PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 10, 2008

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

Tom Bakaly, City Manager; Polly Samuels McLean, Assistant City Attorney; Jon Weidenhamer, Economic Development Manager; Tamara Lindsay, Water Analyst; and Kathy Lundborg, Water Manager

Bob Kollar, Special Events Contractor

Absent: **Council member Jim Hier**

1. Council questions/comments. Members commented on meetings attended during the week and associated business. Comments were made on street work and the great job Special Events is doing with all of the activities occurring in town. The Mayor discussed a productive meeting with Utah Power about relocating substations.

2. Special event joint venture update – Bob Kollar detailed the goals of the joint venture program initiated by the City and the Chamber and explained the distribution of his time. He highlighted a variety of applications, including both on-going and new events. With regard to supporting new events on a year-round basis, Mayor Williams expressed concerns about impacts to residents and recalled a discussion to provide some sort of break in the shoulder seasons. Jon Weidenhamer explained that staff is aware of this direction, but pointed out opportunities to schedule some special events in the shoulder seasons. Members were pleased with the information provided in Mr. Kollar's presentation and the overall success of the program.

3. Direction on future conservation revisions to Water Code - Tamara Lindsay discussed conservation programs and standards already in place and those implemented by other communities. The short term conservation goal is to reduce water consumption by 8 to 10%. The long term goal is to match the state goal of 25% reduction in per capita water use by 2050. She explained that staff continues to explore innovative ways to conserve water and referred to measures outlined in her staff report. One suggestion is to revise the watering schedule set forth in the water conservation program to be twice per week instead of every other day. Another option is to formulate a landscape ordinance as part of the permit process to be in effect by spring 2009 for new construction, remodels and additions. She described possible watering and landscaping ordinance provisions, including limiting turf to 50% or less of the total landscaped area. A third alternative is researching and implementing water budget rate structures for customers which defines volume allotments based on customer-specific characteristics and conservation resource standards to encourage the efficient use of water. Ms. Lindsay emphasized that a significant amount of research will be required to design a water budget rate system to ensure equitability to all City customers. Council members Harlan and Kernan expressed interest in the landscaping ordinance approach.

Ron Ivie emphasized the difficulty in enforcing the City's current landscaping rebate program. The problem lies specifically with monitoring permitted landscaping over a period of time when subsequent buyers of the property may expand the landscaping and associated water rebate fees can not be collected by the City. He strongly encouraged approaching conservation *at the meter*.

Kathy Lundborg added that increased water user fees are beginning to make a difference in heightening the level of water conservation in the community.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 10, 2008

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 10, 2008. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Joe Kernan, and Liza Simpson. Jim Hier was absent and excused. Staff present was Tom Bakaly, City Manager; Polly Samuels McLean, Assistant City Attorney; Ron Ivie, Chief Building Official; Katie Cattan, Planner; Bret Howser, Budget Analyst; Tamara Lindsay, Water Analyst; and Kyle MacArthur, Water Worker.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Historic District Guideline meetings – Katie Cattan explained the schedule of meetings to be held on the draft Guidelines in Room 205 Library and Education Center, on July 14, 2008 at 6:00 p.m., July 16, 2008 at 6:00 p.m.; July 23, 2008 at 5:30 p.m.; August 7, 2008 TBD; and August 13, 2008 at 5:30 p.m.

2. Rail Trail sinkhole – Ron Ivie stated that the City continues to monitor the situation and relayed that sometimes sink holes are caused by the collapse of mine shafts, but staff believes that this one may have been caused by an earthquake.

3. Administration of Oath of Office - Wade Carpenter, Chief of Police – The Mayor administered the oath of office to the new Police Chief, Wade Carpenter.

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

1. Snow Creek affordable housing - Dolly Makoff, Thaynes Canyon resident, expressed concerns about the location of the Snow Creek affordable housing project It is a natural site that should not be disturbed. She emphasized that she is not opposed to affordable housing, but is against this project; she can't understand how the Council could approve something like this. The housing should be built some place else.

Mira Strachan, Thaynes Canyon resident, agreed with Ms. Makoff's comments and pointed out that the wildlife and wetlands in the area will be negatively impacted. The property should be left as open space.

Judy Hale, McLeod Creek resident, agreed with previous comments. The property is pristine and other areas would be more conducive to affordable housing. She questioned the decision to build housing at the Snow Creek location and felt that citizens may not support future open space bond initiatives because of the development of this property.

Candace Erickson emphasized that there are no other City-owned properties available to construct affordable housing and the Snow Creek property was not purchased with open space proceeds. She further explained that properties purchased with bond proceeds are preserved as open space, but understood how adjacent neighborhoods must feel about the Snow Creek site.

Mayor Williams stated that this project has been discussed in many public meetings over a two year period and the Planning Commission approval rendered last night can be appealed to the City Council, if so desired.

2. 408 & 412 Deer Valley Drive plat amendment - Ed Brophy, resident, acknowledged that this plat amendment is recommended to be continued tonight. However, he asked that the record reflect his concern about potential snow storage problems if this project proceeds. He was encouraged to meet with the planning staff.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JUNE 19, 2008 AND WORK SESSION NOTES OF JOINT PLANNING COMMISSION CITY COUNCIL MEETING OF JUNE 13, 2008

Joe Kernan, "I move approval of the work session notes and minutes of the meeting of June 19 and the work session notes of the joint Planning Commission City Council meeting of June 13". Roger Harlan seconded. Motion carried.

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

V RESIGNATIONS AND APPOINTMENTS

1. Consideration of the appointment of Martin Fox and Jennifer Johnson and reappointment of Charles Neal to the Police Complaint Review Board for terms expiring July 2010 – The Mayor requested a motion to approve. Liza Simpson, "I so move". Candace Erickson seconded. Motion carried.

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

2. Consideration of the appointment of Shaun Jackson, Veronica Miller, and Pat Ball to the Library Board for terms expiring July 2011 – The Mayor recommended approval of the appointments. Roger Harlan, "I so move". Joe Kernan seconded. Motion carried.

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

3. Consideration of the appointment of Bob Peek and Greta Church and reappointment of Rhoda Stauffer and Julie Hopkins to the Public Art Advisory Board for terms expiring July 2010 – The Mayor requested a motion to approve. Candace Erickson, "I so move". Liza Simpson seconded. Motion carried.

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

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

1. Consideration of a plat amendment for 900 Round Valley Drive, Park City, Utah (IHC) – The Mayor opened the public hearing and with no comments from the audience, closed the hearing and requested a motion to continue to July 31, 2008. Roger Harlan, "I so move". Joe Kernan seconded. Motion carried.

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

2. Consideration of a plat amendment for 408 & 412 Deer Valley Drive Loop Road, Park City, Utah – See public input comment. The Mayor opened the public hearing and with no comments, closed the hearing. Candace Erickson, "I move to continue the plat amendment for 408 & 412 Deer Valley Loop Road to July 31, 2008". Roger Harlan seconded. Motion carried.

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

3. Consideration of an Ordinance approving the 543 Woodside Avenue Plat Combining Lots 11 and 12 of Block 28 of the Park City Survey, Park City, Utah - Planner Katie Cattan explained that the applicant is the owner of Lots 11 and 12 of Block 28 of the Park City Survey. Each lot is 25 feet wide and 75 feet deep and by combining the two lots, the new area of the proposed single lot would be 3,750 square feet. She pointed out the historic home which currently sits on a lot line on the property. This structure will be reconstructed due to the failing current condition of the home. Compliance with the Land Management Code and Historic District Guidelines, as well as approval of a steep slope CUP by the Planning Commission are required actions prior to issuance of a building permit. The Mayor opened the public hearing; there were no comments.

Candace Erickson, "I move approval of an Ordinance approving the 543 Woodside Avenue Plat Combining Lots 11 and 12 of Block 28 of the Park City Survey". Liza Simpson seconded. Motion carried.

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

4. Consideration of an Ordinance approving the First Amended Agio 260 Condominium Record of Survey Plat located at 260 Main Street, Park City, Utah - Planner Cattan explained that two changes to the original plat triggered the necessity of recording a new plat. The structure of the building was changed slightly for engineering purposes and to accommodate electrical lines. Also, a portion of the basement floor area designated to be common area was changed to a convertible area for storage. The Planning Commission forwards a positive recommendation. The Mayor opened the public hearing and with no input from the audience, closed the hearing. Joe Kernan, "I move approval of an Ordinance Approving the First Amended Agio 260 Condominium Record of Survey Plat". Candace Erickson seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Absent

Joe Kernan	Aye
Liza Simpson	Aye

5. Consideration of a Resolution authorizing the issuance and sale of not more than $10,000,000 aggregate principal amount of sales tax revenue bonds, Series 2008; and related matters – Bret Howser explained that the parameters resolution relates to the sales tax bond issuance for Old Town street construction projects. The Mayor invited public input; there was none. Roger Harlan, "I move approval of a Resolution authorizing the issuance and sale of not more than $10,000,000 aggregate principal amount of sales tax revenue bonds, Series 2008". Joe Kernan seconded. Motion carried.

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

6 Consideration of Ordinance amending Title 13, Chapter 1 of the Water Code – Tamara Lindsay explained that that the amendment is necessary to update the existing Water Code which does not address critical issues related to control of backflow and cross connections. The State of Utah requires that these controls be outlined in the Code to ensure the protection of the water system and the quality of the City's water supply. Kyle MacArthur discussed protecting the public's water supply by supporting a backflow prevention program. The Mayor opened the public hearing.

Alex Butwinski, resident, expressed his support of the Water Code amendment.

With no further public input, the Mayor closed the public hearing. Joe Kernan, "I move to approve an Ordinance amending Title 13, Chapter 1 of the Water Code". Liza Simpson seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Absent
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 3 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Joe Kernan, and Liza Simpson. Jim Hier was absent and excused. Staff present was Tom Bakaly, City Manager; Brook Moss, Human Resources Analyst; Polly Samuels McLean, Assistant City Attorney; Jerry Gibbs, Public Works Director; Myles Rademan, Public Affairs Coordinator; Phyllis Robinson, Public Affairs Manager; and Diane Foster, Sustainability Manager. Joe Kernan, "I move to close the meeting to discuss property and personnel". Candace Erickson seconded. Motion carried.

The meeting opened at approximately 5 p.m. Roger Harlan, "I move to open the meeting". Joe Kernan seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Absent
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