PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
AUGUST 9, 2007

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

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Gary Hill, Budget Manager; Alison Butz, Project Manager; Kent Cashel, Deputy Public Works Director; Jonathan Weidenhamer, Economic Development and Special Projects Coordinator; Dave Gustafson, Project Manager; Eric DeHaan, City Engineer; Matt Twombly, Trails Planner

1. Council questions/comments. Candace Erickson reported the Recreation Board discussed plans for the Wisnewski parcel park. She relayed requests from the neighborhood to retain parking at the top of Main for the area residents who do not have parking. She brought up concerns from homeowners who received a citation for watering on the incorrect day because their sprinkler timers had gotten out of sync. Kathy Lundborg explained an adjudicator reviewed all appeals. Lastly, she reported that the crosswalk flags at the crossing on Park Avenue needed to be replaced.

Roger Harlan attended the City County Transportation Summit, which provided an opportunity for breakout groups to discuss current transportation concerns. The second homeowners' reception was terrific, although not well attended. The School Board honored a local woman, with two children, who received her diploma after working on it for many years.

Jim Her enjoyed Arts Festival and reported the Transportation Summit emphasized a need to reduce trips as opposed to improving the system; many major local employers supported programs using incentives as well as penalties to encourage use of park and ride lots. He believed the second homeowners' event was worthwhile, and suggested considering new methods to increase attendance.

Marianne Cone also attended the second homeowners' reception and based on the minimal attendance did not believe it served its purpose. She reported the Public Art Advisory Board had selected an artist for a fish sculpture along Poison Creek Trail.

Joe Kernan attended the Thaynes and Old Town barbeques, neither of which was well attended. He relayed requests from residents for the City to lobby the State to expand the handyman limit beyond $1,000. He explained this was a law that governed non-contractors who perform "handyman-type" jobs. He also received a suggestion for the City to consider methods of encouraging residents to establish home gray-water systems.

Candace Erickson reported the Board of Health had recently discussed gray-water systems and the cost to install them to meet State Code was very expensive. They were considering options and would be making recommendations in the future.

2. Quarterly goal update. Manager Bakaly explained Staff presented updates on a quarterly basis. Mayor Williams opened discussion of <u>Goal 1 Water Quality</u> by mentioning the WRDA Bill may not be approved and might affect funding of the Rockport Pipeline Project. Jerry Gibbs clarified approval would authorize the City to begin negotiations with the Corps of Engineers to develop a project and go through an appropriation phase.

As part of Goal 2 Preservation of Park City Character, Manager Bakaly announced that Staff was considering banning the purchase of bottled water for use in City facilities and Council supported including that into the Environmental Plan. Member Erickson relayed a request for the City to ban smoking from all City facilities, lands and parks. Council briefly discussed banning plastic grocery bags and Ms. Erickson has requested information from local stores regarding financial impacts before further consideration. Ms. Cone requested that energy audits of Council Members homes be added to the action list and encouraged action on the City-owned Historic Structures Plan prior to winter.

Goal 3 Effective Transportation and Parking System Park and Ride. A discussion about the park and ride prompted a request for Staff to research the Development Agreement to determine whether green building design would be required.

There were no changes to Goal 4 World Class, Multi-Seasonal/Resort Community, and Goal 5 Recreation Open Space and Trails, and only a minor change in Goal 6 Regional Collaboration and Partnerships. Councilor Erickson requested increased enforcement of noxious weeds in an area where the neighborhood had eliminated weeds but are surrounded by vacant lots that are covered with weeds. Councilor Cone requested a review of the second homeowners' social listed in Goal 7 Open and Responsive Government to the Community

Council Members discussed the new three-way stop on Little Kate at the Racquet Club as well as painted crosswalks during their review of the Traffic Calming Summary Report.

3. Marsac Building seismic upgrade update. Project Manager Alison Butz explained the Marsac Building had been listed as a dangerous building in 1996, but Chief Building Official Ron Ivie had continued to allow City offices to operate as long as Staff, at Council's direction, moved forward with plans to upgrade the building. Staff has been working on these plans and the first step will occur this Fall when the Public Safety Department moves into a new facility; step two consists of moving KPCW out of the building after coming to terms of an agreement Council will review in August; and, step three involves finding a temporary location for City Hall so the seismic remodel can begin in May, 2008. Council recently requested additional information before affirming the decision to proceed with the upgrade.

Ms. Butz stated the revised cost estimate for a seismic upgrade was $6.3 million. A maximum value of $6 million was placed on the building by Chris Donaldson of Cushman, Wakefield. Staff estimated it would cost $17 million to construct a new city hall on city-owned land and provided a breakdown of various locations in the staff report. Estimates were based on costs of current projects, as well as discussions with the architecture firm and design team, and are conservative because in the past Staff had underestimated construction costs. She believed a new building could range from $13 to $17 million, depending on the sites listed in the report. She reported that Staff had been able to analyze space needs and the building meets the 20 year growth projections. The north and south lots provide expansion potential; however, Staff is moving forward with test core drilling for the ground loop heat system in the north lot. If that is installed, an addition to the building cannot be placed on it. Staff is seeking direction from Council whether to proceed with the Marsac upgrade.

Jim Hier felt the estimated $6 million net gain was within the realm of what Council should be planning with. He agreed the projects costs were at the high end; but it made sense to keep City Hall downtown given the relatively small cost differential and the character of maintaining the building as a municipal building.

Roger Harlan felt the estimated costs were extremely high and there were fundamental questions that needed to be considered. We need to plan for the future now and incorporate future needs which may require an alternate site and he questioned whether the retrofitted building would be adequate for those needs. He was concerned that future additions would compromise the charm of this building. Should an earthquake hit, lives will be saved but the City will be left with an unusable building. A new structure might sustain damage, but could be made functional again in a short time. He was concerned about the attendant consequences of moving twice and the disruption to City services. He believed there were adequate sites if we could get over the idea of leaving Marsac. He encouraged Council not to abandon alternative sites too soon.

Marianne Cone was not interested in abandoning Marsac Building as City Hall. Problems with the building would be passed onto buyers who may not be willing to pay $6 million for it.

Joe Kernan wished to compare City Hall staying in Marsac to two alternatives; one in Old Town and one somewhere between Old Town and Public Works. Understanding cost estimates, customer service impacts, economic benefits for business, energy efficiency, and workplace efficiency for each location would aid his deliberations. Candace Erickson asked whether he had specific pieces of land in mind. Mr. Kernan wondered if there was room to build a new City Hall into the hillside below the Marsac building. He also suggested the Park Bonanza area or Park Avenue. He felt we were comparing Marsac to something fictional. Staff identified alternative locations but he wanted more information before he could decide this was the best plan for the City.

Candace Erickson was opposed to placing City Hall anywhere that was currently green space. She noted Council had earmarked the Fire Station parcel for another process, but wondered whether it was too small for City Hall. She concurred that construction costs would continue to increase, but did not want to spend taxpayer dollars to build a new building unless there were substantial savings that provided a substantial benefit to the community. If this building were sold, she anticipated a subsequent request for demolition because of the costs to upgrade it. The Marsac Building was her first choice unless the Fire Station property was the right size and there were overwhelming benefits associated with the location.

Mayor Williams wanted to keep City Hall in the Marsac Building. The upgrade brings it to LEED silver which meets stringent criteria and there is something inherently charming in this part of town. Staff has worked exceedingly hard and he did not see any alternatives that were as accessible to residents.

Jim Hier commented the needed upgrades to Marsac would remove a lot of economic value from the land and it was almost a push from a cost standpoint. He believed Staff can plan efficiently within the existing space. He agreed the disruption would be minimized if a new building were constructed; however, this is a historic resort town and this should be where City Hall is located.

Roger Harlan believed the charm of the Marsac Building was not because City Hall occupied the interior; it is an old building that was a school and we could mandate that a new owner retain the integrity. However charming it is, there comes a point where you give up something for progress of municipal services in a town. He suggested the disruption in municipal services would be more difficult that we anticipate and we must be willing to accept that, and willing to accept that, after a severe earthquake, the building would not be usable.

Manager Bakaly clarified the item was before Council for formal action and Staff was seeking direction so they can move forward.

Roger Harlan stated it was difficult to make a significant decision when parts of the puzzle were missing. It would have been helpful to see renderings of a city hall on the various sites. He felt they were shortchanging opportunities because there were certain questions they did not have answers for. He was not willing to make that leap at this time.

Jim Hier felt the Park Avenue fire station parcel might be the only viable option and requested additional information about the site. Staff agreed to return following the regular session with information about the parcel size, zoning, footprint, setbacks, etc.

4. Comprehensive Emergency Management Plan. Gary Hill, Budget Manager, explained the City had not updated the emergency management plan for a number of years. He stressed the importance of this plan becoming part of the organization’s culture so Staff is trained and prepared at all times to deal with emergency situations.

Hugh Daniels, consultant, explained the Comprehensive Emergency Management Plan, CEMP, laid out a basic plan for City. The plan involves identifying risks, emergency action plans, and methods of working with associated districts that will be responding to emergencies. The first step is formal adoption of the Emergency Management Plan as well as the National Incident Management System, NIMS, in order to be eligible for grants and Federal reimbursements in case of emergency. Key components of the plan are training and citywide implementation not only in case of emergencies, but also in day-to-day operations. Other important elements are public awareness and business awareness. To accomplish these elements Staff will enlist help from the Summit County Health Department to providing training to citizens and businesses.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
AUGUST 9, 2007

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at 6:00 p.m. at the Marsac Municipal Building on Thursday, August 9, 2007. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier and Joe Kernan. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Gary Hill, Budget Manager; Matt Twombly, Trails Planner; Ray Milliner, Planner; Sharon Mayes-Atkinson, Senior Planner; Kent Cashel, Deputy Public Works Director; Dave Gustafson, Project Manager; Jonathan Weidenhamer, Economic Development and Special Projects Coordinator.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were none.

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

Alex Butwinski, echoed Counselor Harlan's comments during Work Session. From a taxpayer's perspective, he did not think the Marsac Building, although charming, was the best possible City Hall given the projected costs to refurbish it. He encouraged Council to reconsider the proposal.

Mike Sweeney, on behalf of HMBA, encouraged City Council to consider what other types of activities could be substituted in the Marsac Building. He suggested seeking input from the community to identify alternatives.

Jim Weinberg, Public Works employee, stressed the increased efficiency that would result by consolidating City services into one area and requested that Council consider other locations for City Hall that would sustain the City into the future.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JULY 19, 2007

Marianne Cone, "I move approval of work session notes and minutes of July 10, 2007." Roger Harlan seconded. Motion carried.

Marianne Cone	Aye
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Abstained - absent
Joe Kernan	Nay

V CONSENT AGENDA PUBLIC HEARINGS *(items listed will be open for public hearing prior to consideration for adoption or rejection; hearings may also be continued by vote of the Council*

1. Consideration of an Ordinance approving the rezone of the Iron Canyon Subdivision from the Residential Development District to the Single Family District of Park City, Utah **(motion to continue to 8/16/07)** The Mayor requested a motion to continue. Roger Harlan, "I so move". Marianne Cone seconded. Motion carried.

2. Consideration of an Ordinance approving a plat amendment for1617/1621 Lakeside Circle, Park City, Utah **(motion to continue to 8/30/07)** The Mayor requested a motion to continue. Marianne Cone, "I so move". Candace Erickson seconded. Motion carried.

3. Consideration of an Ordinance approving amendments to the Park City Land Management Code to Chapter 15-2.6 – Historic Commercial Business District and 15-2.5 – Historic Recreation Commercial District relating to prohibiting office, residential, or other non-sales tax generating uses and other similar or associated uses in the HCB and HRC Districts in storefronts as well as related definitional changes to the LMC Chapter 15-15-1 – Definitions - Jonathan Weidenhamer, Economic Development and Special Projects Coordinator, reviewed Council's prior direction to exclude Park Avenue from the HRC Zone portion of the proposed ordinance. Staff analyzed the exclusion of Park Avenue and recommended that Council consider excluding Park Avenue north of 8th Street while keeping the area south of 8th street within the area affected by the ordinance. He explained that the traditional uses in that area provided resort related amenities which help to bridge the gap into downtown. Staff is concerned that the general public may be dissuaded from coming into Old Town if the area changes to office use. Mayor Williams opened the public hearing.

Bob Dillon, Clyde, Snow, Sessions & Swanson, spoke on behalf of four clients directly affected by the proposed ordinance and indicated his comments dealt with vested property rights. He believed the public notice was ambiguous and affected owners should have received special written notice. Further, the ordinance talks about "grade level" but does not provide a detailed definition of what constitutes a storefront property. His client owns interior spaces that should be classified differently and he requested that Poison Creek Condominiums be exempted out of the ordinance.

Mr. Dillon felt the staff report included misleading statements regarding grandfathering existing uses because to claim an existing use one must appear before Board of Adjustment. City Attorney Mark Harrington explained that the Planning Director makes the determination on valid non-conforming uses. Mr. Dillon requested the list of existing satisfactory uses be published in the ordinance. He also mentioned the inability of his client to obtain a business license due to the pending ordinance statute and argued that a business license was not a land use application.

In summary, Mr. Dillon requested that Council consider adding a definition of storefront; grandfathering existing uses pursuant to a reasonable pre-ordinance application process; and to stop using business licenses as a tool for determining vested property rights. He would like Poison Creek to be exempted out because some commercial units are entered through the interior lobby. Because the ordinance affects important rights, he requested that it be crafted to give due process to vested rights.

Mr. Weidenhamer entered into the record a letter from Scott Thompson who is also working with one of Mr. Dillon's clients, requesting that Council exempt the Poison Creek Mercantile from out of the consideration of the ordinance.

Adam Strachan, lawyer, resident, and member of HMBA, urged Council to adopt this ordinance now and encouraged all sides to work together.

Jana Potter, business owner, thanked Council for their consideration at the last meeting. She requested expanded noticing for future ordinance changes. She is still unclear how this ordinance will affect her own office space where she plans to add ten square feet to her office in which she currently operates three businesses licenses. She requested help confirming that she would be able to add the extra square footage to her licenses. Mr. Weidenhamer requested a written request based on a specific site plan. Councilor Erickson encouraged Ms. Potter to submit her question in writing as soon as possible.

Mike Sweeney pointed out scrivener's errors in the document. He brought up concerns about the Municipal Code amendments prohibiting local consent for liquor licenses for bars and clubs that do not allow the public to apply for membership and requested that it not apply to clubs on upper floors in the district.

Mayor Williams closed the public hearing.

Jim Hier clarified that business licenses are checked against the Land Management Code to ensure that businesses are allowed uses. Mr. Weidenhamer suggested Mr. Dillon had not understood that these were Land Management Code amendments, but were tied to the Municipal Code or business licensing. Mr. Hier requested that Staff develop definitions for storefronts and separately defined interior spaces located back from the street.

Joe Kernan requested that Staff carefully craft the definition of store fronts to prevent loopholes that counteract the intent of the vertical zoning ordinance. Council Members concurred and encouraged developing language to accommodate a solution that served the intent and allowed flexibility in non-storefront areas.

City Attorney Harrington explained the definition in the ordinance was intentionally meant to capture a wide number of properties; however, Park City did have unique circumstances. Council could remand to Planning Commission with direction to further define storefronts and include direction on other points raised. He did not advise inclusion of list of non-conforming uses because it involved individual property rights based on specific information.

Mayor Williams requested further discussion on specific issues. 1) <u>Inclusion of area south of Town Bridge</u>. There was a consensus to follow Staff's recommendation and to identify 8th Street as the boundary. 2) <u>Storefront definition</u>. There was consensus for Staff to refine the definition, considering what current exists on Main, Heber and Park Avenue from Heber to 8th Street, in the context of the intent of the ordinance, and not creating an onerous situation for existing operations and businesses. 3) <u>Amend boundaries to exclude Poison Creek Condominiums.</u> There was not a consensus to amend the boundaries.

Candace Erickson, "<u>I move to continue consideration to August 30, 2007</u>." Marianne Cone, "I second." <u>Motion carried</u>.

4. <u>Consideration of an Ordinance amending Chapter 15-4-7 of the Land Management Code relating to Accessory Apartments</u> - Senior Planner Sharon Mayes-Atkinson explained that the Accessory Apartment Ordinance was adopted in 1993 as a method to broaden the City's

base of affordable housing. Although homes in many areas of the City can be rented nightly, accessory apartments cannot be. Staff has found that owners are moving into their apartments and renting the main dwellings on a nightly basis. Staff seeks direction from Council

Planner Mayes-Atkinson noted the existing ordinance required a deed restriction for the accessory apartment use that does not transfer with ownership. Staff is recommending that the deed restrictions flow with the land so new owners can continue to have an accessory apartment subject to conditions that all original conditions of approval are met, and both the main and accessory units could be rented long-term, with the owner residing in one of the units. A third issue concerns the requirement for a one year review. Staff proposes that be replaced with language in the deed restriction that if conditions are not being met the conditional use can be revoked.

Council members discussed the issue of illegal accessory apartments, the variety of enforcement efforts the City had used to resolve the problem, and the difficulty of identifying them. Attorney Harrington clarified this ordinance would not affect existing illegal rentals, however, the Building Department has a list of known properties and are working on them. Mayor Williams opened the public hearing. Receiving no input, the hearing was closed.

Following a brief discussion, the majority of Council Members favored the amendments as proposed. They were concerned about increasing impacts in neighborhoods by allowing nightly rentals of accessory units.

5. <u>Consideration of an Ordinance approving the 1375 Park Avenue Subdivision Plat amendment located at 1375 Park Avenue, Park City, Utah</u> – Planner Ray Milliner explained the applicant was to combine two metes and bounds parcels into one parcel in order to develop the lot at 1375 Park Avenue. Any modifications to, or removal of, the building would be reviewed by the Historic Preservation Board as a Determination of Significance. Staff recommends approval subject to Findings of Fact, Conclusions of Law, and Conditions of Approval listed in the Staff Report. Mayor Williams opened the public hearing. With no additional input, the hearing was closed.

VI 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")*

Marianne Cone, "<u>I move to approve Items 2 through 5</u>." Jim Hier seconded. <u>Motion carried</u>.

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

1. <u>Ordinance approving amendments to the Park City Land Management Code to Chapter 15-2.6 – Historic Commercial Business District and 15-2.5 – Historic Recreation Commercial</u>

District relating to prohibiting office, residential, or other non-sales tax generating uses and other similar or associated uses in the HCB and HRC Districts in storefronts as well as related definitional changes to the LMC Chapter 15-15-1 – Definitions. Marianne Cone, "I move to continue Item 1 to August 30, 2007." Jim Hier seconded. Motion unanimously carried.

2. Ordinance amending Chapter 15-4-7 of the Land Management Code relating to Accessory Apartments - See staff report and consent agenda public hearing.

3. Ordinance approving the 1375 Park Avenue Subdivision Plat amendment located at 1375 Park Avenue, Park City, Utah - See staff report and consent agenda public hearing.

4. Resolution adopting the Park City Comprehensive Emergency Management Plan – See staff report and work session discussion.

5. Resolution adopting the use of the National Incident Management System – See staff report and work session discussion.

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

1. Consideration of Award of Contract to DRD Paving, LLC., in a form approved by the City Attorney, in the amount of $266,960 for the SR-248 Sidewalk - Project Manager Matt Twombly clarified the contract was to install a sidewalk along S.R. 248, Kearns Boulevard adjacent to the Yarrow Hotel and Holiday Village Cinemas. Council authorized the City Manager, in 2006, to enter into a Cooperative Agreement with UDOT for a Safe Sidewalk Matching Grant in the amount of $115,500 for this project. As part of the Walkability Study, Landmark Design estimated the project cost at $322,000; however, Staff believed it would cost approximately $150,000. Staff received only one bid, from DRD Paving for $266,960. Staff recommends proceeding with the project at this time because of the other walkability projects coming on line for implementation in the spring.

Mr. Twombly clarified that the Cooperative Agreement did not contain a project deadline; however, he had not been able to obtain clear direction from UDOT. Hence, Staff did not support delaying the project in the hope of receiving a lower bid. The contractor will begin in ten days, and must complete the project by October 15, 2007. In addition, conduit will be installed for possible future lighting, but it would require modifications to install the lighting. Mayor Williams opened the public hearing. There was no input and the hearing was closed.

Jim Hier, "I move that we approve the award of contrace to DRD Paving, LLC, in a form approved by the City Attorney, in the amount of $266,960 for the SR-248 sidewalk." Joe Kernan seconded. Motion unanimously approved.

2. Consideration of an extension, in a form approved by the City Attorney, of three reserved parking spaces in the Gateway Garage to American Skiing Company for an additional five months ending December 31, 2007

Joe Kernan and Candace Erickson disclosed they are shareholders of American Skiing Company. Joe Kernan provides recycling services for The Canyons.

Deputy Public Works Director Kent Cashel explained that in 2002,in an effort to promote economic develop in the Main Street area, the City entered into a Memorandum of Understanding with American Skiing Corporation to provide five reserved parking spaces in the Gateway Garage. The MOU for parking expired in July, 2007, although it contained a provision that the City would make reasonable efforts to extend access to the spaces if ASC were to their lease. ASC has extended their lease and has requested that Council consider extending access to three of the original five spaces during weekday business hours. Based on the reduced request, the fact that most of the days fall in the shoulder season, and the intent of the MOU, Staff recommends that Council extend access to three spaces through December 31, 2007.

Council Members Hier and Harlan suggested that the approval expire mid-December so the spaces are available for the Christmas Season.

Mayor Williams opened the item for public input. Jana Potter recalled her past conversations with Council regarding these reserved spaces. She opposed offering free spaces to any Main Street core business. With no further input, the hearing was closed.

Jim Hier reflected that they initially did this as an economic benefit, but questioned whether they should be doing this at this point of time. Parking is available almost anywhere on the street. Jim Hier "I move to deny an extension of three reserved parking spaces in the Gateway Garage to American Skiing Company for an additional five months ending December 31, 2007." Candace Erickson seconded. Motion carried.

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

3. Consideration of Contract Amendment #3, in a form approved by the City Attorney, to the existing Jacobsen Construction Inc. Agreement in the amount of $1,597,000 - Project Manager Dave Gustafson reported that Jacobsen Construction Inc. had reduced their bid price by $5,000 and Staff is seeking approval to enter into a construction agreement in the amount of $1,592,000 to construct the retail space on Swede Alley adjacent to China Bridge Parking Structure. The retail space was originally planned to be 4,500 square feet, but the Guaranteed Maximum Price was $240,000 high than Council would approve, so Suite A was eliminated. DABC would occupy the ground floor, and the City is negotiating with KPCW for the purchase of the 2nd floor.

Councilmember Erickson expressed concern about the loss of parking spaces during the Christmas season, due to delays associated with the redesign of the building. Mr. Gustafson noted the construction staging area will encompass the area from China Bridge to 5th Street, approximately 32 spaces, but he would try to shave it back progressively as construction proceeds. Marianne Cone requested an artistic element in place of the one story section that had been eliminated. Mayor Williams opened the public hearing.

Mike Sweeney expressed surprise that Suite A had been deleted and suggested that the City construct and sell the space. Mayor Williams explained there were other financial issues involved in their decision, including additional retaining walls, decking, etc. Mayor Williams closed the hearing.

Roger Harlan, "I move approval of contract Amendment #3, in a form approved by the City Attorney, to the existing Jacobsen Construction Inc. Agreement in the amount of $1,592,000." Marianne Cone seconded. Motion carried unanimously.

X ADDITIONAL DISCUSSION – AGENDA ITEMS

1. Park Avenue Fire Station. Jonathan Weidenhamer returned with information about the Park Avenue Fire Station Site to help identify feasibility of the site for City Hall. The zoning is HRM, a transitional zone which includes adaptive reuses of historic homes. A Conditional Use Permit would be required for a public institution. Total size of the lots is 22,000 square feet, including the historic house. Front, rear and sideyard setbacks, and the historic house, reduce the buildable size to 15,000 square feet. A two story building could be constructed. There would be very little surface parking, thus requiring underground parking in a flood plain, which requires costly mitigation. He addressed neighborhood impacts and discussed measures Staff had taken to limit traffic in that area: box of rocks; timing of traffic lights and signing to direct traffic to Deer Valley Drive; and, the bulbouts and speed feedback signs. In addition, Council has programmed the parcel for affordable housing. Ron Ivie, Chief Building Official, explained that garage access for the Fire Station parcel would want to be off Woodside because of FEMA mapping, which would add further impacts to the neighborhood.

Marianne Cone asked what it cost to retrofit and renovate the Carl Winters building in 1992-93. Although Chief Building Official Ron Ivie did not have the exact amount, he pointed out the estimated cost for Marsac, in 1994, was about $400,000.

Joe Kernan asked if it were possible to reduce the required parking based on the City's transit policies. He suggested providing ten parking spots for City vehicles and busing staff from somewhere else. Mr. Weidenhamer clarified the parking requirements for office buildings is 3 spaces per 1,000 square feet, or, 66 minimum parking spaces.

Staff briefly described the LEED classification as well as Energy Star Ratings and noted if Council directed them to move forward, they would return for further discussions about green initiates.

Neither Mayor Williams nor Councilor Cone favored the site for City Hall. They felt it would have major impacts on the neighborhood. Jim Hier also favored refurbishing City Hall, but supported the concept of encouraging employees to park off-site. He stressed the importance of having adequate spaces in order to conduct business. Roger Harlan did not support the cost of purchasing land, which would add an unjustifiable expense to relocating City Hall. However, he advised Council to move forward because he didn't think there was the needed support to terminate moving forward with the retrofit of Marsac.

Candace Erickson stated she understood the public input and stated desire to think outside the box; however City Hall has to be located somewhere and no one has identified a workable location that doesn't require the purchase of land. She wants Marsac to be preserved and protected. Alex Butwinski believed the numbers were wrong and Council was comparing apples to bananas.

Jim Hier felt it had been a worthwhile exercise to analyze alternate locations and costs. However, he believed it was worth the effort to preserve Marsac as City Hall and not consume open space or negate an opportunity to provide affordable housing. He appreciated Mr. Butwinski's analysis and critique of the cost estimates and agreed they were conservative, but unless there was a preponderance of advantages in building a new city hall elsewhere, he would rather refurbish this building.

Joe Kernan stated he had hoped for a preponderance of advantages for the chosen location, and did not feel he had received enough information to feel comfortable that Marsac was the best decision.

A majority of Council directed Staff to move forward at the $6 million level outlined in the Staff Report. Candace Erickson, Jim Hier and Marianne Cone were in favor; Roger Harlan and Joe Kernan were opposed.

XI ADJOURNMENT

With no further business, the meeting was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at 3:30 p.m. Marianne Cone, "<u>I move to close the meeting to discuss property</u>". Jim Hier seconded. <u>Motion carried</u>. The meeting opened at 4:00 p.m. Candace Erickson, "<u>I move to open the meeting</u>". Marianne Cone seconded. <u>Motion carried.</u>

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 Sharon Bauman

Sharon Bauman, Analyst II