

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 31, 2008**

Present: Mayor Dana Williams; Council members Candace Erickson; Roger Harlan; Jim Hier and Liza Simpson

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Crystal Ward, Sustainability Project Coordinator; Diane Foster, Environmental Affairs Manager

1. Council questions and comments. Jim Hier reported the Chamber Board had released its annual report and 72% of their funding had gone directly into marketing for Summit County. The St. Regis Hotel, which is located in Wasatch County, but within the Park City Limits, wants to be part of the Chamber, but there is concern as to how to handle the difference in transient room taxes between Wasatch County and Park City; Wasatch County's transient room tax is 4.25%, opposed to Park City's 3% tax. He asked whether the City had established the procedure for receiving the property tax Wasatch County will be collecting. City Manager Bakaly stated Staff would review the agreement and provide Council with an update.

Candace Erickson reported citizen concerns about off-leash dogs and requested a discussion with Summit County about the regularity of animal control enforcement in the community. She requested that Animal Control focus on the Library and Education Center where so many children play.

Chief Wade Carpenter reported they had met with the Animal Control Supervisor who has agreed that their officers will be in contact by radio and will respond when Park City Police officers contact them. He added that patrol officers would also be distributing leashes and informational fliers to owner when they observe dogs off-leash.

Liza Simpson extended kudos to Parks and Special Events staff for another successful Triple Crown and associated activities. Roger Harlan had attended the Triple Crown thank-you lunch and visited with staff who had worked on the event. He also expressed pride in the high quality music events that Park City has become known for.

Noting that he continued to receive calls regarding trailhead parking in Iron Canyon Court, Mr. Harlan asked Council members whether they wished to revisit the issue, or let their decision stand. Members discussed the issue of trailhead parking on public streets and a majority preferred to review the issue in the spring of 2009.

Mayor Dana Williams extended condolences to the Krajewski family. During the past week he had participated in meetings with Rocky Mountain Power regarding a major power line in Summit County that will be coming through Silver Creek and into Park City. He also addressed issues with asphalt overlays on Park Avenue and requested a future update.

2. Wind Turbines at Quinn's Junction. Crystal Ward, Sustainability Project Coordinator, joined by Diane Foster, Environmental Affairs Manager, explained that Staff sought Council's direction on the Quinn's Wind Project. In 2006 Council reviewed a proposal to install three Skystream 3.7 wind turbines on the hill directly behind the Park City Ice Arena. The project was to be funded by a \$30,000 grant from Rocky Mountain Power's Blue Sky Fund and was intended to promote energy efficiency and renewable energy; pursue goals stated in the Environmental Initiatives Resolution; and offset approximately 80% of the annual energy usage of the ice resurfacing machine. Funding was contingent on the project being on-line within two years, or November 2008. Council had requested testing of the potential wind turbine sites for wind resource potential prior to turbine placement.

Ms. Ward explained that deed restrictions on the original location forced Staff to seek alternate locations near the ice arena. One site is a City-owned parcel on Lot 5 of the Intermountain Health Care/USSSA Subdivision. This site is approximately 1,500 from the Arena to the turbine. The alternate location is a parcel owned by Intermountain Health Care, which is approximately 720 feet from the Arena. Staff has arranged discussions with Intermountain Health Care officials to determine their interest in allowing placement of the turbine on their lot. Both sites are within the Community Transition Zone, and height restrictions for both are 28 feet. Allowed uses in the Community Transition Zone include Conservation Activity. Conditional uses include public, quasi-public, civic, municipal uses, institutional accessory buildings and uses, and public utility or essential services.

Ms. Ward stated Staff had identified three options for either site: install a 28-foot high tower with one anemometer; install a 70-foot high tower with two anemometers, one at 28 feet and one at 70 feet, to measure wind resource potential; or, eliminate testing and install a 28, 42 or 70 foot high Skystream 3.7 wind turbine. Staff recommended Option 2, installation of a 70-foot high tower with two anemometers and wind testing for a period of six months, with the ultimate goal of erecting a wind turbine at the site. The Planning process associated with this recommendation would require a special exception from the Board of Adjustment to install the 70 foot tower, and Planning Commission review and approval for the Conditional Use Permit. Any future turbine installation would require amendments to the Land Management Code. An alternate direction would be to amend the Land Management Code to allow residential scale wind turbines and anemometer towers as conditional uses in the CT zone.

Ms. Ward provided an economic analysis comparing testing costs for either option as well as comparing installation and construction costs of adding a turbine to the options. Costs for Option 1 and 2 ranges from \$43,400 to \$45,400. Although the cost estimated for Option 2 (IHC) is lower, the City does not have permission at this time to use the

site. Staff recommends Option 2 because the cost for conducting testing is only \$2,000 more than installing the turbine and it may be worth the expense to undergo the testing.

Ms. Ward displayed a visual analysis that illustrated visibility of the wind turbines from vantage points along Hwy. 40 and from SR-248.

Councilman Harlan favored Option 2, adding he would like to have more than one wind turbine in that location. He agreed it was wise to conduct anemometer testing first. Mayor Williams asked whether they had investigated vertical axis turbines and felt it was worthwhile to research placement of a larger turbine at the site. Jim Hier suggested they work with IHC to seek approval to use their lot rather than the City-owned lot.

Environmental Affairs Manager Diane Foster emphasized the ideal recommendation Staff would like to receive from Council was Option 2, with direction for Staff to meet with IHC to determine their interest. At this time, Staff seeks approval to pursue anemometer placement in order to conduct testing at the site where they hope to install a turbine in the future. She noted the test data would be available by spring.

Council Members Harlan, Simpson, Erickson and Hier authorized staff to seek approval to conduct testing as indicated in Option 2.

Brent Giles commended City Council members for taking steps to pursue alternate energy sources. He encouraged placement of larger turbines if the tests confirm the wind resources in that area.

Mike Sweeney questioned why the testing was only for six months, not a full year. Diane Foster explained it was tied to the rocky Mountain Power Grant who was allowing the City to exceed the initial two year window. She was confident they could gather sufficient data in that time.

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 31, 2008**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the city Council to order at 6:00 p.m. in Room 205 of the Library and Education Center on Thursday, July 31, 2008. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier and Liza Simpson. Joe Kernan was absent and excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Bret Howser, Budget Manager; Kirsten Whetstone, Senior Planner; Kent Cashel, Deputy Public Works Director; and Special Events Manager Max Paap.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

Nancy Solomon, 28 year resident of Park City, urged Council to consider the true value of the Snow Creek Cottages site.

Carol Casten, Windrift Lane resident, provided information about the ecological value of retaining open space and encouraged Council to obtain new wetlands delineation, conduct a hydrological study as well as a wildlife study of the wetlands meadow. She distributed comments prepared at their request by wildlife biologist C. Val Grant, PhD. She also presented a petition signed by local residents.

City Attorney Mark Harrington clarified that comments outside of the appeal were appropriate; however, Council was limited to considering the appeal only at the hearing in August.

Conrad Elliott, Windrift Condominiums resident, opposed development of the Snow Creek Cottages. Although he sympathized with the pro-community impulse, he was surprised that Council was determined to approve affordable housing project regardless of public opinion. He believed the open space was as much a touchstone of the Park City lifestyle as were the resorts, the White Barn, and the Egyptian Theatre.

Judy Hale, Creek Drive resident, was concerned about the loss of the beautiful, natural meadow and questioned whether environmental issues had been adequately addressed. She asked Council to investigate the use of open space funds to provide financial assistance for families who are trying to acquire housing in Park City.

Lisa Rudy, Windrift Condominiums resident, requested that the Council seriously consider their input. She urged them to explore the possibility of allowing COSAC to purchase the open space and using the funds to buy existing homes in established neighborhoods to enhance assimilation of these families into the larger community.

Alan Schueler, 9 Prospect Avenue, expressed camaraderie with Windrift residents concerning the incorporation of affordable housing within the City. He felt public input was often ignored and wished public opinion carried more weight. He had reviewed the Council priorities and the General Plan and did not see any references to affordable housing. He encouraged preservation of the site and encouraged City Council to withdraw the proposal and investigate allowing COSAC to purchase it for open space.

Kim Page, Prospector Park resident agreed with prior input and suggested that people who wanted affordable housing would not want to feel they were responsible for ruining the meadows and wetlands.

Suzette Robarge, Thaynes resident, felt it was an inappropriate location for affordable housing. She had been a homeowner in the community for twenty years, and for the first time, she sensed government was not working for all the people. She felt affordable housing should be included in existing neighborhoods. She encouraged Council to reconsider its approach to providing affordable housing and stated this would influence her decision when voting for future open space bonds

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF JULY 10, 2008 AND JULY 17, 2008 - Roger Harlan, "I move approval of Work Session Notes and Minutes of Meetings of July 10, 2008 and July 17, 2008". Candace Erickson seconded. Motion carried.

	<u>July 10, 2008</u>	<u>July 17, 2008</u>
Candace Erickson	Aye	Aye
Roger Harlan	Aye	Aye
Jim Hier	Abstain	Aye
Joe Kernan	Absent	Absent
Liza Simpson	Aye	Abstain

V RESIGNATIONS AND APPOINTMENTS

1. Appointment of Sharon Bauman as Deputy City Recorder and reaffirmation of the appointment of Cindy LoPiccolo - Liza Simpson, "I move approval of the appointment of Sharon Bauman as Deputy City Recorder and reaffirmation of Cindy LoPiccolo as Deputy City Recorder". Roger Harlan seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Absent
Liza Simpson	Aye

VI OLD BUSINESS (Continued public hearing)

1. Consideration of an Ordinance annexing approximately 286.64 acres of property located at the southwest corner of the SR 248 and US40 Interchange in the Quinns Junction area, known as the Park City Heights Annexation, into the corporate limits of Park City, Utah, and amending the Official Zoning Map of Park City to zone the property in the Community Transition Zoning District (CT) – Senior Planner Kirsten Whetstone requested that Council hold a public hearing and continue the item to August 21, 2008. Mayor Williams opened the public hearing. Walter Plumb, Sr., stated they were anxious to keep the process moving. There was no additional input and the hearing was closed. Candace Erickson, “I move that we continue discussion on the Park City Heights Annexation until August 21, 2008”. Liza Simpson seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Absent
Liza Simpson	Aye

VI NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)

1. Consideration of an Ordinance to approve a plat amendment at 408 & 412 Deer Valley Drive Loop Road, Park City, Utah – Senior Planner Kirsten Whetstone requested that the discussion be continued to August 7, 2008 in order to resolve some issues requested by the Planning Commission. Mayor Williams opened the public hearing. There was no input and the hearing was closed. “I move that we continue discussion on the 408 & 412 Deer Valley Loop Road Plat Amendment to August 7, 2008” . Jim Hier seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Absent
Liza Simpson	Aye

2. Public hearing on the issuance of approximately \$10,000,000 Sales Tax Revenue Bonds, Series 2008 and any potential economic impact that the improvements financed with the proceeds of said bonds may have on the private sector – Budget Officer Bret Howser explained that issuance of these bonds would provide funding for the final OTIS projects in Phase 1 and projects scheduled in Phase 2. He requested that Council hold a public hearing to solicit input. Following the hearing, Staff, bond counsel and the City’s financial adviser will prepare the bond documents. He added that Staff was exploring the possibility of obtaining a higher bond rating and noted Council would consider the final bond resolution in the fall. Mayor Williams opened the public hearing. There was no input and the hearing was closed.

3. Consideration of a Master Festival License and partial street closure of Main Street for the Austin Healy Car Show to be held on August 16, 2008 - Special Events Manager Max Paap explained the request to hold the car show, which required a Master Festival License due to a street closure for vehicle displays on Lower Main Street. HMBA had been notified of the partial closure. Mayor Williams opened the public hearing. There was no input and the hearing was closed. Roger Harlan, "I move approval of the Master Festival License and partial street closure of Main Street for the Austin Healy Car Show to be held on August 16, 2008". Liza Simpson seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Absent
Liza Simpson	Aye

4. Consideration of an Ordinance approving the Second Amended Subdivision for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, located at 900 Round Valley Drive Plat Amendment, Park City, Utah – Senior Planner Kirsten Whetstone explained the plat amendment was necessary to create a lot of record for Summit County Health/Peoples Health Clinic. Staff requested that Council conduct a public hearing and consider approving the amended subdivision plat. Mayor Williams opened the hearing. There was no input and the hearing was closed. Jim Hier, "I move approval of the Ordinance approving the Second Amended Subdivision for the Intermountain Health Care Park City Medical Campus/USSA Headquarters and Training Facility, located at 900 Round Valley Drive". Liza Simpson seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Absent
Liza Simpson	Aye

5. Consideration of a Professional Services Agreement in the amount of \$79,960 for preparation of the SR-248 Corridor Plan, in a form approved by the City Attorney - Deputy Public Works Director Kent Cashel explained that Council directed Staff to enter into the second phase of the SR-248 Corridor Plan with a focus on directional lanes, dedicated HOV lanes and a potential of four lanes in the future. Staff developed a comprehensive scope of work, worked with UDOT to gain cooperation on the plan, and issued a Request for Proposals. Staff received two strong proposals, and was able to negotiate a fair price with H.W. Lochner, Inc. Staff anticipates returning to Council with a final plan by mid-October. Roger Harlan asked if additional studies were anticipated and suggested that having a contract traffic engineer might reduce overall costs. Mr. Cashel

explained transportation issues would require ongoing consideration and a future study on the Hwy 224 Corridor would occur from the round-about to the City boundaries. He noted Staff was doing much of the work in order to reduce costs.

Mr. Cashel stated Staff continues to follow-up with UDOT regarding directional lanes and is working to manage the demand side before adding additional asphalt to the SR-248 corridor. Jim Hier encouraged phasing of directional lanes and requested additional analysis of the morning and afternoon commutes.

Jim Hier, "I move that we authorize approval of the Professional Services Agreement in the amount of \$79,960 for preparation of the SR-248 Corridor Plan in a form approved by the City Attorney". Liza Simpson seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Absent
Liza Simpson	Aye

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

Jim Santy was present to discuss the affordable housing on the Snow Creek Parcel. Mayor Williams explained the appeal would be held on August 7, 2008.

IX ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:30 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, and Liza Simpson. Joe Kernan was absent and excused. Staff present were Tom Bakaly, City Manager; Mark Harrington, City Attorney, and Gary Hill, Interim Planning Director. Liza Simpson "I move to close the meeting to discuss Property and personnel". Candace Erickson seconded. Motion carried. The meeting opened at approximately 5:00 p.m. Liza Simpson, "I move to open the meeting". Roger Harlan seconded. Motion unanimously carried.

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 C. Bauman, Deputy City Recorder