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

August 1, 2019

The Council of Park City, Summit County, Utah, met in open meeting on August 1, 2019, at 3:00 p.m. in the City Council Chambers.

Council Member Joyce moved to close the meeting to discuss property and personnel at 3:09 p.m. Council Member Worel seconded the motion.

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 5:50 p.m. Council Member Ware Peek seconded the motion.

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

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 Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
The Council members reviewed the events and activities they participated in since the last meeting. Further discussion ensued on future retreats and deep dive work sessions.

Foster responded to Council Member Henney's question asking for a discussion on higher density, setbacks, parking requirements, etc., as well as working with the private sector to build affordable housing on the Homestake Lot, by stating a work session could be scheduled. Anne Laurent stated there was a work session scheduled on this topic September 12th. Mayor Beerman added a follow-up work session could be scheduled the end of September or October to discuss what the consultants recommended on September 12th. He also noted that Council Member Joyce had requested a discussion on Transit data sometime in the fall.

Linda Jager introduced David and Selene Beurle, Future IQ, who were facilitating the Vision 2020 project. David Beurle stated this had been the first week of the visioning process, and he found that the people in this community wanted to dive deep and have meaningful conversations about the future of Park City. He was looking to expand the process to all in the community.

Staff Communications Reports:

1. Park City Municipal Corporation Health and Safety Plan Update:

2. 2019 Park Silly Sunday Market Mid-Season Update:

3. Park City Municipal Corporation Financial Contribution for Mental Health Services:

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

Mayor Beerman opened the meeting for public input on matters not being addressed 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 11, 2019:

Council Member Gerber moved to approve the City Council Meeting minutes from July 11, 2019. Council Member Ware Peek seconded the motion.

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

V) CONSENT AGENDA

1. Request to Approve a Three Year Contract with Summit Land Conservancy, in a Form Approved by the City Attorney, for Open Space Monitoring in the Amount of $38,058.60 Annually for a Total Contract Amount of $114,175.80:

Council Member Joyce moved to remove Item One from the Consent Agenda. Council Member Gerber seconded the motion.

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

2. Request to Approve a Public Art Installation by Richard (Chuck) Landvatter at the Old Town Transit Connector Tunnel in a Form Approved by the City Attorney Not to Exceed $10,000:

Council Member Joyce moved to approve Item Two on the Consent Agenda. Council Member Gerber seconded the motion.

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

1. Request to Approve a Three Year Contract with Summit Land Conservancy, in a Form Approved by the City Attorney, for Open Space Monitoring in the Amount of $38,058.60 Annually for a Total Contract Amount of $114,175.80:
Heinrich Deters, Open Space Manager, presented this item. Council Member Joyce asked if Talisker meant Redus. Deters affirmed it was the same. Council Member Joyce asked why the City was telling Summit Land Conservancy to manage an easement on land owned by Deer Valley. Deters stated the City was a co-holder of the easements with Summit Lands. He also indicated the Rail Trail was an easement where the City owned fee title for the first 1,000 feet from Bonanza Drive.

Council Member Henney asked if the stewardship funding was tied to the original conservation easement. Mark Harrington indicated these easements predated that policy decision and required separate contracts. Now, the City approved the stewardship funding at the time of land acquisition.

Council Member Joyce moved to approve a three year contract with Summit Land Conservancy, in a form approved by the City Attorney, for open space monitoring in the amount of $38,058.60 annually for a total contract amount of $114,175.80. Council Member Worel seconded the motion.

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

VI) OLD BUSINESS

1. Consideration to Approve a Purchase Agreement to Dispose of Lot 13, Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility- Fourth Amendment, to the Park City Fire District in the Amount of $1,000,000:

Heinrich Deters, Open Space Manager, explained the City agreed to sell a 2.5 acre parcel to the Park City Fire Service District. There was a condition in the purchase agreement that gave the Fire Service District six months to get a Conditional Use Permit (CUP) to build on the lot.

Council Member Henney disclosed he was on the Fire Board, but had recused himself from the board's discussion. Harrington stated Council Member Henney was on the board as a Council member so there was no conflict of interest. Council Member Henney asked if there was a time limit for building after receiving the CUP. Harrington stated they would have to commence construction within two years, but could request extensions if needed. Council Member Joyce clarified the default was one year, but the Planning Commission could approve two years at the time of approval.

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

Council Member Gerber moved to approve a purchase agreement to dispose of Lot 13, Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility- Fourth Amendment, to the Park City Fire District in the amount of $1,000,000. Council Member Worel seconded the motion.

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

2. Consideration of the Proposed Use of Space by PC MuSE, at 1685 Bonanza Drive, Park City, Utah:

Jody Whitesides was in attendance representing PC MuSE. Nate Rockwood indicated after the last discussion on this request, the Legal Department advised that this property use go through the disposition of property process, which included a noticing period and having a public hearing.

Council Member Worel asked when there would be activity in the building. Rockwood stated he would finish the use agreement, which would include use, parking and access. Whitesides stated they would start with song circles and open mics. In September during the Park City Song Writers Festival, a song writing session for children would be held there.

Mayor Beerman opened the public hearing.

Pete Gilwald stated he represented the tenants at 1685 Bonanza Park. He didn't have an issue with the group using the facility, but was frustrated with the noticing and the process. Nobody had contacted the tenants. The tenants met with Rockwood to discuss their concerns since they were paying tenants, but there was a lack of consistent communication. He was also concerned with the noise, noting other tenants worked late at night and often had conference calls. He asked who had oversight for this group and wanted to know more about the maintenance agreement. He knew other non-profits inquired about leasing the space upstairs, but their calls were not returned. He wanted the tenants' concerns addressed and also requested the Switchback logos be removed from the building.

Mayor Beerman closed the public hearing.

Rockwood stated he met with the tenants and these issues were discussed, but he would reach out to them again. Mayor Beerman suggested having two Council members go with Rockwood to meet with the tenants. Council Members Worel and Ware Peek volunteered. Council Member Henney favored continuing this item until after the meeting with the tenants.

Council Member Worel asked if the notice was given to the tenants. Rockwood indicated the notice was in the newspaper and was posted on the Public Meeting Notice Website. Mayor Beerman suggested the next notice be posted on the door of the building.

Council Member Gerber moved to continue consideration of the proposed use of space by PC MuSE, at 1685 Bonanza Drive, Park City, Utah, to August 15, 2019. Council Member Joyce seconded the motion.

RESULT: CONTINUED TO AUGUST 15, 2019
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VII) NEW BUSINESS

1. Consideration to Approve Ordinance No. 2019-42, an Ordinance Approving an Extension of the June 21, 2018 Approval of the 1135 Norfolk Avenue Plat Amendment Located at 1135 Norfolk Avenue, Park City, Utah:

Caitlyn Barhorst, Planner, stated the applicant needed additional time to meet all the conditions of approval.

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

Council Member Joyce moved to approve Ordinance No. 2019-42, an ordinance approving an extension of the June 21, 2018 approval of the 1135 Norfolk Avenue Plat Amendment located at 1135 Norfolk Avenue, Park City, Utah. Council Member Worel seconded the motion.

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

2. Consideration to Approve Ordinance No. 2019-43, an Ordinance Approving an Extension of the June 21, 2018 Approval of the 1011 Empire Avenue Plat Amendment Located at 1011 Empire Avenue, Park City, Utah:

Caitlyn Barhorst, stated the applicant needed additional time to meet all the conditions of approval.

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

Council Member Ware Peek moved to approve Ordinance No. 2019-43, an ordinance approving an extension of the June 21, 2018 approval of the 1011 Empire Avenue Plat Amendment located at 1011 Empire Avenue, Park City, Utah. Council Member Gerber seconded the motion.

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

3. Consideration to Approve the Special Event City Service Fee Reductions for the Following Events: Fourth of July Celebration - $44,580; Tour of Utah - $45,360; and Miners Day Celebration - $28,490:

Jenny Diersen, Special Events Manager, presented this item. She indicated the City received 23 event applications this year, with some events not returning. She anticipated the fee reduction threshold would be under the limit by about $15,000. She noted the Silly Market, Sundance, Triple Crown, and Arts Fest contracted events were not included in the annual threshold amount. Diersen explained that she would return in the fall with Jed Briggs to discuss decreasing the fee reductions over the next five years.

Council Member Worel asked about the Tour of Utah/Chamber LLC request. Diersen stated the balance owed was for City services. Historically, this amount was the split of City and Chamber sponsorship for this event. In addition to the $22,500, the Chamber would be taking on $100,000 in costs that were not considered City services.

Council Member Joyce disclosed he was a member of Rotary, which sponsored the Miners' Day event. He asked about the community focused events: Fourth of July, Miners Day and Halloween. Diersen stated she wanted to come back to discuss budgeting for these events and possibly not having the same process as the other events.

Council Member Gerber asked to see what the fee reductions from the previous year were, so if the event reduced their costs, the effort would be reflected. Diersen stated the costs were growing as mitigation efforts increased, but noted not all applicants were expecting 100% fee reduction.

Council Member Joyce heard from the community that people still felt the effect of all the events. He requested updates on that topic. He knew the City had reduced events, but the residents weren't seeing the change. Council Member Ware Peek felt there was a lag in awareness and it took time for the residents to feel less impacted. Council Member Joyce felt the story of the City reducing the number of events needed to be told again. Diersen read off all the events that didn't come back this year, including the Park City Institute concerts, the baseball tournament, the car show, the mountain bike show, the Aspen Villa movie film series, etc.

Council Member Gerber moved to approve the special event city service fee reductions for the following events: Fourth of July Celebration - $44,580; Tour of Utah - $45,360; and Miners Day Celebration - $28,490. Council Member Worel seconded the motion.

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

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Special Event Fee Reduction Recommendation FY 20 Part 1

Event / Applicant	Applicant Request	Staff Recommendation	Balance Owed
4th of July / PCMC	100% / $44,580	100% / $44,580	$0
Tour of Utah / Chamber LOC	100% / $67,860	$45,466	$22,500
Miner's Day / PC Rotary	100% / $28,490	100% / $28,490	$0

- Staff received 23 requests totaling $259,378 for the first part of FY 20.
- $200,000 annual threshold for Special Event Fee Reduction.
- Council has authority on all fee reductions, but has delegated requests under $25,000 to the administrative approval of the City Manager.
- Staff recommends Council approve 3 events as outlined above totaling $118,536.
    - City Manager approval authority totals $38,521 for the other 20 events.
- Staff anticipates another 16 applications and about $27,500 in requests for next round of fee requests due on October 1 (events January 1 to June 30, 2019).
- Staff currently anticipates total FY 20 Special Event Fee Reduction to be $184,558, this is below the annual threshold, but provides a little room incase of unforeseen events or activities.