the public in May and at all four neighborhood barbecues where feed back was very positive.

Consultant Dave Nicholas referred to the guiding principles formulated for neighborhood parks and the emphasis of enhancing the natural assets of this parcel. He discussed a circulation plan from Swede Alley and the suggestion of adding a bench on Hillside

Avenue to view the park from above. Jim Hier felt that the $450,000 estimate seems high, especially since there are no buildings. Mr. Fisher explained that there are a number of unknowns and more cost information will be available when the construction document is complete. A construction contract is not scheduled tonight. For the benefit of Roger Harlan, Mr. Twombly explained the status of moving and refurbishing the historic Tallon House and removing a dilapidated shed in the area, as part of the Wisknewski property project. Candace Erickson explained that as the Council liaison to RAB, she has had opportunities to become more familiar with the details of the design and Mr. Nicholas described the plan through illustration of a rendering. Mayor Williams encouraged using drought tolerant plantings and Patrick Putt ensured him that staff will work with the consultant on sustainabilitly features.

3. Review of regular meeting. Council members had no questions or comments on agenda items.

4. Public input – public safety. Brad Burrill, Oakley resident, relayed that he prefers to comment now rather than waiting for the regular meeting. He briefly commented on his concern of the operation of illegal power stations and their impacts on public safety. He submitted written comments to the City Recorder for the record.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
SEPTEMBER 20, 2007

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, September 20, 2007. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Marianne Cone was excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Ray Milliner, Planner; Brooks Robinson, Planner; and Kent Cashel, Assistant Public Works Director.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Joe Kernan disclosed his company's recycling contract with Royal Street and Talisker Corp.

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

1. Walkability challenge - Puggy Holmgren, resident, stated that she filled up her gas tank in December 2006 and refilled it for the first time this week. She encouraged Council members to support walkability projects so that people use less gas.

2. Microwave towers – Mayor Williams referred to input rendered by Mr. Burrill during work session.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF AUGUST 30, 2007

Jim Hier, "I move we approve the work session notes and minutes of the meeting of August 30th". Joe Kernan seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

V 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 under "Additional Discussion – Agenda Items")*

Roger Harlan, "I move to approve Consent Agenda Items 1, 2 and 3". Candace Erickson seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

1. Appointment of Puggy Holmgren and Jeanne Davison to the Public Art Advisory Board for two-year terms expiring July 2009 – Staff recommends approval.

2. Resolution approving the Utah 9-11 Grant Special Billing Agreement between Park City Municipal Corporation and the State of Utah's Department of Public Safety, 9-1-1 Committee and authorizing acceptance of grant funds – See staff report.

3. Authorization to the Mayor to execute a Vacation of Easement for Deer Valley Resort, in a form approved by the City Attorney – See staff report.

VI OLD BUSINESS *(items previously discussed and continued for consideration)*

1. Consideration of an Ordinance approving a Condominium Conversion for Pod B1 in Empire Pass, Nakoma Condominiums – Planner Brooks Robinson explained that this is the second stage of the project containing 18 condominium units. He made a change to the wording of Conditional of Approval No. 4, ensuring that unit equivalents are consistent with the Flagstaff Development Agreement. City Attorney Mark Harrington explained that Planning Commissioner Jack Thomas disclosed an interest in the project and excused himself from deliberating and voting. Jim Hier asked about the status of the production of affordable housing and Mr. Robinson explained that staff has been talking to Talisker about its outstanding obligations. If the housing is not provided as specified, certificates of occupancy for buildings coming on line will not be issued. The Mayor opened the public hearing, and with no comments from the audience closed the hearing. Joe Kernan, "I move we approve the condominium conversion for Pod B1 in Empire Pass, Nakoma Condominiums". Roger Harlan seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

2. Consideration of an Ordinance approving the 8200 Royal Street East record of survey amendment – Planner Ray Milliner explained that the City Council reviewed this item and expressed a number of concerns dealing with awareness of the accessory

building planned on the property and remanded it to the Planning Commission for consideration. On August 22, the Commission forwarded a positive recommendation to Council as conditioned by the ordinance.

Brent Glissmeyer, representing Stag Lodge, explained that they met with the neighbors and an agreement is in place memorializing the terms of the project. The structure was moved and landscaping enhanced. He felt that the concessions made on Stag Lodge's behalf were significant but he was pleased to arrive at mutually agreeable terms and move ahead. Candace Erickson thanked Mr. Glissmeyer and felt they went well beyond what was expected and she thanked Mr. Milliner on his well written staff report. The Mayor agreed and opened the public hearing. There was no public input.

Jim Hier, "I move we adopt the amended record of survey map for the Stag Lodge common area and approve it based on the findings of fact, conclusions of law, and conditions of approval found in the draft ordinance". Candace Erickson seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

VII NEW BUSINESS *(new items with presentations and/or anticipated detailed discussions)*

1. Consideration of the Short Range Transit Development Plan Draft – Kent Cashel explained that in June 2006, the City Council authorized a study with LSC Consultants who conducted the previous two short range transit plans. He thanked Council members Roger Harlan and Jim Hier for participating in the process. The draft is a seven year management, operations, and capital plan for transit development. Considerations include management, recruitment, retention of staff, and expansion of transit services, equipment and facilities. The financial model evaluates revenue sources to offset the expense of implementing plan elements and adoption of a transit development plan is a requirement of the Federal Transit Administration in qualifying for funding. Projects in 2008 include a new recruitment and retention team position to secure staffing needed for seasonal service. The free bus system will be better marketed and Mr. Cashel explained the new routing for Pinebrook and the bus plan for The Canyons. In 2009, a Kamas commuter service will be implemented in the morning and evening; there will be a nominal charge because of the distance. A fixed route service to Quinns will be established and advanced passenger technology implemented for the purpose of tracking vehicles in real time. The construction of the maintenance

facility is also planned in 2009 as well as improving bus stop, bicycle and pedestrian connections and marketing enhancements.

Mr. Cashel continued to explain that in 2010, the Montage Hotel shuttle will begin. In 2011, the Snyderville shuttle route and other express services will be interconnected and signalization equipment along SR224 for buses will be installed. For the remaining years until 2014, dispatchers will be hired, and potentially the second phase of the maintenance center will occur. In 2014 the County is planning significant improvements at The Canyons and a dial-a-ride will be implemented in Jeremy Ranch. Kent Cashel discussed fairly sharing costs will the County where an agreement has been reached to proportionally share in costs. The private transportation sector in town is strong and remains a good link to Salt Lake City. He recommended holding a public hearing tonight and taking public input which can be considered before adopting a plan by resolution on October 4. Mayor Williams asked if there are plans to modify SR248 with to accommodate high occupancy vehicle lanes especially in consideration of promoting shuttles and Mr. Cashel believed UDOT would be amenable to discuss modifying the landscaped median to create more space. He felt the next step would be to collect more data. Dana Williams felt it important to talk with Wasatch County about commuter programs and suggested that a statement about working with Wasatch County be included in the plan. Mr. Cashel pointed out that the commuter service last year to Heber will probably continue this year. The distances from Kamas and Heber City are about the same, but Kamas may be a little easier to implement because transit can be easily centralized and it is located in Summit County. Although Heber is larger than Kamas, Park City draws as many employees from Kamas. Mr. Hier emphasized the importance that Wasatch County recognize the need for efficiently moving employees and to participate in those costs. It is appropriate to begin a service in Kamas. Joe Kernan referred to the proposed $3 commuter fare and Kent Cashel explained that the fee is typically set at 20% of operating costs. In some instances, employers cover subscriber costs which provides another revenue stream.

The Mayor opened the public hearing and with no comments from the audience, requested a motion to continue the hearing to October 4, 2007. Roger Harlan, "I so move". Candace Erickson seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

2. Consideration of the recommendation to deny a plat amendment for 255 Ridge Avenue, King Ridge Estates – Brooks Robinson explained that the project comes to the

Council with a negative recommendation from the Planning Commission. A complete application was received by the City in October 2006. Geotechnical reports, utility plans, etc. were subsequently requested by staff. The proposal is to combine a number of Old Town lots into three lots of record; lots are proposed at 5,902, 5,898 and 7,208 square feet with a dedicated portion of the road to the City containing 2,100 square feet. Ridge Road was not built in its platted right-of-way and crosses a number of parcels, including 255 Ridge. The Planning Commission reviewed the application on February 14, March 14, April 25, July 11 and July 25, 2007 and conducted a field trip on February 28 with the interested public. He explained that at the April meeting, the Commission requested more information regarding access as it was proposed to use the platted but unbuilt Ridge Avenue right-of-way for a private driveway which required a conditional use permit review. Mr. Robinson stated that the staff recommended approval of the plat amendment, acknowledging the necessity of a steep slope CUP review and the Historic Preservation Board review. The Commission found that access provided by the driveway was not compatible with the Historic District residential neighborhood and the retaining wall on the ridge required for the driveway was unlike anything in the Historic District, except for the retaining wall for the Marsac Building which is a larger scale. He clarified that the building site is not visible from any vantage points enumerated in the Land Management Code. He spoke about adjacent developments with house size limitations which were not negotiated as part of this project.

Sean Marquardt, representing King Ridge Estates, through illustration of a PowerPoint presentation, pointed out that in a 1920s photograph, there were multiple homes along Ridge Avenue. He spoke about the ownership of the property and there is no history of anyone applying to the City for development of the parcels. The intention of the plat amendment is to redevelop 13 platted lots and dedicating 2,110 square feet to the City where Ridge Avenue crosses an unplatted section. He stated that the lots and homes will be similar in size to surrounding neighbors and will contribute to the historic core. The proposed footprints are 2,117, 2,118 and 2,404 square feet while footprints approved in the area range from 1,950 to 3,400 square feet. The two–tiered retaining wall is proposed at 11 feet at the tallest point and he displayed examples of retaining walls in the City which are much more intrusive. He described the varying widths of Ridge Road and the likely flow of traffic and added that the placement of the lots and access has been approved by the City Engineer as compliant with the LMC.

Mr. Marquardt displayed a schematic of the utility plan and pointed out a 30 foot easement which will act as a buffer for the Daly neighborhood. IGES Engineering prepared geotechnical analyses reviewed by the City Engineer and Chief Building Official. The April 25 staff report acknowledges that there are no unsuitable land conditions or potential adverse impacts to the City, to the general welfare of future lot owners in the subdivision and/or to the community at large. The traffic study was completed in December 2006 which concluded that three primary residences would generate 30 trips per day with the majority of traffic flowing to King Road; by comparison Hillside Avenue accommodates 230 trips per day. Mr. Marquardt stated that he measured the width of asphalt (not including curbs) of many Old Town streets. Prospect Avenue is 10 feet, Hillside Avenue is 14'6" wide, Daly Avenue is about 22 feet, Ridge by Daly is 12 feet and widens to 16 feet, Sampson Avenue is 13 feet, Norfolk Avenue 13 feet, and King Road is 25 feet. The site is not visible from any vantage points identified in the LMC.

He displayed examples of other projects where the maximum above-ground square footage has been noted on the plat. He displayed a picture of the construction at 85 King Road where the retaining wall is quite large. He spoke about a project on Ontario Court containing 6,671 square feet with a footprint of 2,140 square feet and a lot size of 7,431 square feet and 503 Woodside Avenue containing two buildings and a pool house with an average footprint of 3,470 square, the square footage per home is 8,000 square feet. The retaining wall is a three tiered system and the tallest wall is 12'6" at the back of the property. There was discussion about this example being a part of the Treasure Hill MPD. Mr. Marquardt detailed the proposed retaining wall system for 255 Ridge Avenue, including vegetation and locating it four feet within the property line and displayed other examples of retaining walls on Sampson, Woodside, and Marsac. He encouraged Council to favorably consider approving the plat amendment as the proposed density and use are consistent with the General Plan as illustrated by the plat amendment examples presented. The City Engineer has approved the utility and the project conforms with the LMC and exploring solutions to steep slope issues will occur through the conditional use permit process. Mr. Marquardt respectfully requested that the City Council amend the findings of fact and conclusions of law to allow the project to proceed. The Mayor opened the public hearing.

Ralph Larson, King Ridge Resources LLC, felt that any problem can be solved on the property and pointed out that they have worked closely with staff and members of the neighborhood. The project meets all code requirements and they have addressed neighborhood concerns. They would like to move forward.

Duane Snyder, applicant, agreed with Mr. Larson's comments regarding compliance and willingness to meeting with the neighbors. It is their desire to build a quality product.

Doug Matsumori, attorney for the applicants, explained that his involvement has been relatively short. However, he pointed out that the record clearly shows that from the beginning, the project was being consistently recommended by staff for approval. The project is compliant but at the July 25 Planning Commission meeting, there was considerable discussion on unarticulated standards, and direction to staff to formulate conclusions for denial. It was very confusing. He is concerned about the resulting findings which don't necessarily apply to the City's standards to amend a plat. Finally, any outstanding issues can be adequately addressed through the CUP and building permit processes. He hoped that this will be taken into account by Council, as this is a project that he feels should be approved.

Gus Sherry, Canyon Engineering, stated that his firm has worked closely with the applicants from the beginning of the project. The project improves the area for access and fire protection and pointed out that Park City has a long history of using retaining walls. To say that they are not compatible is outrageous in his opinion. He described the proposed state-of-the-art driveway coming off the hairpin turn on Ridge Avenue, which is wider than the street. The slope is less steep than other streets in the area and the driveway will provide turn-around opportunities. He explained that as a part of the extension of the water main, a fire hydrant will be added at the intersection which will substantially improve fire protection for the hillside. Mr. Sherry discussed meetings with Eric DeHaan and Ron Ivie on numerous occasions where they received buy-in on both the access and fire protection and he is proud to be a part of this project. Mr. Sherry emphasized that the retaining wall debate is blown out of proportion because on average, the two walls are four feet tall.

Rick Brat, 470 Woodside Avenue, explained that originally he was skeptical of the project but as he became more familiar with the project, is now in favor of the application. The Mayor asked if he has a connection with the project itself. Mr. Brat stated that he sold the project to the current owners.

Mike Kraus, 502 Woodside Avenue, relayed that the project has been under review for quite some time and the neighborhood has been involved. He felt this group has addressed concerns outside of the parameters of a plat amendment. These issues really should be addressed through the appropriate processes; this is a simple plat amendment. The applicants are down-zoning 12 lots to 3 lots and the lot configurations and footprints are typical in the zone. The utility plan will be an improvement for everyone in the area and on-going concerns should be addressed in the right forum. The Mayor asked if he has any connection with the project. Mr. Kraus stated that he does not. He was part-owner in the property in the past but has no financial connection now.

Brent Bodden, property owner, noted that staff has been extremely helpful. The applicants have met with the neighbors and he described the buffer proposed for the benefit of Daly residents. He recommended that the findings be revised and that Council approve the plat amendment since they have complied with all requirements.

With no further comments, the Mayor closed the public hearing.

Joe Kernan asked if density is consistent with other projects in the area, and Brooks Robinson felt it is within the range of other properties in the HRL zone. Mr. Kernan suggested that perhaps it would be better to have a number of small homes instead of medium sized residences. Candace Erickson referred to comments in the Planning Commission minutes from resident Steve Deckert and asked for his input.

Mr. Deckert relayed that the applicants have made good concessions with regard to the design of the three lots but he still is concerned about the total lack of understanding about the neighborhood. There is another application for three more homes next to this project and the other side of the street is yet to be developed. Maybe two homes is the better number for a variety of reasons. The hillside is very steep and fragile and he still has concerns about the north residence and the driveway. There really isn't enough detail at this point and he hoped that a height exception will not be requested during the steep slope CUP review. Steve Deckert believes the subdivision ordinance gives the Planning Commission the right to exercise more discretion during the process, but once the lots are approved there are tools to expand the project. The Mayor re-closed the public hearing.

Ralph Larson emphasized that this is a plat amendment and the City can still address Mr. Deckert's concerns and reiterated the improvement in fire suppression, erosion control, and adding value to the area. They need to move forward.

Gus Sherry, engineer, discussed the level of study conducted on the project and the applicants will not be requesting a height exception. Sean Marquardt added that the homes can't be design without the approval of the platted lots, but they will be compatible with the area.

Roger Harlan felt that not all issues can be resolved, especially in consideration of the challenging nature of the steep site. He felt that it will be incompatible because the structures are new construction and was not pleased with the letter from the applicants' legal counsel Included in the meeting packet. He asked the applicants to reduce the project to two homes. Jim Hier stated that the conclusions is that the project is incompatible with the neighborhood and he has not heard anything compelling that cause him to disbelieve the findings and conclusions outlined in the staff report. His position is to support the denial as recommended by the Planning Commission and the staff report. City Attorney Mark Harrington clarified that staff initially rendered a positive recommendation and he advised to only refer to the Planning Commission. Jim Hier clarified his reference to be to the staff report prepared for the Council meeting on September 20, 2007 which includes the findings and conclusions. Mr. Harrington also advised that the legal letter in the meeting packet is not really a consideration of the City Council and felt they were entitled to submit this correspondence in consideration of the process. He warned members that statements about new construction being incompatible are inadequate *and won't carry the day*. He acknowledged that the Planning Commission's findings could be refined with more detail, and noted that he is hearing contradictory comments from members. The City Attorney urged members to move forward with more clarity in formulating findings. Joe Kernan expressed that it would be helpful with Findings Nos. 6, 7 and 8 if there reference to criteria why these footprints are not of the right character and scale. Mark Harrington stated that it is incumbent upon the Council to formulate that type of finding and he explained the necessity to present facts supporting a conclusion. Similarly with regard to compatibility, Mr. Kernan is correct. If the members support sustaining the Planning Commission's recommendation, he strong suggested that members gain a better understanding because there is room for debate. Many slides were examples from other areas and zones, and Mr. Harrington encouraged Council to consider elements of the evidence presented, like the retaining walls, because some information was not presented to the Planning Commission. There was discussion that the Planning Commission may have not seen the photographs, but had much of the technical information. Steve Marquardt explained that the examples presented tonight were created to argue the negative findings and Mr. Hier suggested remanding this to the Planning Commission. The City Attorney advised against the action unless there is a finding of error. Remanding it for further review on more information is not advisable in consideration of the amount of time already expended on this review. Dana Williams asked why the plat amendment is not consistent with the Land Management Code or applicable state laws. Brooks Robinson pointed out that Finding of Fact No. 21 references an inconsistency with LMC §15-7.3-3(A). The Mayor felt that Conclusion Nos. 3 and 4 and incongruous: "*(3) Neither the public nor any person will be materially injured by the proposed plat amendment and (4) Approval of the plat amendment adversely affects the health, safety and welfare of the citizens of Park City*". Mark Harrington explained that material injury is typically a direct adverse impact in terms of an existing right to an adjacent property owner or the public's interest. The Commission added a finding which reads *may* impact loss of light and snow shedding but they didn't amend this conclusion and he advised that members not sustain a decision on a *may* statement.

Mayor Williams explained past approvals and disappointing results and is concerned about losing the character of Old Town, acknowledging that it is not a debatable point. Although the size of the houses are unknown, he felt the project is incongruous with the surrounding area. Mr. Harrington urged members to tie a "*because"* statement to findings based on evidence and/or criteria. The Planning Commission focused on the challenges of an unusually difficult site and incompatible house size was based on impacts on the houses below. He referred to Mr. Kernan's line of thought to augment the findings with specific numbers. Candace Erickson agreed but pointed out that she doesn't have that information at the top of her head. It is information she would have to get from another source and would have t continue this matter.

Mark Harrington urged members to direct staff to examine specific information presented tonight. Dana Williams expressed that establishing grade can be problematic and Mr. Harrington explained that another alterative is somewhere in between staff's recommendation and going with a split recommendation including specific parameters limiting the review of the steep slope. Design parameters, building envelopes, setbacks, etc. could also be examined and memorialize those for the steep slope review. Again those should be based on reasonable evidence in the record. Jim Hier believed that the Planning Commission had a number of valid concerns but is somewhat uncomfortable with the lack of specificity of the findings. He suggested that the matter be continued with direction to condition the approval in such a manner, similar to the original application, but with more specifics as to what those conditions look like based on the concerns of the Planning Commission. He suggested using comparables from Daly, Kind and Ridge. Brooks Robinson explained that 255 Ridge is located in the HRL and the purpose of this zone is supportive or reducing house size and/or footprint and compatibility with the neighborhood. Jim Hier and Candace Erickson felt this would be very helpful. Mark Harrington understood that this will be continued to the next meeting on October 4, 2007 with direction to staff to re-draft the findings as outlined on Pages 32 and 33 consistent with Council direction this evening to augment those findings with some additional findings to further address compatibility based on Mr. Robinson's additional information and the applicant's presentation with regard to house sizes in the area as delineated by Council member Hier. Jim Hier, "I move to continue this item for two weeks and follow the directive as enumerated by the City Attorney". Mark Harrington emphasized that the findings will constitute an approval. Jim Hier amended his motion to include the approval statement. Joe Kernan seconded. Roger Harlan again expressed his desire to have reduce the number of lots to two. Jim Hier stated that number of lots is not part of the motion. Dana Williams believed there is relevant information in the staff report that can be applied and his concern is size and the shift in character in the Historic District. He asked that the motion be amended to include the February 14 staff report and not just the findings and conclusions but the whole report. Jim Hier felt it would be appropriate to reference the staff report as one of the findings, but many of those items are considered during the steep slope CUP as opposed to a plat application. Joe Kernan seconded the amendment to the motion. Motion carried. There was discussion about scheduling a site visit.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

VIII ADDITIONAL DISCUSSION – AGENDA ITEMS

IX ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:30 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Marianne Cone was absent. Staff present were Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Kent Cashel, Assistant Public Works Director; Phyllis Robinson, Public Affairs Manager; Kim Leier, Human Resources Manager; and Mark Harrington, City Attorney. Candace Erickson, "I move to close the meeting to discuss property". Jim Hier seconded. Motion carried. The meeting opened at approximately 5 p.m. Jim Hier, "I move to open the meeting". Joe Kernan seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

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 Janet M. Scott, City Recorder

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