

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 16, 2009**

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

Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Kent Cashel, Transportation Manager; and Dave Gustafson, Project Manager

Joe Milielo and Allen Roberts, CRSA

1. **Council questions/comments.** Joe Kernan stated that he was pleased to learn that a few more citizens declared their candidacy and expressed the benefits of debating the issues and holding a Primary Election. Liza Simpson pointed out that the Hillside Avenue reconstruction open house was well attended by the neighborhood and very productive. The landscaping has been completed around the Museum and looks fabulous. A Main Street merchant asked her why the parking spaces on the street are not marked. She thanked the Special Events team for its help in making the MPI party in the park a great success.

Candace Erickson discussed her road trip to Durango and commented on its completed athletic facility which has some great features. She understood it was built at a fairly low cost which is worth exploring because the facility is so impressive. A retreat is being planned by the Friends of the Farm who are close to completing their projects. Jim Hier commented on attending a COSAC meeting. Dana Williams congratulated Hans Fuegi on winning the Myles Rademan Award. He spoke about meeting with Urban Green Energy on small scale wind and solar equipment and residents in the Norfolk Avenue and Comstock Avenue neighborhoods on street improvements. The Mayor stated that he received a call from Sheila Berry concerned that the Snow Creek construction site is a wetland and he assured her that surface water is part of the water table.

2. **Quarterly goals.** There were no changes to the goals. Kathy Lundborg updated members on the status of the water treatment plant project which is before the Planning Commission for approval. Candace Erickson commented on the compliments she has received regarding the quality of the trails. Mayor Williams spoke about hosting a dinner with Summit County for the state legislature in August or September in Salt Lake.

3. **Iron Horse Transit Facility expansion design update.** Kent Cashel referred to the schematic design of the Iron Horse Facility and the effort to meet the timelines of the Stimulus Bill. Park City has a letter of commitment in the amount of \$3 million. Several meetings have been held involving a number of departments to formulate a design to meet space needs 20 years out into the future. In order to meet public works, transit, design, and snow storage needs, it has been determined that an additional quarter acre

located behind the south east corner of the existing public works bus barn is needed. He spoke about the master planning process and the numerous designs reviewed by the group. The biggest challenge is limited space but the architects have done a good job of producing a design meeting a variety of needs within a constrained site; it is Code compliant and sensitive to the neighborhood. Feedback from public works operations has been helpful in creating a workable design. Mr. Cashel reported that a conditional use permit for the project will be heard by the Planning Commission on July 22 and he requested feedback on questions posed in his staff report before going to the Commission.

Architect Joe Milielo illustrated a rendering of the site and pointed out existing facilities, the bus circulation area, and covered parking stalls. He described the addition to the maintenance facility and a parking garage for buses and other vehicles, including snow plows. The code requires a 15% snow detention area or 20,000 square feet and it is suggested to use a City-owned parcel adjacent to the bike path. The seasonal dormitory-style employee housing element is about 3,000 square feet which is planned but not funded. The building will be sustainable. Screening some structures and using solar power were recommended by members. Kent Cashel advised that the City is applying for \$500,000 in Stimulus Bill money for a solar panel system.

Liza Simpson suggested that the employee housing be designed and engineered at this time so it is compatible with the project and she asked if this is reasonable. Allen Roberts advised that it would take some time to develop designs. Dave Gustafson pointed out that the infrastructure for housing should be installed as part of this phase. Jim Hier felt that the funding source for affordable housing should be identified first and the contract may have to go out to bid. Tom Bakaly explained that a change order for the design and/or a bid alternate may work, but there is a timing issue with regard to bids. Mr. Milielo favored going out to bid because the market is so competitive and favorable. Candace Erickson supported installing the infrastructure for housing at this stage but questioned if this type of housing is the best choice.

Jim Hier suggested approving this design to be reviewed by the Planning Commission and to consider the employee housing as a separate design and construction project. In response to a comment from Joe Kernan, discussion ensued on the look of the façade of the building and adding a veneer to the structure. Jim Hier was opposed and Candace Erickson stated that she is not in favor of adding this expense as long as the buildings are compatible. Kent Cashel pointed out that berms and landscaping will screen the site. Mr. Milielo displayed elevations.

Tom Bakaly understood that members are supportive of having the utility work done for the employee housing component but not pursuing formal design at this point. Liza Simpson asked if there is money to design the employee housing and if it could be handled as an addendum to the contract. The bids may come in lower and there may be money to do it. Jim Hier stated that he doesn't know if this is the right firm to design affordable housing and doesn't want this element to influence the overall process to

develop the facility. There is federal funding for 80% of the project and to co-mingle this project with affordable housing at this point in time may not be a good idea. Also, the Planning Commission will likely want to see the design for the affordable housing and other details and getting through the process in time is critical. Joe Kernan stated that he supports having CRSA design the housing but at a time when it would not delay the project. Tom Bakaly stated that staff can return on this element as a separate project. The architects indicated the design process on the housing can begin after October. The Mayor summarized that members agree on the snow storage plan and the policy questions outlined in the staff report.

Joe Kernan suggested constructing the garage so it could support an additional floor in the event more space is needed by the City in the future. Allen Roberts explained that the building would have to be engineered to support the load of an extra floor. Mr. Kernan felt it would be worthwhile to provide this flexibility and it was explained that the space could not be used for another level of parking but could be used for administrative space or storage which is needed. Candace Erickson and Liza Simpson favored including engineering for another floor as part of an alternate bid which represented a majority consensus.

4. Board of Adjustment and Historic Preservation Board interviews – Ruth Gezelius, Hans Fuegi and Jim Barth were interviewed for the Board of Adjustment. David White, Sara Werbelow and Dave McFawn were interviewed for the Historic Preservation Board.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 16, 2009**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Library and Education Center on Thursday, July 16, 2009. Members in attendance were Dana Williams, Candace Erickson, Jim Hier, Joe Kernan, and Liza Simpson. Roger Harlan was excused. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Kent Cashel, Transportation Manager; Heinrick Deters, Project Manager; Brooks Robinson, Planner, Max Paap, Special Events Manager; and Katie Cattan, Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Norfolk Avenue Reconstruction - Kent Cashel explained the issues with the Norfolk Avenue reconstruction work, specifically the new sidewalk and conflicts with parking. A petition was signed by the neighborhood and submitted to the City which begins a process where members of the Fire District, Police, Streets, Parking, Public Works and Engineering Departments meet with the residents to work toward solutions while balancing the needs of the community.

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

1. Norfolk Avenue Reconstruction – Craig Weaver, 1117 Norfolk Avenue, thanked the Mayor and Council member Simpson for meeting with the neighborhood. He felt confident that a reasonable solution can be reached regarding the sidewalk and parking. He explained that he and others have been parking in the same spot for years, which is now prohibited and there is no parking on the other side of the street.

2. Comstock Avenue traffic calming plan – Kyle Jesson, Comstock Avenue, stated that there was an understanding with the neighborhood that a one year review would occur on the safety measures implemented on the existing pavement before a decision on a sidewalk is again considered. However, the sidewalk was approved on June 18, 2009 but unfortunately residents were not notified and no input was received by them. Many people are unhappy about this and he asked that the sidewalk be reviewed one more time. The current plan is working very well on a number of levels and no complaints have been made. Mr. Jesson detailed the improvements which are supported by residents, and emphasized the sidewalk is unnecessary and expensive. The problems in Prospector are created by issues on Kerns Blvd. He suggested installing all of the other improvements and evaluating these measures for a year. If there are still problems, reconsider the installation of the sidewalk.

The City Manager suggested holding a work session on this issue and Heinrick Deters advised that another meeting will not delay the project since improvements are slated

for construction in 2010 in collaboration with the underpass at Comstock. Candace Erickson felt this element is important to the community, supports holding a work session and expressed a desire to hear from the whole neighborhood on the sidewalk issue.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JUNE 25 2009

Jim Hier, "I move we approve the work session notes and minutes of the meeting of June 25th". Liza Simpson seconded. Motion carried.

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

V RESIGNATIONS AND APPOINTMENTS

Consideration of the appointment of three members to the Planning Commission for terms expiring July 2013 – The Mayor recommended the reappointment of Dick Peek and Charlie Wintzer and the appointment of Brooke Hontz. Candace Erickson, "I move we approve the appointment of the two members returning to the Planning Commission and one new for terms expiring July 2013". Liza Simpson seconded. Motion carried.

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

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

1. Consideration of an Ordinance amending the 7620 Royal Street E, Royal Plaza Record of Survey Plat – Planner Brooks Robinson explained that the Planning Commission has not heard this yet and a motion to continue is recommended. The Mayor opened the public hearing; there was no input. The Mayor requested a motion to continue to August 6. Jim Hier, "I so move". Candace Erickson seconded. Motion carried.

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

Liza Simpson

Aye

2. Consideration of an Ordinance approving The Knoll Estates (fna Deer Valley Club Estates) Lots 17 and 18 Amended Subdivision Plat, 7888 Aster Lane, Park City, Utah – Brooks Robinson stated that the applicant contacted the Planning Department advising that litigation is still underway and as a result, a motion to continue is suggested. The Mayor opened the public hearing and there were no comments from the audience. He asked for a motion to continue to July 30. Candace Erickson, “I so move”. Motion carried.

Candace Erickson

Aye

Roger Harlan

Absent

Jim Hier

Aye

Joe Kernan

Aye

Liza Simpson

Aye

3. Consideration of a Master Festival License for the Park City Municipal Corporation Employee Party to be held at City Park on August 8, 2009 – Max Paap described the application submitted by the City for its annual summer employee party. The Mayor opened the public hearing and with no comments, closed the hearing. Joe Kernan, “I move we approve the Master Festival License”. Candace Erickson seconded. Motion carried.

Candace Erickson

Aye

Roger Harlan

Absent

Jim Hier

Aye

Joe Kernan

Aye

Liza Simpson

Aye

4. Consideration of a Master Festival License for the Tour de Park City to be held August 1, 2009 – Max Paap described the application and the use of SR224 and SR248. This is the third year and this year, the race actually includes Park City. The request is for a temporary street closure and use of City property. The Mayor opened the public hearing; there was no input and the public hearing was closed. Applicant Riley Sidoway explained the 170 mile race, starting and finishing at Kimball Junction. Joe Kernan discussed common undue delays related to competitions and the benefit of holding this on Saturday when there are fewer conflicts with traffic.

Mr. Sidoway acknowledged the importance of being sensitive to sharing the road with others and establishing respect for all users. Liza Simpson, “I move we approve a Master Festival License for the Tour de Park City to be held August 1, 2009”. Joe Kernan seconded. Motion carried. Insurance requirements were discussed.

Candace Erickson

Aye

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

5. Consideration of a Master Festival License for the LDS Church Pioneer Day Celebration in City Park to be held in City Park on July 24, 2009 – Max Paap explained the request for the use of City Park, amplified music, and to allow a crowd over 500 people. The Mayor opened the public hearing; there was none. Jim Hier, "I move that we approve the Master Festival License for the 24th of July Celebration, as conditioned, to be held at south City Park". Candace Erickson seconded. Motion carried.

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

6. Consideration of an Ordinance approving the 331 McHenry Avenue Subdivision, located at 331 McHenry Avenue, Park City, Utah – Katie Cattan stated that the property contains eight whole lots and two portions of lots within Block 59 of the Park City Survey. Applicant Jerry Fiat is proposing to subdivide the property into three lots of record. A house and shed exist on one of the lots but they are not historic structures. Staff recommends approval as outlined in the draft Ordinance. The Mayor opened the public hearing; there were no comments from the audience. Jim Hier, "I move that we approve the 331 McHenry Subdivision based on the findings of fact, conclusions of law, and conditions of approval as found in the draft Ordinance". Candace Erickson seconded. Motion carried.

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

7. Consideration of an Ordinance approving the Frandsen Subdivision Amended located at 1439 Woodside Avenue, Park City, Utah – Planner Katie Cattan explained that there are two historic homes and three lots within the existing subdivision. The plat amendment is intended to create code compliant access and reflect the actual exterior boundary which results in an overall decrease of square footage by 883 square feet. She detailed the proposed plat to better explain the new and old lot lines. The Mayor opened the public hearing; there were no comments. Liza Simpson, "I move we approve the Frandsen Subdivision plat amendment based on the findings of fact, conclusions of law, and conditions of approval as found in the draft Ordinance". Jim Hier seconded. Motion carried.

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

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

VIII 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 2 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Jim Hier, Joe Kernan, and Liza Simpson. Roger Harlan was excused. Staff present was Tom Bakaly, City Manager; and Tom Daley, Deputy City Attorney. Jim Hier, "I move to close the meeting to discuss property and litigation". Candy Erickson seconded. Motion carried. The meeting opened at approximately 2 p.m. Liza Simpson, "I move to open the meeting and continue the closed session". Joe Kernan seconded. Motion carried.

The City Council met in closed session at approximately 5:30 p.m. Jim Hier, "I move to close the meeting to discuss property and litigation". Liza Simpson seconded. Motion carried. The meeting opened at approximately 6 p.m. Candace Erickson, "I move to open the meeting". Liza Simpson seconded. Motion carried.

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

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 Janet M. Scott

Janet M. Scott, City Recorder