PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
SEPTEMBER 5, 2013

Present: **Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek; and Liza Simpson**

Diane Foster, City Manager; Phyllis Robinson, Public Affairs Manager; Mark Harrington, City Attorney; Heinrich Deters, Trails and Open Space Manager; Jonathan Weidenhamer, Economic Development Manager; Jason Glidden, Special Projects Manager; Michelle De Haan, Water Department; Kyle MacArthur, Water Department; Heinrich Deters, Sustainability Department; Meg Ryan, Tim Henney, Cheryl Fox, Kevin Blalock, Blalock & Partners

1. Council questions/comments.

Alex Butwinski attended the HPCA meeting; he also attended a Utah Quality Growth Commission meeting where the discussion was centered on their mission. The employee picnic was great and all seemed to have a good time. The Economic Development sub task force met and they continued to hone in on their areas of interest.

Cindy Matsumoto attended the Park City Chamber meeting; she stated the organization is great; they reported that the lodging nightly rental occupancy was up last season. She also participated in the Library Board meeting where they shared the plans for the library renovation. Ms. Matsumoto also participated in the Historic Society meeting where the topic of the jack hammering on Main Street came up. Some plaster fell from the wall of the jail in the museum due to the jack hammering. Dave Gustafson from the City reviewed and assessed the damage. She went on to give a bit of history of the jail; the Wobblies, prior residents of the jail cell had taken the smoke, soot from their candles to make their logo on the cell walls, they are still preserved to this day although could be damaged due to the hammering. The jack hammering will continue in a few weeks, it was suggested that possibly using a saw instead might accomplish the same results. Ms. Matsumoto would like to have someone from staff look into this; Kayla Sintz from the Planning Department stated she would look into the problem.

Liza Simpson attended the Library Board meeting this week, The Friends of the Farm meeting and the Lodging Association meeting. She thanked staff for the Joint Council and Planning Commission meeting held earlier this week; she also wanted all to know that tickets for the Scarecrow Festival at the McPolin Farm are still available at the MARC although going fast.

Andy Beerman thanked Human Resources for a great employee party; he also congratulated Park City for winning the eCity designation and giving Park City another feather in its cap. The Economic Development Task Force is making good progress; identifying areas of common interest such as the I-40 corridor. He also wanted to thank Jonathan Weidenhamer for his work in keeping everyone focused.

Jason Glidden, Sustainability Department, and Mr. Beerman attended the Colorado Ski Town Conference in Crested Butte; great funky charming town. It was an interesting meeting which consisted of Mayors, City Managers and some Council members. Crested Butte has many of the same challenges that Park City faces. Park City may see some come its way soon; discussion of plastic bags, legislation legalizing marijuana. Their Tourism industry is getting a lot of feedback from families regarding the marijuana legislation. Climate change is also something that they are concerned about; their focus is going to be on longer summer seasons so much effort is going into marketing summer activities.

Mayor Williams mentioned that he recently read a story on Colorado that mentions four of its counties that want to succeed from the state; another article he read was on the economic stability of the state of Utah. Mr. Beerman went on to say that they are working on acquiring funds for road expansion and little on transit. He also attended the COSAC meeting where a discussion ensued over Gamble Oak. Mayor Williams also thought the employee party was fun. Miner's Day was also a good event. During the Miner's Day festivities a song was sung about Joe Hill a union organizer for the miners (IWW) Industrial Workers of the World, that was accused of murdering two people in Salt Lake City in the mining era.

Mr. Peek attended the Board of Adjustment meeting where the conversation again was on the lot across the street from City Hall. Conversation was on the public, private use of the public right of way for a private driveway off of Marsac Ave.

<u>Marketplace Fairness Act</u>
Diane Foster, City Manager addressed Council informing them that over the last year Councilman Butwinski along with Councilman Beerman had been participating on the legislative front for the City. Because of Mr. Butwinski's involvement he authored this staff report.

Mr. Butwinski addressed Council on his report regarding Council's support of a bill allowing state and local governments to collect tax on online retailers. Utah League of Cities and Towns has asked all cities and towns in Utah to contact their legislative representatives to express their support for this bill. He felt that the more appropriate approach would be for him to bring it to Council first to receive their input. He feels the passing of this bill would make it fairer to the brick and mortar businesses in Park City.

Ms. Matsumoto wanted to know if the address being shipped to is an 84060 zip code would the city receive resort city sales tax? Mr. Butwinski stated that he did not believe that would be the case although the state would receive the sales tax. He went on to say the monies would go into a fund that the state would then distribute.

Mr. Beerman clarified that these taxes are supposed to be paid anyway although it was the burden of the person receiving the product to claim them. Mr. Peek shared a scenario that had a ski pass sold in Colorado for its use in a local municipality in Utah, the tax is collected in Colorado, the impacts go with the user not with the sale. Mayor

Williams interjected that he would like to understand the position of some of the cyber company's in Park City on this issue. He continued on stating that instead of prematurely supporting this bill Council should be given more detail.

Mr. Butwinski stated that the tax is supposed to be collected and is not – it's also $180M the State of Utah could receive. He does not believe there is a downside to this only a plus for Park City. Mr. Butwinski continued that on the competitive side and believing in a level playing field, a sales tax has to be collected on Main Street purchases - buying something on line, not having to pay sales tax creates an unfair competitive advantage to the online companies that he feels is unwarranted.
Ms. Simpson stated she agrees with Mr. Butwinski that the onus is on the online retailers to collect the tax. She also stated that she would like to know the reasoning behind Senator Hatch voting no on this bill and what Jim Barker thought of the bill.

Ms. Foster stated that timing is a bit of an issue because the hearing on this bill will be in two weeks at the Judiciary Committee level. Mr. Beerman remarked the national trend is to close this loophole, it was not anticipated with internet sales; it does steal from brick and mortar businesses. If an individual wanted to buy a ski package from Cole Sport or order from a retailer out of state he can save several hundred dollars on the purchase. He stated that his understanding is that California, Texas and several other states have already closed the loophole internally. Whether it is done on a state level or national level it will happen and he does not see the risk.
Mayor Williams asked Mark Harrington, City Attorney what his thoughts were. Mr. Harrington stated that one risk Council should be conscience of is closing the loopholes and who's the largest beneficiary of a decentralized local option based sales tax structure in resort cities. The City may not qualify for support for retention of local option sales tax capability so that the formal taxing code is supporting the code. He went on to say that often these types of legislation sacrifice the differentiation between different tax rates at the jurisdictional levels. The City could lose the ability for ongoing local option sales tax in resort cities.
Mayor Williams asked Council how they would like to proceed; he felt he did not have enough information to make a decision. It was decided to write the letter of support for this bill.

Water Research Foundation
Michelle DeHaan and Kyle MacArthur both from the Water Department greeted Council; Clint McAffee of the Water Department offered each Council member, City Manager and City Attorney a slushy which was to represent the "pigging" that is used to clean the pipes of metal accumulation in the water distribution system. Discussion began with a PowerPoint presentation. Ms. De Haan reviewed with Council that in the spring of 2013 the City Council authorized the City Manager to sign a Multifunded research agreement for "Metals Accumulation and Release within the Distribution System". She went on to explain the process and materials used. She stated that they had conducted three types of monitoring: collecting water source samples, distribution system base lines and flushed large particles. She referred to a high velocity flushing system used about a year and a half ago verses low velocity flushing that had been very effective in cleaning

the pipes. Ms. De Haan commented on a newer technology of inserting a camera into a fire hydrant to view the pipes although it was found to not be very effective in seeing anything, too cloudy.
The Water Department held a workshop on June 3rd with approximately fifty-seven participants all working in the field of water distribution systems: EPA Region 8 representatives, Utah Department of Drinking Water, Utah Rural Water Association, American Water Works Association Regulatory Affairs Office, Project Advisory Committee, USU and WaterRF (Water Research Foundation) collectively the group offered valuable input.

Mr. MacArthur answered questions from Council regarding the pipes that would be removed and the process involved. Councilman Beerman had questions on the length of the strips of pipe being removed. Mr. MacArthur stated that the lengths were not long at all, approximately six feet; they would remove a section, repair and replace. Councilman Peek questioned the cutting of the pipe, would they be saw cut to reduce transfer of metal into the pipe. Mr. MacArthur stated that the water would be turned off so there would be no transfer of metals into the pipe and additionally the length of the pipes were cut intentionally to help with the cleaning of each section.
Mr. MacArthur then referred to the PowerPoint presentation showing location of the project throughout town. Ms. Simpson asked for clarification on the ice pigging, location and timing. Mr. MacArthur answered Ms. Simpson's questions referencing the PowerPoint presentation. The Ice Pigging process was explained as a solution similar in consistency to a "slushy" that is sent through the pipes to clean them; a truck is provide to transfer the "slushy" to the pipes without having to take the hydrants apart. The team discussed with the Snyderville Basin on the quality and volume and discharge and the amount of metals that might be slushed off. Mr. MacArthur again referred to the PowerPoint presentation showing a video of what the material being removed from the pipes might look like. Ms. De Haan explained how the sample materials coming out would be analyzed.

Mr. MacArthur explained that there would be quite a bit of public outreach informing the residents of this project by the following methods: knocking on doors, door hangers, newsletters.

Mayor Williams asked Council if they had any additional questions for the team. Councilman Butwinski wanted to know if they knew that swabbing only worked on 40% of the system why they would pursue this process. Mr. MacArthur stated that this was a study that would not just benefit Park City but was for all water utilities; it's important to recognize and identify the strengths and weaknesses of this process. Ms. De Haan interjected that there are certain process that are more effective and cost effective in areas of town where they might employ a certain process depending on pipe size and length although it really comes down to cost effectiveness.

Mr. Beerman wanted to know if there was something a resident could do from their homes during this process. Ms. De Haan answered that the information they would be sending out to the residents via website and earlier mentioned public outreach process would address this question. As an example if the resident saw brown water coming from their faucets, run cold water through their lines for a while. The American Water Works Association has good guidance on this that the Water Department will modify for the residents of Park City.

Mayor Williams stated that there is a life expectancy of these pipes from the meter to the house. In his neighborhood there are numerous water pipes running into these homes, his included. There are neighborhoods that have very old systems in place and regular maintenance should be part of this process that would involve their replacing the intake line. Mr. Peek stated that a few years ago in his home they replaced galvanized pipes that were 90% blocked. The high velocity flushing might be the cheapest route for the City when it adopts a program to use.

Ms. De Haan stated it will come down to cost although high velocity flushing would be a very effective technology for the City. They have found the pipes they have looked at are much cleaner than they had expected. She defined the slushing process; the "slush" is made using the City's water system combined with a salt content which is critical; the "slushy" shapes itself and cleans as it moves through the pipes.

Mayor Williams shared how impressed he was with the technology being used and how the City will benefit going forward; he thanked the team for their very well done presentation.

<u>COSAC Recommendation for Risner Ridge Presentation Tool</u>
Councilman Butwinski disclosed to the Mayor and Council that his property abuts the Risner Ridge property.
Heinrich Deters, Land Acquisition and Trails introduced his guests Meg Ryan and Tim Henney representing COSAC Chair and Vice Chair and Cheryl Fox with COSAC and Summit Lands Conservancy.

Mr. Deters began by giving an overview of staffs request from Council: Update on the COSAC Recommendation for Risner Ridge and initial direction from Council to Summit Land Conservancy for granting a preservation easement on the Risner Ridge Parcels. This would allow Summit Lands Conservancy to commit resources and move forward with the baseline work. He went on to explain that City Attorney Mark Harrington, Cheryl Fox and himself worked on the values associated with the Risner Ridge parcels and the governing language associated with the easement and presented to COSAC. Given approval and direction for a formal adoption tonight by Council they will return after the baseline work and request final adoption.

Cheryl Fox stated that COSAC determined they wanted a higher level of protection for these properties. She also reiterated that direction from Council tonight would allow them to begin getting into the details of the next steps. Tim Henney stated that perpetuity was a discussion around this property and the feeling and consensus (one dissent) from COSAC was there are mechanisms that an easement can be amended or changed although are not pleasant mechanisms. The group then considered a more palpable mechanism be used and as COSAC their recommendation to Council would be to not recommend this direction.

Councilman Beerman stated that COSAC had been very good about the fine tuning on approaching easements although would like clarification of aesthetic and recreation preservation easement as opposed to conservation easement. Ms. Ryan stated that based on Nancy McLaughlin's (expert on conservation easements) recommendation the more direct and clear COSAC can be in defining their desired end result would help for future interpretation – that was their criteria.

Councilwoman Simpson wanted to know when the fine tune version returns to Council she would like a more robust discussion about the funding. She assumes that either Summit Lands will hold the endowment or Park City Foundation will hold the endowment. Ms. Fox interjected that Summit Lands Conservancy will hold the endowment although part of their stewardship endowment is held with the Park City Foundation. Ms. Simpson stated as a Councilmember it is her responsibility to know and understand very clearly how this funding is being handled. If the City expects someone to pay in perpetuity for a conservation easement it should be setup in a way that is appropriate and legal; which she feels will be done although would like a mention of it in the staff report. Ms. Simpson then directed a question to Mr. Deters regarding questions she's receiving from residents about interviews from KPCW. Is this an important connection between Round Valley for wildlife moving into town, she's a bit unclear if this is the case. Mr. Deters stated that the committee as well as staff want to uphold critical conservation such as true elk, moose and endangered species wildlife corridors. Moose and Elk walk through this parcel all of the time but not at the level of "critical conservation lands", they are primarily passing through. COSAC wanted to make a distinction between wildlife corridors and "critical conservation lands" lands that may have a spring where wildlife migrate to. The City, Summit Lands Conservancy and COSAC would like to prioritize the aesthetic natural open space and recreational aspects on this property. It will be managed with the goal of minimizing the impacts of the wildlife that is there. Although with future changes in climate causing it to become a "critical wildlife habitat" changes can be made.

Mr. Harrington City Attorney stated that it wasn't acquired open space but came out of development and exactions; the internal nature originally of this is a bit different, it needed a different prioritization in terms of potential future recreation uses.

Mr. Butwinski questioned the clarity of what the uses would be. Mr. Harrington stated that recreation means different things to different people. He felt that given the policy level of prioritization it will offer a good set of parameters for specific uses.

Councilman Beerman thanked COSAC for their continued work on this which became the entire summer; it will be easier on us in the future.

Mayor Williams noted the evolution of this in the last twenty years when the City couldn't buy open space. Issues have come up against these easements, what do they mean;

the City not getting easements on properties. Kudos to the homeowners of Risner Ridge for being willing to step up and participate in this. As the City becomes better and better at this the City will achieve the greater good for the community. Well done.

Employee Engagement Survey Results

Brooke Moss Human Resource Director, addressed Council to review the City's Employee Engagement Survey. Overall she felt the scores were very consistent and high and above the national average. The employees continue to be engaged and happy overall in their employment. She referred to her report where she had created charts explaining questions and scores on the survey. Ms. Moss asked if Council had any questions.

Councilman Peek wanted to know what The Benchmark was. Ms. Moss stated that it was a company that performs the study. The City now does it in house but this company would work with private and public organizations and it was an average of all of those.

Councilwoman Simpson interjected that it was Gallup polling.

Ms. Matsumoto wanted to know what month this survey was completed. Ms. Moss stated it was during July of this year.

Sundance Contract Extension

Jonathan Weidenhamer greeted Council and gave a quick review of his report. Mr. Weidenhamer handed out Exhibit E. (Financial Matrix) of the staff report for easier reading. The existing contract with Sundance is slated to expire 2018, this extension will bring the expiration of the contract to 2026.

Mr. Weidenhamer wanted to express deep thanks to City Staff, Diane Foster City Manager, Jason Glidden Sustainability Department, Dave Gustafson, Sarah, Tina, Lizzy and the local board. He stated that the success of Sundance cannot be discussed without acknowledging the presence and force of the board and Rory Murphy's guiding leadership; the Board of Trustees, the business community, Hans Fuegi, Lodging Association, PCMR with Jenni Smith and Geoff Buckhiester, Mike Gore at the Canyons and the Park City Chamber Bureau

Mr. Weidenhamer went on to state that Park City benefits economically has successful partnerships and can have a predictable, marketable and successful continued event in the middle of ski season are all very compelling reasons to for this event and partnership to continue.

On the financial aspect: the City and the Chamber contribute cash and value in kind of $430,000. Mr. Weidenhamer continued to review with Council the financial section of his staff report referencing Exhibit E and using the PowerPoint screen.

The contract modifications and the Supplemental Plan which are included in the report are for Council's review prior to next week's meeting (Sept. 12) where staff will be requesting approval of the Sundance Contract Extension. Mr. Weidenhamer went on to define what it means to have the festival in Park City; keeping Park City Park City, which is one of the Council goals; what does it means for the locals in the community to

host and be ambassadors for this event is great. The committee also feels that for Sundance it is about keeping the integrity, look and feel of the festival and keeping a framework in place for a very successful festival going forward.
Mr. Weidenhamer mentioned again his appreciation for the support from staff, Chamber Bureau, Sarah and her leadership, the Sundance Executive Board, and the business Community.

Mayor Williams thanked staff and the community for their very hard work and mentioned it takes a town to make something like this happen.

Councilman Peek commented on and would like a correction made on section *9.4 Parking Passes,* it states *parking structure currently under construction,* the parking structure is complete. Mr. Weidenhamer agreed with Mr. Peek and will make the correction.

Mayor Williams asked if there was any public input. Rory Murphy stepped to the podium to thank the Council and staff, Sarah for all that she has done, the Chamber, lodging and restaurant associations and everyone that came together to put this together. He stated that the foundation for this event is solid and he hopes Council will approve the request at next week's Council meeting.

Mayor Williams thanked everyone again and closed the public hearing.

<u>Library Update</u>
Jonathan Weidenhamer Economic Development Manager began by mentioning the three questions put forth to Council in his staff report that staff would like direction on: support to begin the planning process, receiving Historic District Design Review and the green sustainable environmental approach. He stated that it was within Council's authority to allow input from the Historic Preservation Board as had been done previously with The Museum renovations. He also mentioned that staff had begun the preliminary process of submitting applications for the subdivision plat, Historic Preservation Review and the MPD (Master Planned Development); staff would like Council's approval that they are moving in the right direction.

Councilwoman Matsumoto stated that she would like to have the Library renovation project be referred to as the Historic Park City High School renovation going forward. The building is historic; a good share of the budget is in this project and it is more than a library. Mr. Weidenhamer interjected that he agreed with Ms. Matsumoto on the changing of the name; he proposed coming back to Council in the future with a few suggestions for a new name; Ms. Matsumoto agreed to this.

Mr. Weidenhamer introduced Kevin Blalock of Blalock and Partner's architects for the Library project. He stated that Mr. Blalock's approach to "green" is in line with the City's approach to "green". Mr. Weidenhamer expressed to Council staff's desire to make sure staff is tracking in the right direction.

Mr. Blaylock greeted Council and began with a condensed overview and update of the project. The architects broke the projects objectives down into three categories. The *library:* create a twenty-first century facility; develop a stronger entry, technological improvements, higher level of services to patrons and more patron amenities.
3rd floor: separate the location for seniors, improvements for film series for Sundance, relocate the pre-school coop., and coordinate AV/lighting for Santy Auditorium.
City wide: promote the City's commitment to historic preservation, improve the sustainable design, and provide additional community space and work within the allocated budget.

He continued on explaining the program perspectives specific to the library. They are creating a more expanded children's area, a dedicated preteen area, teen area, media creative lab, more flexible seating, more studying rooms, more efficient staff space.
At the 3rd floor they are flexible multipurpose spaces, space for the temporary location for seniors, catering kitchen, creating technological and AV improvement for the Santy Auditorium.
Building wide they are adding community gathering space, creating outdoor gathering space, small coffee shop is a possibility, new elevator and new restrooms, seismic improvements, utility infrastructure and new AC system.
He also reviewed some of the "open items" with Council for feedback and will also take to Planning Commission in the next few weeks: coffee shop, outdoor gathering, roof deck, parking reduction, book drop (drive-up).

He then stated that he would like to know how far they take the sustainable design approach.
His firm takes a comprehensive and holistic review of sustainable goals. They use the United States Green Building Council (USGBC) as a guiding tool; it's the most recognized tool that they have. Mr. Blalock mentioned he wanted everyone to be aware of and be clear on the fact that they are increasing the level of energy consumption for this building which makes them less sustainable. More computers and technological improvements is a higher energy draw although there are ways to mitigate this.

Mr. Blalock then drew Councils attention to the PowerPoint presentation screen to discuss architectural aspects of the new addition, existing conditions and the renovation improvements. He also discussed some of the architecture of the new addition: entry sequence, green space, pedestrian collector taking patrons from shuttle stop to the entry, tree lined landscape, low level lighting, safe staff and public entries.
He went on to say that reducing parking stalls was a possibility to offset the parking foot print that the electricity demand was drawing. They created a few sketch structures and a three dimensional model to explore what was appropriate to the historic fabric of this building.
He continued then to explain the materials to be used on the renovation. They are suggesting using a soft grey metal, using wood in the two story addition.

Ms. Matsumoto stated that the outside spaces are a great addition.

Ms. Simpson wanted to know if a shade study was going to be done on the north elevation side. Mr. Blalock answered that they were planning on a shade study that will cover each hour of the day.

Ms. Simpson shared that she and Councilwoman Matsumoto saw a preview of this presentation at the Library Board meeting. She felt that the project is very exciting, she then referenced the presentation screen and talked about the roof areas as being accessible although found it was not in the budget. She felt it was a fabulous project.

Alex Butwinski had a question on the site plan design and footprint from the 1992 design; does the footprint stay the same; and was told that it would although there would be reconfiguring of the space.

Ms. Simpson wanted to know if the brick can be reused in the entry way. Mr. Blalock stated that in the site development proposal there were a few options to repurpose the brick; could possibly use as a screen wall to hide the dumpster enclosure area and site walls. He mentioned that it would not be possible to use the bricks individually because it wouldn't be possible to clean each one for reuse.
Ms. Simpson wanted to know if it would be possible to drive between the two parts of the parking lot, that from a sustainable operations perspective it would be a good idea; Mr. Blalock stated that driving between the two would be possible from one section although not from the other. He again used the PowerPoint screen to explain his answer. Mr. Weidenhamer also using the presentation screen assisted in explaining where you could drive through between parking lots and where you could not.

Mayor Williams wanted additional clarification on the presentation screen regarding the off sets. He also wanted to know if it was possible to install solar rays on the roof. Would this be possible, could the City receive a grant? Mr. Blalock stated that the roof structure was not designed to support this; it was a bit over stressed now given the snow loads. It was a bit of a challenge for them, they would have to use structural mitigation. He does feel that the building is pretty structurally sound given the age of the building. It's an historic building and it would be a challenge to have the solar panels be effective but not be seen.

Ms. Foster City Manager stated that from a historic perspective there would be quite a bit of work that would need to be done to not see these panels.

Mr. Peek stated that they would be seen from the entrance sequence and that's done with the architectural elements. When a historic building has solar panels on it it is pretty obvious it is a modern addition. Mr. Blalock stated that the National Historic guidelines stipulate a bit of a difference; staff would obviously need to review with the Historic Preservation Board.

Mr. Beerman feels that they have learned from the MARC that they are falling behind on the City's carbon footprint goals commitment. He stated that anytime the City does a renovation as significant as this they need to look at platinum or zero approach; it does add to cost although they need to consider this. The library project will take the next twenty years and investing heavily to build it we should spend extra to build it right. He also suggested using solar trees in the park next to the renovation.

Councilman Peek had a list of questions and comments for the architect: the name of the project; Norfolk book drop he feels does not interface well with the residential corridor behind it, not a drive through in Old Town; he liked the idea of the coffee shop; parking reduction he is a bit skeptical on because of the variety of uses: film series, checking out a book, the library patrons would need to take public transportation, they may over time use public transportation; he does like the outdoor gathering, he also liked the entry corridor to Park Ave; he does not like the idea of AC, it's not an air conditioned building now; there a windows – it's probably a six week need now in the summer. He feels that not having AC would be his solution to the balancing of the carbon foot print, just don't put it in.

Mayor Williams asked Council if any had additional thoughts on the "open items"

Mr. Beerman stated that on the coffee shop he does not have a strong opinion on; the outdoor gathering and roof deck he felt it would be a shame not to maximize the use; the book drop he is not in favor of; in regard to parking reduction there are a couple of options in there that are more direct and do not impact the parking lot as dramatically and he would recommend those as best of both worlds.

Ms. Simpson stated that she would like to have a more robust discussion on the book drop. It is a way for patrons to return their materials to the library in a timelier manner. Presently the book drop in the parking lot has to be emptied six times a day. This would be efficiency for staff not convenience. If the City is going to have a 21st Century library the City needs to get with the program. One of the pieces of the program are sorters that use a conveyer that will sort the books into bins, this is not something that is in the budget at this time although possibly in the future. This is an interior issue that staff has been looking at to configure this type of situation. She would like to have Council members receive more information on this before they decide to take it off the table.

Ms. Matsumoto shared her opinions of the "open items": the drive through book drop is something that she would be open to; the coffee shop she does not see it working however it would be nice if there was a kitchen or flex space of some sort. She does not feel the clientele could support a coffee shop; she would like the Planning Commission to look at the parking reduction, she does not feel ready to make a decision.

Mr. Butwinski does not feel the coffee shop would work although does like the idea of a flex space; he would like more clarification on the a book drop, Mr. Blalock gave further information on the book drop ides; the parking reduction is a great idea although it will be difficult to get people out of their cars, parking reduction should be minimized; the building is not air conditioned now. Ms. Simpson stated that climate wise it is not the direction we're going in. Many people are moving in the direction of adding air conditioning to their homes;

Mayor Williams stated that he felt parking reduction should be made a minimum it's such an important area; does not mind re thinking the book drop idea; the coffee shop idea should be reviewed some more; he really likes the design of the renovation and the basics of where this is going.

Ms. Matsumoto brought the coffee shop ideas back up again, the neighborhood has changed quite a bit over the last ten years, maybe they should look at the ideas some more.

Ms. Simpson reminded Council they were to answer the three questions from staff, she is answering yes to all three: participation from the Historic Preservation Board in the design process; approval to move forward in the planning process; and approval with the green sustainable design approach.

Mr. Peek wanted to know how they would handle the terraced area on the north side of building; if Sundance would like to continue using the area would they want the staging area in a tent on the plaza. Mr. Weidenhamer stated that the tent would sit outside and be an entryway.

Mr. Beerman stated in reference to the three questions: he agrees with the Historic Preservation participation in the design review process; he also gives his approval to move forward with the planning process; but he wanted to see a more sustainable design approach.

Mr. Peek stated in reference to the three questions: he agrees with the Historic Preservation participation in the design review process; he also gives his approval to move forward with the planning process; he does not give his approval to move forward with Air Conditioning; increase the "green" with no AC.

Ms. Matsumoto stated in reference to the three questions: she agrees with the Historic Preservation participation in the design review process; she also gives her approval to move forward with the planning process; she does not give her approval to move forward with Air Conditioning; she would like to see an offset to the air conditioning.

Mr. Butwinski stated in reference to the three questions: he agrees with the Historic Preservation participation in the design review process; he also gives his approval to move forward with the planning process; he does not give his approval to move forward with Air Conditioning - would like to see additional options on sustainability.

Mayor Williams stated in reference to the three questions: he agrees with the Historic Preservation participation in the design review process; he also gives his approval to move forward with the planning process; he does not give his approval to move forward with Air Conditioning. He would like to have the municipality try verifying and have accountability on the buildings the City has built and will build going forward.

Ms. Foster interjected that two things specific to get costs on would be the commissioning work and specifically what is gained; what is actually gained by commissioning.
Mr. Blalock mentioned they would provide a dollar cost on commissioning. He also mentioned that wherever possible they would be going above and beyond what they would consider standard. They will have a high performance energy envelope and will make improvements when and where they can.

Ms. Simpson stated that given the complexities in working with an historic building the City would be spending tons and tons of money and not receiving not as much gain as they would like.

Mr. Beerman believes the City is already spending tons and tons of money and that it is a higher priority to have a sustainable building than potential other improvements.

Council asked staff to explore ideas that can be looked at as reducing the carbon footprint of the building; they do not want to redo the design. If there are some solar panels out there that are not placed on a roof they would be willing to look at that. Mr. Blalock stated that he can come back to Council with a shopping list of different approaches to solar energy implementations.

Mayor Williams adjourned the meeting.

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.

Minutes prepared by Jody L. Morrison, Assistant City Recorder

Jody L. Morrison, Assistant City Recorder

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
SEPTEMBER 5, 2013

I ROLL CALL

Mayor Williams call the regular meeting of the City Council to order at approximately 6:00 p.m. at the Marsac Municipal Building on Thursday, September 5, 2013. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Liza Simpson, Dick Peek. Staff present were Diane Foster City Manager, Mark Harrington City Attorney, Jonathan Weidenhamer Economic Development Manager, Phyllis Robinson Community and Public Affairs Manager, Anya Grahn Planner, Heinrich Deters Trails and Property Acquisitions, Kyle MacArthur Water Department, Michelle De Haan Water Department, Sherry Snyder Building Department, Kirsten Whetstone Senior Planner, Jason Glidden Sustainability Department. Guests Ruth Mientsa, Glen White, Brian Shay, Mike Sweeney, Emily White, Jonathan DeGray

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Extending Application deadline for Planning Commission – Councilman Peek had been asked by a current Planning Commissioner if Council would extend the Planning Commission application deadline. Mayor Williams deferred to Mark Harrington City Attorney. Mr. Harrington stated that it was up to the discretion of the Council to decide to extend or not. Ms. Simpson stated that it was not fair to the other applicants. She suggested letting the application period close and if they do not have enough applicants then it can be decided to reopen the application period. Ms. Foster City Manager asked Planning staff in attendance if they knew how many applications had been received to this point. Kayla Sintz responded that four applications had been received although they are expecting a few tomorrow. Council felt there were enough applications submitted; Mayor Williams then stated that the deadline would hold.

2.. Mayor's Award for Community Excellence – Mayor Williams asked Phyllis Robinson Community and Public Affairs Manger if she would like to speak to this; Ms. Robinson stated that she would like the Mayor to speak about this award. Mayor Williams shared that there were two people that it was important to recognize in this community. One of them has passed away and the other has moved away. Carol Rixey was one of the recipients. She and her husband bought a property in 1963 then purchased another building on Main Street, 357 Main Street and changed it from an apartment to a twelve room complex. One that Mayor Williams remembers quite well. Carol had worked with a segment of the population close to thirty years that needed extra help as a type of room mother, she didn't turn anyone away. They then purchased the Alaskan House which was formally called the China Dragon and before that the City Zoo. This last spring Carol had an accident that resulted in her passing away due to her injuries. Her son, Willey was to receive this plaque although he is not present. The city will see that the family receive the plaque.
The other recipient of the Mayors Award is Josh Harrison. He moved to Southern California. The idea of starting a synagogue in Park City began around 1995 when a handful of local people decided the time had come to have an area of worship for the Jewish segment of our community. In 2002 Josh came to Park City; he was the only Rabbi that has ever done ski in and ski out shul services. The first person he met in town and became friends with was Father Bob Bussin. The relationship between the Catholic Church and the Temple Har Shalom across the street was so fun. It was quite a source of fun for the Follies for several years. He was a great part of this community in terms of what he helped developed.
Our congratulations to both of them; we are honored that they were part of this community and will be missed.

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

1. Ruth Mientsa greeted Council, stated that she lives at 305 Woodside. Her topic has a sense of urgency regarding the Historic "A" Frames in town and the fact that some of them are being demolished to be replaced with new construction. Ruth showed Council pictures and shared a study of "A" Frames in resort communities around the United States primarily in the west. This study was on the historical significance of these buildings; the report was written by an architectural historian for the National Park Service. She has been speaking with Anya Grahn for help in her research. Many of the "A" Frames were built around 1960-70 and are part of Park City's past. Ruth was requesting Council to put a stop to the demolition of these buildings in Park City until there was time to determine their historical value to the community. She requested Council to discuss these structures for their historic value and nature in a future Council meeting. Diane Foster City Manager suggested having the topic on the Council agenda for September 12, 2013. Mayor Williams and Council agreed to this.

2. Glen Write and Brian Shay spoke to Council regarding the possibility of the City helping them organize and possibly help sponsor a Veteran's Day Affair in Park City. Mr. Write has spoken to Max Paap of the City to make a reservation of the Santy Auditorium. They would like to have the City help Sponsor so that there is a better chance of getting participation from the community. Diane Foster, City Manager suggested they set up a meeting with Jason Glidden and Jonathan Weidenhamer both of the Sustainability Department to discuss details of what the event might look like. Also what would it look like for the City to be a sponsor; there are over a hundred non-profits in the community. They could speak with staff and come back as a pre-work session item on the 19th of September. Possibly staff could help prepare a presentation with the possibility of sending a recommendation to Council.
Ms. Simpson stated that they may want to contact Bill Humbert in regard to vets returning looking for work. He runs this out of Temple Har Shalom.
Mayor Williams suggested the City may not own the event but possibly help with the fees.

IV MINUTES OF MEETING OF AUGUST 1 and AUGUST 8, 2013
Andy Beerman, "I move we approve the Meeting Minutes of August 1 and August 8, 2013 with corrections". Liza Simpson seconded. Motion unanimously carried.

V CONSENT AGENDA
1. Consideration to authorize the City Manager to enter into a construction contract in a form approved by the City Attorney's Office with Beck Construction for the McLeod Creek Bank Stabilization Project in the amount of sixty two thousand four hundred dollars. ($62,400).

Ms. Matsumoto stated that there was water over the McLeod Creek trail the last few weeks. Mr. Deters mentioned there was work being done in the area; they are working on the pond levelers and elevation, they may have to create a berm.

2. Consideration to authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Daley Excavators LLC, for the removal and preservation of eight pipe sections in an amount of $65,390.45.

Mayor Williams asked for a motion to approve.

Liza Simpson, "I move we approve the Consent Agenda". Andy Beerman seconded.
Motion unanimously carried.

V APPOINTMENTS AND RESIGNATIONS

1. Consideration of the appointment of Marci Heil as City Recorder.

Jody Morrison of the Executive Department introduced Marci Heil to the Council members. Council greeted Ms. Heil and welcomed her to the City.

Mayor Asked if there was a motion for approval.

Ms. Simpson. "I move we approve the appointment of Marci Heil as City Recorder".
Motion unanimously carried to approve.

VI OLD BUSINESS

1. Consideration of approval for adopting the proposed ordinance which amends Title 4, Chapter 2, Section 4, 8 and 10 of the Municipal Code of Park City (MCPC). These amendments address inspections for code compliance and business license issuance or denial.

Sherry Snyder greeted Council and gave a brief update on her report. Council had previously asked that Ms. Snyder reach out to the lodging community and make sure they were comfortable with and supportive of the code changes. She pointed out that after meeting with the community it was suggested they make some verbiage changes to the code from "pre inspection" to "requiring inspection prior to licensure". She then met with her team and they felt that they were not comfortable with the wording they preferred "a plain inspection". There were also clarifications with businesses with a physical address within the City limits would be required to have these inspections. Ms. Snyder knew that Ms. Simpson was to meet with the Lodging association this week and did not know if any specific concerns had been brought up to her. Ms. Simpson stated that none had been.

Mayor Williams asked if there were any questions from Council. There were no questions. Mayor Williams opened the public hearing.

Mike Sweeney stepped to the podium and complimented the Building Department and Ms. Snyder in particular for a good job reaching out to the community. Mayor Williams closed the public hearing.

Ms. Simpson also complimented the Building Department and Ms. Snyder on her great work.
Mr. Beerman stated that he felt reaching out to the community was a very positive step.
Mr. Peek agreed with his fellow council members; also wanted to know how many visits to the windows it takes to get a business license. Ms. Snyder stated that it would be a quicker process although does not know the specific number.

Mayor Williams asked for a motion.

Ms. Simpson. "I move we approval for adopting the proposed ordinance which amends Title 4, Chapter 2, Section 4, 8 and 10 of the Municipal Code of Park City". Andy Beerman seconded.
Motion unanimously carried to approve.

VII NEW BUSINESS

1. Consideration of an Ordinance approving the Third Amended Record of Survey of the Royal Plaza Condominiums located at 7620 Royal Street in Park City Utah

Kirsten Whetstone of the Planning Department reviewed this request with Council.

Mayor Williams opened the public hearing. There was none

Mayor Williams closed the public hearing. Mayor Williams asked for a motion.

Alex Butwinski, "Your Honor I move we approve the Third Amended Record of Survey of the Royal Plaza Condominiums located at 7620 Royal Street in Park City Utah based on the findings of fact and conclusions of law and conditions of approval". Dick Peek seconded.
Motion unanimously carried to approve.

2. Consideration of an Ordinance approving the Plat Amendment located at 1127 Woodside, Park City, Utah

Anya Grahn introduced property owner Emily White and architect Jonathan De Gray. Ms. White is requesting approval for a Plat Amendment to combine her four lots (7, 8, 25, 26) on the Snyder's Addition.
She would like approval so that she can go forward with the Historic District Design Review approval which she will need prior to construction.

After careful analysis and looking at other homes in the area as to how it would impact the neighborhood they determined that Ms. White wanted the opportunity to state her case to Council.
Mr. De Gray also spoke with Council stating that they wanted to amend the condition to allow a portion of her square footage be a circulation only connection to the non-historic portion of the property.

Discussion ensued regarding whether the plat note defining maximum house and garage square footage restricted the ability for the two structures to be connected or whether the modification was diminutive in nature.

Mr. Beerman wanted to know their timetable to start construction. Mr. De Gray felt that the applicant's preference would be to begin soon.

Mr. Butwinski wanted clarification on where it states the *planning staff has good cause* and now they have changed their mind. Ms. Grahn answered that it's not a matter of good cause for the plat amendment it's an issue of condition of approval of #7 and how the planning commission would interpret connecting the two structures.

Ms. Matsumoto mentioned she's not comfortable over stepping careful considerations of the Planning Commission.

Mr. Harrington stated that Condition of Approval # 7 should read: The maximum total footprint allowed on the lot is 2,100 square feet. The maximum footprint allowed for the house is 1,200 square feet, which may include up to 30 square feet for a connector. The connector shall not affect the distinct footprint calculations for the house and garage.

Mayor Williams opened the public hearing. There was none.

Mayor Williams closed the public hearing. He then asked for a motion.

Liza Simpson, “Your Honor, I move we approve the Ordinance for the Plat Amendment located at 1127 Woodside, Park City, Utah with the Amendment to Condition of Approval No. 7 as read by the Senior City Attorney”. Alex Butwinski seconded
Motion unanimously carried to approve.

3. Consideration of an Ordinance approving the Amendments to the Convention License
Jason Glidden greeted Council and gave a brief overview of staff’s request.

Mayor Williams opened the public hearing. Mike Sweeney stepped to the podium to share his appreciation of Jason Glidden and supports this document.

Mayor Williams closed the public hearing.

Ms. Simpson stated that she had been to a Lodging Association meeting; no one has brought anything to her attention that needed to be addressed.
Mr. Glidden wanted to state his appreciation for the Chamber, Sundance and various staff members.

Mayor Williams asked for a motion.

Liza Simpson, “Your Honor I move we approve the Convention Sales Licenses”. Alex Butwinski seconded.
Motion unanimously carried to approve.

4. Consideration of an Ordinance approving the Echo Spur Development Plat Amendment Lots 17, 18, 19, Park City, Utah

Mayor Williams asked for a motion.
Dick Peek, “Your Honor I move we continue to October 15, 2013”. Andy Beerman seconded.
Motion unanimously carried to approve.

VIII. ADJOURNMENT

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

The City Council met in closed session at approximately 1:00 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Liza Simpson, Cindy Matsumoto, Dick Peek. Staff present were Diane Foster, City Manager; Mark Harrington, City Attorney; Jonathan Weidenhamer, Economic Development Manager; Thomas Eddington, Planning Director; Matt Dias, Assistant City Manager; Phyllis Robinson, Community and Public Affairs Manager.

Cindy Matsumoto, “I move to close the meeting to discuss Property, Personnel and Litigation.” Liza Simpson seconded. Motion carried unanimously.

The meeting opened at approximately 2:30 p.m. Liza Simpson, “I move to open the meeting”. Cindy Matsumoto seconded. Motion unanimously carried.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
SEPTEMBER 5, 2013

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.

Minutes prepared by Jody L. Morrison, Assistant City Recorder

Jody L. Morrison, Assistant City Recorder