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

July 20, 2017

The Council of Park City, Summit County, Utah, met in open meeting on July 20, 2017, at 2:15 p.m. in the City Council Chambers.

WORK SESSION

Historic Preservation Board Interviews:

Mayor Thomas and the Council interviewed John Hutchings, Rebekka Monson, Erik Bergerud, Ann Alexander Weiner, and Robert "Nate" Anderson, who were applicants for the Historic Preservation Board. They were told a decision would be made in the next few days.

Council Member Gerber moved to close the meeting to discuss property, personnel and litigation at 3:10 p.m. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

CLOSED SESSION

Council Member Henney moved to adjourn from Closed Meeting at 4:55 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

WORK SESSION

Council Questions and Comments:

Council Member Matsumoto attended the Sewer District Board meeting and reported they continued working on the new building.

Council Member Henney indicated he attended the Historic Park City Alliance (HPCA) meeting, where Kenzie Coulson spoke on the Transportation Plan. He participated in the Electric Bike rollout and noted he saw people using the bikes around town. Council Member Henney asked Clint Daley how the stormwater system handled the last rain storm. Daley and Corey Legge stated this was a unique storm and at some points the downpour exceeded the 10 year occurrence interval standard of .88 inch of rain per hour. The rain was actually falling at 1.38 inches per hour. Daley said the system performed well under the conditions, but there was isolated flooding. Some contributing factors to the flooding included bark, rock and other landscaping as well as driveway plates that were plugging the gutters. He noted that for the most part, the system recovered quickly.

Council Member Worel stated she was at a Climate Reality session with Council Member Beerman and Celia Peterson, but only one person showed up. She also announced that Mary Christa Smith was chosen as the new Coordinator for Communities that Care. She announced the PC Tots II Open House was scheduled for August 17.

Council Member Gerber stated she attended the HPCA meeting and they thanked the City for proposing the Type 2 CSL restrictions. She also attended the Bike Launch event.

Council Member Beerman stated he attended the Central Wasatch Commission meeting. He also noted that the Bike Share program was a good thing for the City.

Mayor Thomas concurred that the Bike Share Program was off to a good start, and felt that the popularity of bike riding would continue to grow.

Discuss Proposed Amendments to Main Street Parking Fees:
Kenzie Coulson, Parking Supervisor, Julie Dixon, Dixon Resources Unlimited, and Kory Kersavage, Transit Business Manager, presented this item. Coulson stated the proposed fees were in the packet and could be approved at tonight's meeting. She noted outreach for the parking plan had been continuous. Dixon stated the rate schedule was set and other regional locations were studied as parking comparisons. There would be a peak season fee and a non-peak season fee, as well as a day model and a night model. The rate model was structured so that most parking would be in China Bridge Garage, meaning the surface lots would have higher rates than the garage. Parking would be monitored throughout the winter season and then the rates would be reevaluated. Dixon indicated she wanted to make this an affordable solution for people coming downtown.

Council Member Henney stated HPCA members were concerned about the time of day the City would start charging for parking on Main Street. He asked if the time of 11:00 a.m. could be pushed back until the streets started filling up. Coulson stated at 11:00 a.m., the streets were 50% full, and at 1:00 p.m., they were 75% full. Dixon noted this was the lunch crowd so the 11:00 hour was ideal to begin charging for parking. This was not the peak season, and she recommended that numbers should be collected during the peak season (winter) time. The way-finding solution would be integral in the plan, allowing drivers to be able to find cheaper areas to park.

Council Member Henney stated he would like staff to consider pushing the time back in order to give a symbolic gesture for those who drove on Main Street at 11:00 a.m., and reported that nobody was parked on the street. Dixon expressed concern that the employees for the lunch crowd would take the prime parking spots if the paid parking time was delayed.

Council Member Matsumoto asked if parking would be free during the non-peak season. Coulson stated having free parking during the non-peak season would be very inconsistent and confusing for drivers and employees. Dixon reviewed that she would continue to provide feedback throughout the season so Council could see the change in behavior.

Council Member Gerber felt parking should be charged during the Park Silly Sunday Market (PSSM) and asked if there was a residential contingency plan for snow removal. Coulson stated a validation could be created for residents so they could remove their cars when plows cleared the snow.

Dixon stated the times could be pushed back during the non-peak season, but she recommended keeping it at 11:00 a.m. for now and pushing the time back after data had been collected.

Council Member Beerman agreed with Council Member Henney on pushing the times. He asked about first time meter noticing. Coulson recommended keeping the first notice in place for educational purposes. Council Member Beerman favored having a first warning notice. He also expressed concern that having free parking on Lower Park Avenue would push traffic to residential areas. Coulson stated Engineering was looking at Park Avenue as a larger project, which would include parking, bike lanes, etc. and noted she wanted this project to be done right. Council Member Beerman suggested making Lower Park Avenue a residential parking only area.

3. Discuss Carbon Sink and Sequestration Tool:

Luke Cartin, Environmental Sustainability, stated this discussion would focus on plants that put carbon into the ground. Staff looked at open space to see the total amount of stored carbon and how much of the carbon was getting sequestered each year. Staff used a tool to collect, analyze, and manage the data which would help in the City's net zero efforts. With the analysis, staff would know which areas would be able to store the most carbon, such as areas where alfalfa was grown. He asked if the Council favored using carbon sequestration to further the City’s net zero goals.

Council Member Worel asked if the soil ever reached saturation. Cartin stated there was a maximum absorption level, but the City was nowhere near maximum today. Council Member Matsumoto stated alfalfa and golf courses needed water and she asked if that would negate the benefit. Cartin stated water and mowing would offset the benefit but the overall benefit should be positive.

Council Member Gerber asked if a fire would affect the sequestration number, noting this number could be variable. Cartin stated carbon sequestration was stable, but the tool was needed to collect accurate data. The Council supported this approach.

4. Discuss Capital Projects Development Process:
This item was moved to a future meeting.

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

- **July 2017 Construction Project Update**
- **Quarterly Budget Report: FY2017 Fourth Quarter**

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

Mayor Thomas opened the meeting for those who wished to address Council on issues not listed on the agenda.

Kendra Wycoff, Peace House Director, introduced herself and stated she was excited to work here and be a part of the community. She looked forward to getting to know Council members and staff.

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from June 29, 2017:

Council Member Beerman moved to approve the City Council meeting minutes from June 29, 2017. Council Member Gerber seconded the motion.

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

V. NEW BUSINESS

1. Consideration to Approve a Professional Services Agreement with Lochner Inc. in the Amount of $1,303,751.11 for Engineering and Environmental Document Preparation Services for the State Route 248 Corridor and Safety Improvement Project, in a Form Approved by the City Attorney:

Julia Collins, Senior Transportation Planner, and John Nepstad, Lochner, presented this item. Collins stated that to date, many big projects had been implemented, including e-bikes, electric buses, increased transit service in the region, micro-transit, and now the SR 248 project, which helped the City reach its multi-modal goals. She indicated the single occupancy vehicles on this road had increased. This contract would be for an environmental analysis and engineering studies along this road. She stated the original date for this project was scheduled for 2022 by UDOT and with this contract in place, the project could be pushed up to 2019.

Council Member Beerman was happy to see that the project was moving up to 2019. He asked about the construction process. Collins stated the construction would be phased so the corridor would not be completely shut down. Nepstad stated this project could take a couple of seasons to complete. He noted the point of this contract was to determine what the parameters of the road project would be.

Council Member Henney asked how local funds moved the project timeline. He stated the funds the City used would have been used in the project anyway and the transportation tax was a big help in moving the timeline. Collins indicated this contract would help the project be implemented as soon as federal and state funding was made available.

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

Council Member Worel moved to approve a professional services agreement with Lochner Inc. in the amount of $1,303,751.11 for engineering and environmental document preparation services for the State Route 248 Corridor and Safety

Improvement Project, in a form approved by the City Attorney. Council Member Henney seconded the motion.

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

2. Consideration to Approve a Letter of Intent between Park City Municipal Corporation and the Kimball Art Center, Dated July 6, 2017, in a Form Approved by the City Attorney:
Nate Rockwood, Capital Project Manager, stated he would discuss Items 2-5 on the agenda simultaneously. He reviewed the proposed Arts and Culture District details and stated this project would fit in with the City's Complete Community goal. He stated the City would purchase 5.25 acres for $19.5 million and would close on or before January 31, 2018. The City would need to approve two letters of intent with Kimball Arts Center and Sundance Institute, which would include the partnership planning process for the district. An ordinance would also need to be approved which would establish a 1% Transient Room Tax (TRT). Rockwood stated a bond would be issued to purchase the land, and the TRT tax would pay for the bond and parking infrastructure. The Kimball Arts Center and Sundance Institute would each buy the property for their own buildings, and those proceeds would also be applied to the bond debt. Transit funds would be used to construct a transit hub in that area.

Mayor Thomas opened the public hearing.

Maggie AbuHaidar, board chair of Kimball Art Center (KAC), stated the KAC was in strong favor of being part of the Arts and Culture District. She read a prepared statement supporting this endeavor.

Betsy Wallace, Executive Director, Sundance Institute, stated Sundance was very excited to partner with Park City and KAC. She thanked Rockwood for all his work to make this district happen.

Katy Winegar, Park City Film Series, supported the Arts and Culture District and hoped to be part of planning this programming.

Josh Hobson, expressed concern for the 400 parking spots and encouraged the City to keep the parking underground and out of sight.

Clay Stuard stated he fully supported the vision and objectives of the documents presented tonight. He addressed an article in last week's *Park Record*, and stated this project was bold, but it had been studied for years and the decision had not been made lightly.

Emily Lockland stated she enthusiastically supported this project, especially the affordable housing element of the project. This district would help the young people in the community learn and engage with the arts.

Sadie AbuHaidar indicated she went to art classes at the KAC from a very young age. She was grateful the KAC would be built in such an accessible location.

Ellie Donovan, 12 years old, stated she was accepted in the Young Artists Academy and was excited for the new building.

Hadley Dynak, Executive Director of the Park City Summit County Arts Council, indicated the creation of the Arts and Culture District was visionary and she was in full support. She noted this would be an asset to the entire community. She read a prepared statement supporting this project and explaining the Summit County Arts Council's goals.

Chris Eggleton owned a hotel and was a member of the Chamber and the past president of the Lodging Association. He applauded the efforts in creating this project, but had some objections to the speed and pace of the project. He stated the Lodging Association was not consulted, yet lodging would be funding the project, and it was hard to accept the tax. He noted Mayor Thomas had reached out to the Association since the announcement and he expressed gratitude for the Mayor's efforts to listen to his colleagues' concerns.

Mayor Thomas closed the public hearing.

Council Member Gerber expressed her excitement for this district and partnership with KAC and Sundance. Council Member Worel agreed and felt this would bring amazing things to the community. She thought that as the master planning process evolved, more stakeholders would have the opportunity to participate.

Council Member Beerman stated this district would be a wonderful amenity to the City. He understood the challenges for the Lodging Association, but stressed the timeline was critical for this project and it was necessary to continue as planned. He said this was a big commitment for Sundance and the Lodging Association would like to see Sundance remain in the community. He noted there was discussion on the TRT revenue after the district was paid off. Council Member Beerman indicated there were discussions that funds would be used for marketing and programming. He also hoped to work with the other businesses in the district to find them new locations as the district was constructed.

Council Member Henney stated this area was up for redevelopment and would have happened with or without the City. He thought this was an amazing opportunity to develop this area in a way that would benefit the community.

Council Member Matsumoto commented that she was anxious to approve the Letters of Intent tonight and was grateful for the comments by students in the community. Mayor Thomas thanked staff for their work on making this idea a reality. He also thanked KAC and Sundance for taking a chance with this notion. There was a lot of work ahead, but he hoped the City could be inclusive with the Lodging Association, the Chamber and others in the community to make this a success.

Council Member Matsumoto moved to approve a Letter of Intent between Park City Municipal Corporation and the Kimball Art Center, dated July 6, 2017, in a form approved by the City Attorney. Council Member Worel seconded the motion.

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

3. Consideration to Approve a Letter of Intent Between Park City Municipal Corporation and Sundance Institute, Dated July 6, 2017, in a Form Approved by the City Attorney:

See Item 2 for discussion on this item.

Council Member Gerber moved to approve a Letter of Intent between Park City Municipal Corporation and Sundance Institute, dated July 6, 2017, in a form approved by the City Attorney. Council Member Henney seconded the motion.

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

4. Consideration to Approve Ordinance 2017-34, an Ordinance Establishing the Municipality Transient Room Tax Within the City of Park City, Utah, at One Percent (1%):

See Item 2 for discussion on this item.

Council Member Worel moved to approve Ordinance 2017-34, an ordinance establishing the Municipality Transient Room Tax within the city of Park City, Utah, at one percent (1%). Council Member Henney seconded the motion.

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

5. Consideration to Approve a Purchase Agreement Between Bonanza Park, L.L.C., a Utah Limited Liability Company, JP'S NEVADA, LLC, a Nevada Limited Liability Company, Maverik Park City, L.L.C., a Utah Limited Liability Company

and Park City Municipal Corporation, for the Bonanza Park East Parcel, Located at Approximately Kearns Boulevard and Bonanza Drive, in a Form Approved by the City Attorney:
See Item 2 for discussion on this item.

Council Member Beerman moved to approve a purchase agreement between Bonanza Park, L.L.C., a Utah Limited Liability Company, JP'S NEVADA, LLC, a Nevada Limited Liability Company, Maverik Park City, L.L.C., a Utah Limited Liability Company and Park City Municipal Corporation, for the Bonanza Park East Parcel, located at approximately Kearns Boulevard and Bonanza Drive, in a form approved by the City Attorney. Council Member Gerber seconded the motion.

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

6. Consideration to Approve Resolution No. 20-2017, a Resolution Amending the Fee Schedule, Section 7 - Parking, Meter Rates, Violations, Towing, and Impound Fees:
Blake Fonnesbeck, Kory Kersavage, and Kenzie Coulson, Transportation Department, presented this item. They recommended approving the amended fee schedule as explained in the work meeting. Coulson emphasized the proposed fees were a starting point in the parking plan. Kersavage stated the fee schedule was created in a way so the rates wouldn't take effect until December 15th:

Mayor Thomas opened the public hearing.

Marianne Cirino read a letter emailed to her from Vicki Crosby which opposed the rate increase, saying business would decrease and employee retention would be impossible. Cirino also had problems with the increased parking rates, including the maximum time limits put on parking areas. She put together a shift schedule for employees on Main Street and found the shifts were staggered more than she thought. She stated this program would put a financial burden on businesses and employees. She suggested lower rates to begin with, then raise them after data had been collected and analyzed.

Mike Sweeney stated he attended several of the parking meetings and asserted staff was doing a wonderful job listening and addressing the concerns of the community. He stated the City had to start somewhere and the process would evolve over time.

Mayor Thomas closed the public hearing.

Council Member Worel thanked staff for the thoroughness of the plan. She expressed concern that the fines would not be collected. Coulson stated the City had approximately $270,000 in uncollected fines, and noted it was City policy not to take offenders to collections. Fonnesbeck indicated when the parking plan was implemented the policy would change and there would be a collections component to the project.

Council Member Gerber thanked Coulson and the Transit team for their work. She noted all the efforts to make this plan succeed. Council Member Matsumoto asked if the Yard parking would be free. Coulson stated it would be free and shuttles would stop there every ten minutes. Fonnesbeck indicated the Guaranteed Ride Home program and the Micro-Transit program could fill in the gaps so employees would be able to get back to their cars if the shuttles weren't running.

Council Member Beerman indicated he supported this parking plan and mentioned all the tools associated with it that would take into account the challenges of the employees. He noted public outreach was tremendous and he appreciated staff's efforts. Council Member Henney expressed appreciation to Coulson for her efforts and her respect for the dissenters as this program was put in place. Mayor Thomas stated the goal was to keep the community from being overwhelmed by cars and traffic, and it was doing everything possible to provide alternatives for people who lived and worked in the community.

Council Member Henney moved to approve Resolution No. 20-2017, a resolution amending the Fee Schedule, Section 7 - Parking, Meter Rates, Violations, Towing, and Impound Fees. Council Member Worel seconded the motion.

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

7. Consideration to Authorize the City Manager to Enter into a Construction Agreement in a Form Approved by the City Attorney with Commercial Restoration Services, in an Amount Not to Exceed $275,620.00 for the Maintenance and Repair of Parking Infrastructure Located at Public Works on Ironhorse Drive and China Bridge Parking Garage:

Kenzie Coulson and Blake Fonnesbeck presented this item. Coulson stated the contract would be for repairing concrete and the water membrane in order to keep the structural integrity of the Public Works and China Bridge buildings. She noted the waterproof membrane on Ironhorse was installed incorrectly and needed to be repaired prior to the winter season.

Council Member Worel asked if the membrane was under warranty. Coulson stated it was not, but this proposed contract would require a warranty on workmanship.

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

Council Member Gerber moved to authorize the City Manager to enter into a construction agreement in a form approved by the City Attorney with Commercial Restoration Services, in an amount not to exceed $275,620.00 for the maintenance and repair of parking infrastructure located at Public Works on Ironhorse Drive and China Bridge Parking Garage. Council Member Beerman seconded the motion.

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

8. Consideration to Enter into an Agreement to Purchase a Silver Strike Employee Housing Unit (EHU) Located at 8902 Empire Club Dr. #201, in the Amount of $260,000, in a Form Approved by the City Attorney:
Anne Laurent, Rhoda Stauffer and Jason Glidden, Community Development, presented this item. Laurent stated staff requested that the City purchase this employee housing unit. Since the City entered into an agreement with the owner to pay for part of the HOA fees in order to keep the unit affordable, the desire was to buy the unit, sell it at market rate and put the proceeds into future affordable housing projects.

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

Council Member Henney stated the proposed purchase was a good idea and supported the purchase. Council agreed.

Council Member Henney moved to enter into an agreement to purchase a Silver Strike Employee Housing Unit (EHU) located at 8902 Empire Club Dr. #201, in the amount of $260,000, in a form approved by the City Attorney. Council Member Beerman seconded the motion.

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

9. Consideration to Approve a Request from the Property Owner of 2383 Lake View Court to Grant an Amendment to Their Exclusive Horizontal Geothermal Well Easement on City Property to Include Trees and Irrigation, in a Form Approved by the City Attorney:
Anne Laurent reviewed this project had been going on since 2015, when the Council approved an easement so the owners could put in a geothermal well on the condition the ground was restored to its original condition. The owners planted trees in that area and staff determined the privately owned trees were on public property and would need

permanent irrigation. Neighbors complained that the trees were on public property. The owners requested to amend the easement agreement, but staff recommended denial. Mayor Thomas opened the public hearing.

Rick Smail stated his house was behind the trees in question, and when grown to maturity, it would greatly affect his view corridor. He opposed improving public property in order to enhance the adjoining private property.

Mayor Thomas closed the public hearing.

Council Member Henney agreed with Smail. He indicated this was an encroachment that needed to be rectified. Mayor Thomas agreed. Council Member Beerman felt this was an abuse of open space and the trees needed to be removed. Council Member Worel agreed as well. She asked if there was a deadline for removal. Laurent stated the applicant requested 90 days and staff would be flexible.

Council Member Matsumoto moved to deny a request from the property owner of 2383 Lake View Court to grant an amendment to their exclusive horizontal geothermal well easement on city property to include trees and irrigation, in a form approved by the City Attorney. Council Member Henney seconded the motion.

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

10. Consideration to Continue an Ordinance Approving a First Amended Park City Film Studios Subdivision Located at 4001 Kearns Boulevard:
Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Beerman moved to continue an ordinance approving a First Amended Park City Film Studios Subdivision located at 4001 Kearns Boulevard to a date uncertain. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

VI. ADJOURNMENT

With no further business, the meeting was adjourned.

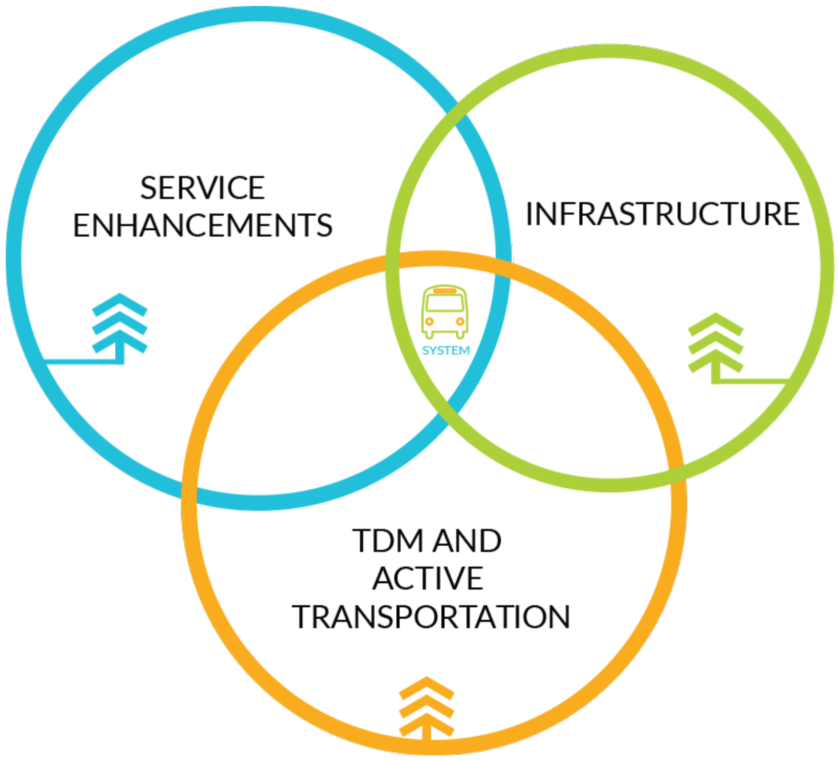
Michelle Kellogg, City Recorder

Approval of the Professional Services Agreement with Lochner Inc. for Engineering and Environmental Services for State Route 248 Corridor and Safety Improvement Project

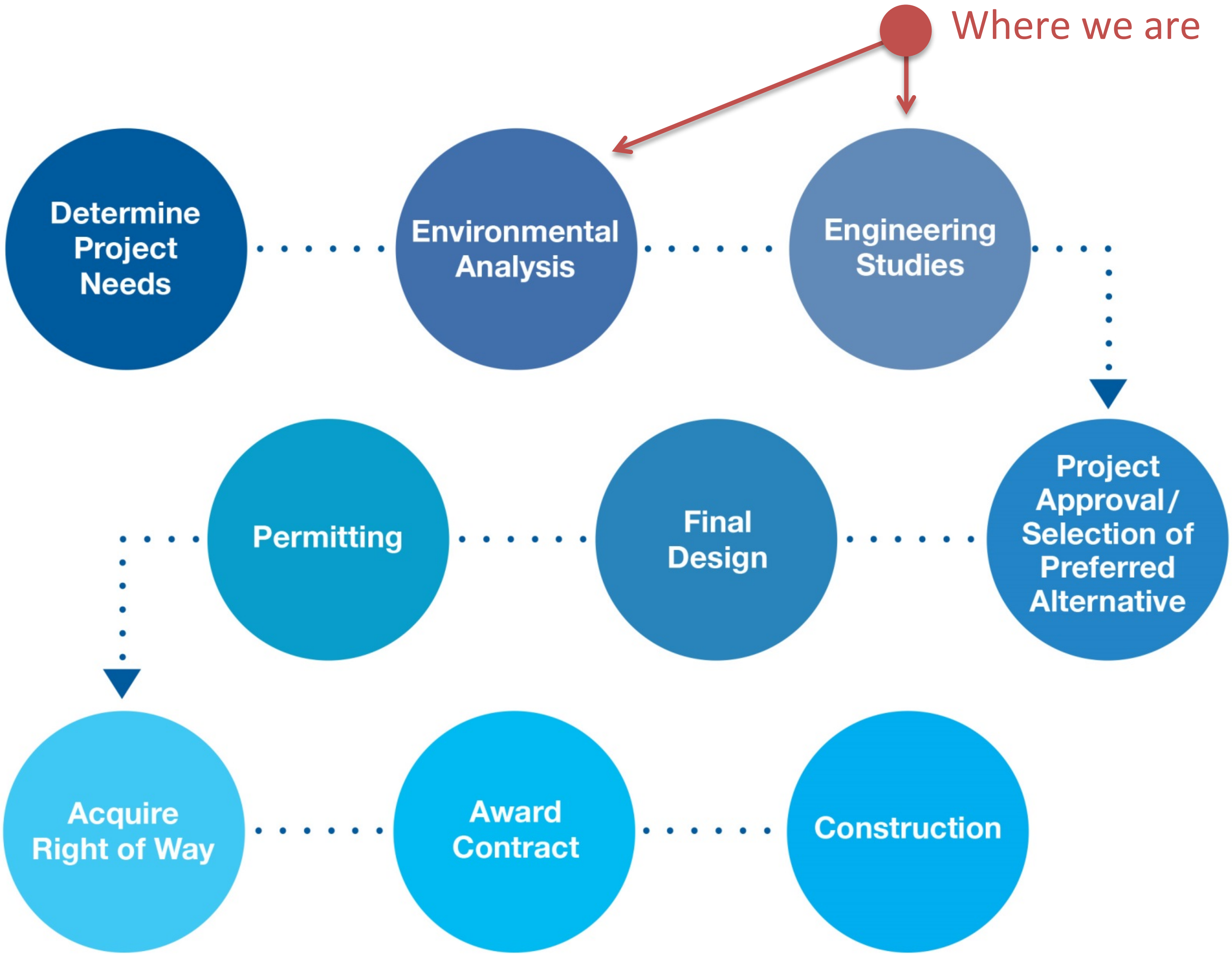
Julia Collins and Alfred Knotts

July 20th, 2017

BIG PICTURE

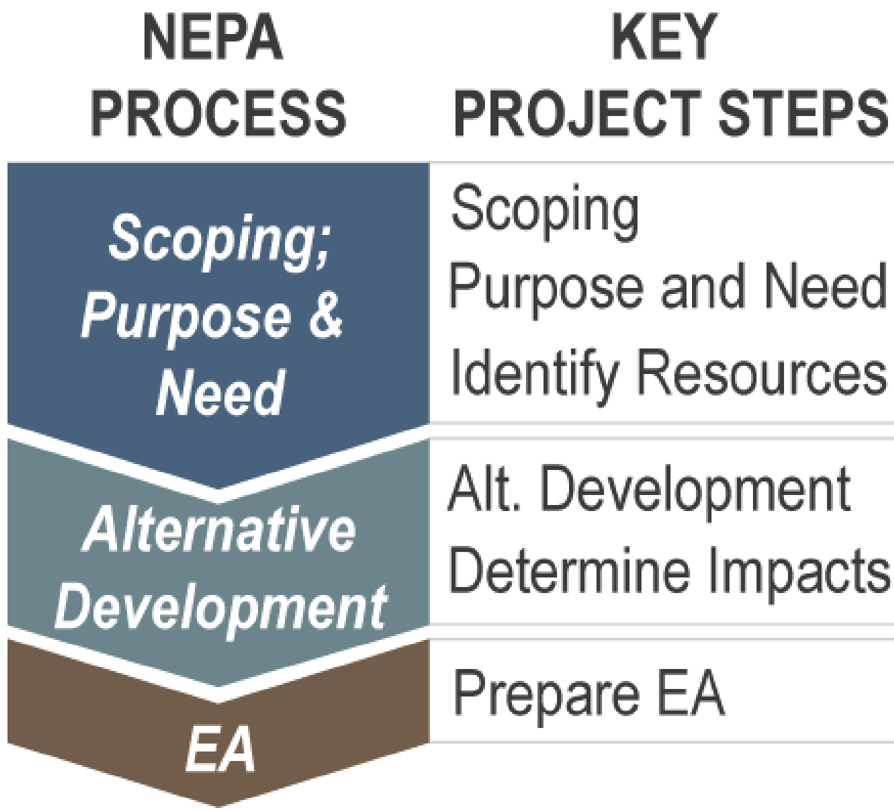


Projects, Programs and Services that improve mobility and safety; protect the environment; and enhance the economic vitality of the region



PROJECT DELIVERY

NEPA PROCESS



ENGINEERING AND ENVIRONMENTAL

ENVIRONMENTAL TOPICS ADDRESSED

- Agricultural and Forest Resources
- Air Quality
- Biological Resources (Vegetation, Wildlife, and Fisheries)
- Cultural Resources
- Geology, Soils, Land Capability, and Coverage
- Greenhouse Gas Emissions and Climate Change
- Hydrology and Water Quality
- Hazards, Hazardous Materials, and Risk of Upset
- Land Use and Planning
- Noise
- Population, Employment, and Housing
- Public Services and Utilities
- Recreation
- Scenic Resources
- Traffic and Transportation

ENVIRONMENTAL TOPICS ADDRESSED

KEY STAKEHOLDER INVOLVEMENT

- Local neighborhoods and residents
- Daily commuters
- Greater Park City Transportation Management Association
- Prospector Business District and HOA
- Kimball Arts Center
- Bonanza Park District
- HPCA
- Park City School District
- Local business owners
- Summit and Wasatch County
- Vail Resorts
- Deer Valley Resort

PROJECT TIMELINE

• July 2017	Approve Contract
• Summer 2017	Environmental surveys, scoping, establish baseline conditions
• Fall 2017	Develop and analyze alternatives
• Winter 2017	Preliminary Cost Estimates
• Summer/Fall 2018	Final Environmental Document

If a preferred alternative is selected and approved by NEPA, funds are secured, then next steps:

• Winter 2019	Project design completed and construction bidding
• Summer 2019	Begin Phase I construction