PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

September 1, 2016

The Council of Park City, Summit County, Utah, met in open meeting on September 1, 2016, at 5:25 p.m. in the City Council Chambers.

Council Member Henney moved to close the meeting to discuss property, personnel and litigation at 5:25 p.m. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

REGULAR MEETING

I. ROLL CALL

I. Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Jonathan Weidenhamer stated he wanted to discuss tenant vacancy on Main Street, and would bring this item to Council at the end of September. He indicated he would be meeting with Building, Planning and Engineering in preparation for the discussion. Council Member Beerman asked if it would be too late to implement anything for this winter. Weidenhamer said changes were possible and he had some suggestions that

could be implemented immediately. Council Member Beerman suggested that when a presentation date was confirmed, that Weidenhamer send out an update to all those who served on the business committee because he thought they would be anxious to participate and contribute to that discussion. Council Member Matsumoto asked if the tenant mix would address the dark store fronts. Weidenhamer stated there were three things he would talk about in his presentation, noting that the direction he was given was, by priority: to look at the vacancies on Main Street, look into drafting a chain ordinance, and look into the City's role in keeping local businesses – whether by initiating subsidies for local business rents, looking at the City space on Swede Alley or to build out a space at the Brew Pub lot. He indicated the two items that fell out were hotbeds and office uses for parking, which were less of a priority at this time.

Heinrich Deters indicated The Park Record gave the City an award for Round Valley being the best place to take a dog. He presented the award to Council.

Matt Dias showed Council a video about the library, which demonstrated how the 21st century library was the heartbeat of the City.

Council Member Gerber stated she met with some of the Youth City Council, and noted they were getting their website together and their first meeting would be September 13.

Council Member Henney indicated he attended an affordable housing panel discussion with the Board of Realtors, and felt everyone on the panel did a super job. He attended the Back Alley Bash which concluded the fundraising for KPCW. He also attended a Friends of Ski Mountain Mining History event which raised money to restore mining legacy structures.

Council Member Worel indicated she met with the Bright Futures program coordinator and board member. This program served underserved high school students. She said the mining event was beautifully executed and she was excited to see these structures restored. Also, as the liaison to the Peace House Board, she received a request to put purple lights on the McPolin Barn to bring awareness to domestic violence. Council Member Beerman suggested talking to the Friends of Farm Board.

Council Member Beerman stated he and Mayor Thomas met with Rocky Mountain Power about clean energy. He wanted to compliment John Rock on his business friendly report, stating Rock did a lot of work on this report and had done a great job putting it together. Council Member Beerman noted the Mine History picnic went great, and he sent kudos to all involved. He also indicated the Moab council members would be coming Friday, September 16th to meet with the Council.

Council Member Matsumoto stated she just returned from Michigan and therefore had nothing to report.

Mayor Thomas indicated he attended the Walk to End Alzheimer's and walked with the group as well as spoke at the event. He asserted that Alzheimer's affects 1 in 4 seniors. He also attended the Mining Structure event.

III. PUBLIC INPUT *(ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)*

Mayor Thomas opened the meeting for those wishing to comment on items not being addressed on the agenda. No comments were heard. Mayor Thomas closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from August 11, 2016, and Approve an Addition to the Approved City Council Meeting Minutes from April 14, 2016:

Council Member Beerman moved to approve the City Council Meeting minutes from August 11, 2016. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

Council Member Beerman moved to approve an addition to the approved City Council Meeting minutes from April 14, 2016. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute the First Addendum to the Professional Services Agreement (PSA) with CH2M Hill Engineers (CH2M), in a Form Approved by the City Attorney, for Additional Design and Construction Services for the Quinns Junction Water Treatment Plant Process, Capacity, and Energy Management Upgrades Project for an Increase to the Current Contract Amount of $674,509.00 for a Total Contract Amount Not to Exceed $1,174,009.00:

2. Request to Authorize the City Manager to Execute the Second Amendment to the Professional Services Agreement (PSA), in a Form Approved by the City Attorney, with URS Corporation for Services Related to the Engineering Evaluation/Cost Evaluation (EE/CA) Professional Services Aspects of the Richardson Flat Tailings Site Operable Unit 4 (OU4) (Also Known as the

Prospector Drain) Administrative Order on Consent (AOC) for an Increase to the Contract in an Amount Not to Exceed $127,342:

Council Member Worel moved to approve the Consent Agenda. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VI. NEW BUSINESS

1. Consideration to Approve Resolution 21-2016, a Resolution Adopting the Park City and Summit County 2016 Short Range Transit Development Plan:

Blake Fonnesbeck, Transportation Manager, and Alfred Knotts, Transportation Planning Manager presented this item. Fonnesbeck reviewed that the Summit County Council approved this plan at their meeting last night. He then addressed some questions from the previous meeting. Fonnesbeck indicated this short range plan could change from year to year based on different conditions and demand. For example, the Call a Bus program vehicle size could be changed, or the name could be changed, etc. He stated Foster looked into a public/private partnership with regard to the Call a Bus program and passed that information onto Fonnesbeck for further research. As far as Call a Bus going into Park Meadows and Solamere Subdivisions, as demographics and public response change those timelines could change as well. He noted as the Call a Bus is implemented, his team would learn a lot and the program would evolve. Fonnesbeck also noted the County Council didn't have any changes to the plan. Council Member Beerman thanked Fonnesbeck for the explanation and thought it was a great plan.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Beerman moved to approve Resolution 21-2016, a resolution adopting the Park City and Summit County 2016 Short Range Transit Development Plan. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Consideration of Ordinance 2016-41, an Ordinance Approving the Thaynes Canyon Subdivision No. 6, First Amended – Amending Lot 2 Located at 4 Thaynes Canyon Way, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney, and Also Abandoning and Entering into a Temporary Easement Agreement.

Makena Hawley, Planning Department, and Marshall King, representing the applicant, presented this item. Hawley explained the plat amendment would also abandon an old temporary easement and implement a new temporary turn around easement.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Henney moved to approve Ordinance 2016-41, an ordinance approving the Thaynes Canyon Subdivision No. 6, First Amended – Amending Lot 2 located at 4 Thaynes Canyon Way, pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney, and also abandoning and entering into a temporary easement agreement. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

3. Consideration of Ordinance No. 2016-42, an Ordinance Approving the Zoning Map Amendment Request from Recreation Open Space (ROS) District to Estate (E) District (And Vice Versa, Amending Estate (E) District to Recreation Open Space (ROS) District) Located at 3776 Rising Star Lane Pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:

Makena Hawley, Planning Department, and Marshall King, representing the applicant, presented this item. Hawley stated the plat amendment and zoning change were concurrent. Outside the building pad was open space, so the zoning change was necessary. She noted two other lots had done this as well.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Matsumoto asked about the referrals in the staff report to Reserved Open Space and Recreational Open Space (ROS). Hawley stated the correct term was Recreation and Open Space and Reserved Open Space was a mistake. Harrington stated the Land Management Code (LMC) may have changed what ROS meant and to note it in the motion.

Council Member Matsumoto moved to approve Ordinance No. 2016-42, an ordinance approving the Zoning Map Amendment Request from Recreation Open Space (ROS) District to Estate (E) District (And Vice Versa, Amending Estate (E) District to Recreation Open Space (ROS) District) Located at 3776 Rising Star Lane pursuant to the findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED	
AYES:	Council Members Beerman, Gerber, Henney, Matsumoto and Worel

4. Consideration of Ordinance No. 2016-43, an Ordinance Approving the Morning Star Estates, First Amended Subdivision, Amending Lots 9 and 10 located at 3776 Rising Star Lane and 3800 Rising Star Lane Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a from Approved by the City Attorney:
Makena Hawley and Marshall King, representing the applicant, presented this item. Hawley indicated this amendment would change the building plan because of the zoning.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Worel moved to approve Ordinance No. 2016-43, an ordinance approving the Morning Star Estates, First Amended Subdivision, Amending Lots 9 and 10 located at 3776 Rising Star Lane and 3800 Rising Star Lane pursuant to findings of fact, conclusions of law, and conditions of approval in a from approved by the City Attorney. Council Member Beerman seconded the motion.

RESULT: APPROVED	
AYES:	Council Members Beerman, Gerber, Henney, Matsumoto and Worel

5. Consideration of an Appeal of Upper Norfolk Subdivision Conditional Use Permit for Construction in Platted, Un-Built City Right-Of-Way:
Bruce Erickson, Planning Director, presented this item. Teri Loreo, the appellant, stated her concern was worked out and she was withdrawing the appeal.

VII. ADJOURNMENT
With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder