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

August 16, 2018

The Council of Park City, Summit County, Utah, met in open meeting on August 16, 2018, at 2:45 p.m. in the City Council Chambers.

Council Member Henney moved to close the meeting to discuss property and litigation at 2:50 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

CLOSED SESSION
Council Member Ware Peek participated in Closed Session electronically.

Council Member Gerber moved to adjourn from Closed Meeting at 4:30 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

WORK SESSION

Blake Fonnesbeck, Transit Director, stated Uriel DeMers filmed a video report that showed Transit in action during major events such as the Kimball Arts Festival. He presented the video and noted there would be many more to come.

Council Questions and Comments:
Council Member Worel stated she had the privilege of performing a wedding. She announced the Farmer's Market would be next Tuesday in the hospital parking lot. She went on a site visit to a Ballet West camp recital, as part of the sponsorship by the Solomon Fund. She and Mayor Beerman met with the deputy mayor of a city in China. She also attended the Back to School Basics event and noted the Tanger's Outlet Mall helped 750 kids get ready for the new school year. She attended the Public Art Advisory Board meeting and indicated there would be an orientation on September 10th with artist

Emily Herr. She attended the grand opening for the mobile rec trailer, and the Library board meeting, noting they were making a new policy for printing 3D guns.

Council Member Henney attended the Bright Futures event and the Park City Fire District Board meeting. He indicated the Tour of Utah was a great event, and stated this event aligned well with the citizens in the community. He also attended the Mountainlands Community Housing Trust meeting, the mobile rec trailer grand opening, the Summit Land Conservancy board meeting, and the demolition derby.

Council Member Joyce attended the Bright Futures event and indicated those youth were examples of what the City was trying to accomplish with the Social Equity critical priority.

Mayor Beerman indicated the Central Wasatch Commission met and approved Park City as a full member, noting Park City and Summit County each had individual seats on the board. He met with a group from China who wanted to learn about the Olympics. He indicated the City Employee summer party was fun, as well as the grand opening for the mobile rec trailer, and noted this idea came out of the Social Innovation Challenge held earlier in the year. Although the mobile rec trailer didn't win the challenge, surplus money was found in this budget year to implement that idea. He went to the Mexican Consulate and met with a mayor from a city in Mexico who was looking for a sister city. He went to the State Capitol and testified about renewable energy at a committee hearing, and indicated it went very well. He thanked staff for their work with special events the past couple of weeks.

Strategic Code Enforcement Update:
Michelle Downard, Mary McClaugherty, Shelley Hatch, and Dave Thacker, Building Department, presented this item. McClaugherty updated the Council on the Building Department's outreach efforts with the community. Downard spoke about the noise ordinance, and indicated some residents still expressed concern with the noise levels and some businesses were trying to test the noise code violations enforcement.

Hatch explained her duties as a code enforcement officer, including listening to the entire story and getting all the facts to the situation. She indicated she asked complainants if they would like follow up after investigating the situation, and noted the responses varied.

Foster stated a resident related a code enforcement experience and was pleased with the outcome and the positive experience that was encountered in dealing with staff.

Council Member Gerber asked what staff would say when people asked why something was in the code that they felt shouldn't be there. Hatch stated there were some situations where people didn't think the code made sense and she would ask other staff for their perspective. Council Member Gerber requested that a list be created from public feedback that could be looked at for possible code changes. Thacker stated there was some frustration over the allowed construction hours. Staff was looking at other cities to see what hours were allowed for construction workers. He asked Council if they wanted staff to pursue gathering information on construction hours. Mayor Beerman thought it should be discussed at the quarterly Homebuilders meeting.

Council Member Henney favored getting feedback. Council Member Joyce stated the complaints he received was for construction work going on before or after the allowed hours. Council Member Henney thanked the Building Department for including a customer liaison in their engagement process. He knew code enforcement was difficult and appreciated staff for their efforts.

Council Member Worel agreed that the City had really progressed with code enforcement and staff's outreach with the community. She hoped the Backhoe report could be widely disseminated and suggested placing hard copies at the Senior Center. Council Member Joyce suggested placing copies at the Library as well. Council Member Worel asked if the construction mitigation plan could be posted at the construction site. Thacker stated there were ways to post it on site near the sign or permit. The challenges would be that people would have to enter the site to read it. He hoped the plans could be put online, so interested parties could enter a permit number and the plan would come up for them to review. He thought this format should be coming soon. Council Member Joyce asked that the Backhoe report be directed to the residents as well as developers and architects.

Mayor Beerman asked if the Backhoe Report was on the E-Notify system. Foster stated she would look into that and get back to Council. Mayor Beerman was also in favor of the customer liaison and hoped that would get up and running soon. He acknowledged Sarah Hall, a Planning Commission member, and asked for her thoughts.

Hall asked how Code Enforcement would address Conditional Use Permits (CUPs). Thacker stated there were conditions of approval for each project, and he and Erickson were making sure those conditions made it to the permit and/or the construction mitigation plans. Anne Laurent, Community Development Director, stated the Planning Department knew each development and staff was trying to monitor them. She indicated they were working on a digital compliance system for the near future.

Discuss the Launch of the Summit Community Power Works (SCPW) Challenge Website for Home Energy Savings Guidance:

Luke Cartin, Environmental Sustainability Manager, stated yesterday's interim hearing at the State Capitol went well. He indicated the City's goals were on track. There were a lot of moving pieces and he was happy to explain it to those who were confused. Mayor

Beerman indicated he spoke with State Representative Tim Quinn, who was happy to hear about the hearing and offered to sponsor or co-sponsor the legislation.

Celia Peterson, Environmental Sustainability Project Manager, stated the Summit County Power Works (SCPW) Challenge was a platform to motivate people with their energy savings goals. Shelby Stokes with SCPW was in attendance. Peterson stated this program was for Park City and Summit County residents. The goal would be to have 10% of the owner occupied and renter occupied units onboard within the first year. Peterson stated there were progress reports on the site to show users how they were making a difference in carbon emissions, etc. She noted the website would be bilingual by the end of the year, which corresponded with Council's Social Equity goal.

Council Member Joyce indicated the Georgetown Energy Prize competition received a lot of attention, and he asked how Peterson planned to motivate the public. Peterson stated she and Stokes would be out in the community getting the word out and promoting the program. Cartin indicated groups could be formed and they could challenge other groups, which would be a motivator. Peterson stated there would be prizes and public recognition for efforts made by the community.

Council Member Worel stated Seniors would be excited about the program, but many weren't able to access programs that were online. Peterson stated helping Seniors sign up for the program online could be an Eagle Scout project.

Council Member Joyce was concerned about the demographic in the City's Social Equity circle, and asked what could be done to help them. Peterson stated saving energy was a priority and using the program would help people see the difference as they conserved. Weatherization kits and energy detection kits would be distributed in October. Cartin stated they would work closely with the Christian Center in distributing these kits.

Council Member Gerber asked if Peterson had plans to reach out to property management companies to which Peterson responded in the affirmative. Cartin stated there were Wattsmart education workshops with property managers. These people were engaged and willing to listen. Council Member Gerber stated property managers were concerned with saving the owners money because it was good for them.

Council liked the website and supported these endeavors.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	**Present**
Council Member Lynn Ware Peek	**Absent**

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Member Joyce disclosed that he was a member of Rotary and a co-chair for Miner's Day, and Council would be deciding on fee waivers for those events.

Staff Communications Reports:

1. Historical Archaeology Potential of the McPolin Farmstead

Council Member Joyce asked if Council needed to approve any funds. Stockdale stated there was State funding and grants which would cover any costs.

2. Golf Course Maintenance Facility - Early Contractor Involvement Selection

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from July 18, 19, and 27, 2018:

Mayor Beerman indicated that on Page Nine of the July 18 minutes, he had stated that he began his time on the City Council as a champion of open space.

Council Member Worel stated on Page 14, Lines 11and 12, she had asked if Kimball staff could access parking at the Homestake lot.

Council Member Gerber moved to approve the City Council Meeting minutes from July 18, 19, and 27, 2018 as amended. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek
ABSTAINED: Council Member Worel from July 27, 2018 Minutes

V) CONSENT AGENDA

1. Request to Authorize the Park City Mayor to Enter into an Agreement Between Park City School District and Park City Municipal to Design and Construct a Pedestrian and Bicycle Tunnel on SR-248/Kearns Boulevard and to Enter into a Line Extension Agreement with Snyderville Basin Water Reclamation District:

2. Request to Approve the Amended Construction Budget for Woodside Park Phase 1 in the Amount Not to Exceed $4,923,910.55 Which Includes the Waiver of Construction and Development Fees Estimated at $136,155.25:

3. Request to Authorize the City Manager to Enter into a Construction Agreement in a Form Approved by the City Attorney's Office with DRD Paving LLC, for the Ice Arena Mezzanine Reconstruction Project in an Amount Not to Exceed $88,766.00:

4. Request to Authorize the City Manager to Execute the First Addendum to the Professional Services Agreement, in a Form Approved by the City Attorney, with Ward Engineering Group for Golf Course Survey and Platting Services in an Amount Not to Exceed $23,894.75:

Council Member Joyce moved to remove Item Two from the Consent Agenda. Council Member Henney seconded the motion.

RESULT: ITEM 2 REMOVED FROM THE CONSENT AGENDA
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

Council Member Joyce moved to approve the Consent Agenda. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

2. (Removed from the Consent Agenda) Request to Approve the Amended Construction Budget for Woodside Park Phase 1 in the Amount Not to Exceed $4,923,910.55 Which Includes the Waiver of Construction and Development Fees Estimated at $136,155.25:

Council Member Joyce knew there were fee waivers for housing and City projects, but he requested a discussion in the future on this because it disguised the actual cost of the projects at the expense of departments doing work and not receiving funds to cover their costs. He thought there was a loss of accountability and he didn't see the benefit of that.

Council Member Worel thought there had been a discussion on making sure the actual cost was reflected in the units. Glidden stated he would have to research that. Normally, he would come to Council with a budget and the fee waiver request, so the public would know the actual budget before the fees were removed. Council Member Joyce stated this wasn't just for City projects, but was for community projects as well. There was different accounting and he didn't know the reason since it all occurred in the City.

Mayor Beerman stated this could be discussed at the next pipeline discussion. Council Member Joyce stated it was broader than just affordable housing; it could be the Public Works building etc., but now was a good time for a discussion.

Council Member Joyce moved to approve the amended construction budget for Woodside Park Phase 1 in the amount not to exceed $4,923,910.55 which includes the waiver of construction and development fees estimated at $136,155.25. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

VI) OLD BUSINESS

1. Consideration to Ratify the Findings of Fact, Conclusions of Law and Order Granting in Part and Denying in Part the Appeal of the Historic Preservation Board's Decision Regarding the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue:

Bruce Erickson presented this item and stated he was here seeking ratification of the appeal findings.

Council Member Gerber asked if the applicants had 30 days to amend their HDDR application from the date Council approved it to which Harrington affirmed.

Council Member Henney moved to ratify the findings of fact, conclusions of law and order granting in part and denying in part the appeal of the historic preservation board's decision regarding the relocation and reorientation of a significant structure at 424 Woodside Avenue. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

VII) NEW BUSINESS

1. Consideration to Approve Resolution 22-2018, a Resolution Providing for the Holding of a Bond Election in Park City, Utah for the Purpose of Submitting to the Qualified Electors of the City the Question of the Issuance and Sale of $48,000,000 General Obligation Bonds for the Treasure Hill and Armstrong/Snow Ranch Pasture Properties; and Providing for Related Matters:
Nate Rockwood and Matt Dias presented this item. Dias reviewed the process of gathering input from the community and Council, and indicated there was overwhelming feedback to combine the two initiatives. He stated combining the two parcels would give this venture a stronger financial strategy.

Rockwood stated there was public comment on the bond language. He sent a revised copy yesterday to Council for review and he displayed it on the Council screens. It was indicated the bond would be paid over a 16 year period.

Council Member Gerber asked if the bond needed to specify parking. Rockwood stated that was standard bond language for open space. Mayor Beerman suggested adding the word "trailhead" in front of parking. Council agreed to that change. Rockwood stated this would be on the November ballot as Park City Proposition Number 1.

Mayor Beerman opened the public hearing.

Neils Vernaguard thanked Council and staff for the work put into reducing the bond amount.

Bart Bodell also thanked Council and indicated he favored combining the parcels. He knew the City was done buying open space after this purchase and he was ready to work with Think to reach out to educate the community on the details of the bond.

Mayor Beerman closed the public hearing.

Council Member Joyce stated he heard there was confusion over the Armstrong purchase amount. He asked that staff, Think, and the media work to clarify that in future media stories.

Council Member Henney stated he saw a shift in support and he credited it to reducing the bond below $50 million. He heard there was a slight preference for not combining the two parcels, but thought those people supported the bond either way. He wanted people to make informed decisions.

Council Member Worel agreed that the City should be specific in the details and she heard from people that combining the two parcels on the bond was more complex. She wanted the voter information pamphlet kept simple.

Mayor Beerman acknowledged there was a lot of work to getting to this point in acquiring this open space. He appreciated all the effort by staff and stated now the decision was in the hands of the public.

Council Member Henney moved to approve Resolution 22-2018, a resolution providing for the holding of a bond election in Park City, Utah for the purpose of submitting to the qualified electors of the city the question of the issuance and sale of $48,000,000 general obligation bonds for the Treasure Hill and Armstrong/Snow Ranch Pasture properties; and providing for related matters, with amendment to add the word trailhead before the word parking throughout the resolution. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

2. Consideration to Approve Special Event City Service Fee Reduction Recommendations for the Following Events: Fourth of July Celebration-$44,100; Big Stars Bright Nights-$36,000; Tour of Utah-$45,360; Miners Day Celebration-$26,000:

Council Member Worel disclosed she was member of Park City Rotary and she and her husband were members of the Park City Institute. Council Member Joyce also indicated he was a member of the Park City Rotary and a co-chair of the Miner's Day event.

Jenney Diersen, Special Events Manager, requested fee waivers for four events this year. She reviewed the process for fee waiver requests. She was asking for a total of $151,460 in fee waivers for the first half of FY 2019. She indicated the applicants were being asked to reduce the requested amounts in future years.

Council Member Worel asked for clarification of the Miner's Day application. Diersen stated she estimated a $26,000 fee waiver, but a full waiver was requested so if the costs exceeded the waiver amount, it would be covered.

Council Member Gerber asked about the balance owed from the events. Diersen explained Tour of Utah and Big Stars Bright Nights would receive an invoice at the end of the event to cover the costs not covered by the partial fee waiver.

Council Member Joyce stated Diersen once talked about establishing a contract, and asked if that would happen before next year's event. Diersen stated that was the goal.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Worel moved to approve special event city service fee reduction recommendations for the following events: Fourth of July Celebration-$44,100; Big Stars Bright Nights-$36,000; Tour of Utah-$45,360; Miners Day Celebration-$26,000. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

3. Consideration to Approve the Inclusion of 950 Iron Horse Drive as an Official Sundance Venue to the Sundance Film Festival Supplemental Plan Conditioned on Approval of a Final Operations Plan:
Jenny Diersen and Betsy Wallace, Sundance Executive Director, presented this item. Diersen stated this space would be a flexible space for exhibitions and events during the festival. Sundance knew the City's concerns about vacancy and was working on addressing that. In the fall the other details of the festival would be presented.

Wallace felt this location was a great way to get the Arts and Culture District moving forward. She didn't want to keep it dark in the summer so they were trying to figure out how to keep the space open year round. There were no plans to make this a theatre. She hoped to sublease the space in the summer and wanted someone that could help subsidize the rent.

Council Member Worel asked about the overlap with the World Championships. Wallace said the overlap was being discussed and she felt there wouldn't be a problem.

Council Member Joyce stated a side effect of this event space was Homestake Road, and for event planning and the new Arts and Culture District being planned, he thought that a pedestrian corridor was necessary. Wallace stated it was a good time to start that process, and noted this space would hold 2,600 people. Council Member Joyce noted the Homestake project was a number of years out and he was worried about safety.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Henney moved to approve the inclusion of 950 Iron Horse Drive as an official Sundance venue to the Sundance Film Festival Supplemental Plan conditioned on approval of a final operations plan. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder