



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

June 18, 2020

The Council of Park City, Summit County, Utah, met in open meeting on June 18, 2020, at 4:45 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

WORK SESSION

Discuss Future Uses of the City-Owned Gordo Property:

David Everitt, Deputy City Manager, presented this item and stated the Gordo property was at the Richardson Flat intersection. It was acquired in 1996, with General Fund money used for part of the parcel and open space funds used for the remaining piece. He proposed to use the property to store contaminated soils from City construction projects. The Arts and Culture project would need a space to store 50,000 cubic yards of soil. He wanted to discuss what amount would fit in this area and was looking for approval to move forward in creating a site plan for the soil. Currently, most of the parcel was zoned residential and the other part was zoned recreation open space. A site suitability study was performed and the report stated the proposed use was appropriate. Everitt thought this was a valuable spot for this purpose. When the site was filled, it would be capped and could be used for many different purposes, or it could continue as open space. He noted one challenge was that it was located close to the Round Valley trail area.

Council Member Doilney stated the existing City projects had a 10 year timeframe, and asked what the capital project ambitions were. He also asked if the storage area would be available to commercial entities or residents who wanted to dispose of contaminated soils. Everitt stated that could be an option and pricing could be set to help offset operational costs. Mayor Beerman referred to discussions with previous Councils that the soil storage site would be used for City purposes, as well as for nonprofits and residential on a limited scale. Council Member Joyce stated a blue ribbon soils commission was created several years ago and they drafted a list of recommendations, many of which had not been implemented. He thought it would be nice to allow small scale residential use of the site, but felt it should not be used for commercial and large scale projects. Council Member Worel agreed with Council Member Joyce.

Council Member Gerber asked if staff was comfortable that the site had enough capacity for its projects as well as for residential use. Everitt stated a preliminary estimate was that it could handle soils from the City projects and residential drop offs.

Council Member Gerber was fine with residential use as long as the City could finish its projects. Council Members Doilney and Henney were also in favor of the recommended uses. Mayor Beerman stated there were soils that were temporarily being stored at the site, and asked if they could remain there while the storage area was constructed, to which Everitt affirmed.

Council Member Doilney asked for public education for the Park City Heights Subdivision. Everitt indicated the site would be setback away from the highway and the dumping would not be a daily event. Council Member Worel asked if there were hazards from the blowing dust. Everitt stated he would get an answer to that question and also report proposed dust mitigations associated with the site.

Council Member Joyce noted there was already 35,000 cubic yards stored there and nobody noticed so he didn't see a concern with 50,000 cubic yards being there. He also didn't think there would be visual concerns, and indicated that once the storage area was filled, it would be capped and something nice would replace that. He asked for preliminary drawings on what the site could look like 10 years into the future.

Everitt discussed the proposal to relocate the recycling center to this location as well in anticipation of the Arts and Culture development. Recycle Utah hadn't committed to the proposal yet, but they were considering a move by April 1, 2021. Council Member Gerber stated she was a liaison on the Recycle Utah board and indicated they could move by April. Council Member Doilney stated people would see the dirt when they dropped off their recycling. Council Member Gerber asked how far the Richardson Flat landfill was from Park City Heights Subdivision. Everitt stated it was closer to the subdivision than the proposed soils storage site. The Council agreed to proceed with the soils site and recycling site.

Review FY 2020 Fraud Risk Assessment:

Mindy Finlinson and Sarah Nagel, Finance Department, presented this item. Nagel reviewed a new requirement from the State Auditor. The City completed a State survey and it was determined Park City had a moderate fraud risk. Staff recommended three measures that could improve the City's risk level: an ethics statement signed annually by employees and elected officials, a training for elected officials, and a whistleblower hotline. If these measures were implemented, the fraud risk level would be very low.

Council Member Joyce asked if signing an ethics statement would deter somebody from committing fraud. Nagel stated studies showed it did deter bad behavior. Council agreed to implement the three measures.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	Present via technology
None	Excused

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Mayor Beerman and the Council members reviewed events and meetings they attended since the last meeting.

Council Member Worel reminded the public that people could contact the Peace House for counseling services. Council Member Joyce felt the car-free Main Street last Sunday was a success. Council Member Doilney noted people were not wearing masks at ballgames that he attended and he saw no social distancing. Only one person wore a mask in a store he entered, including the employees, but everyone at Whole Foods wore masks. He was not comfortable having events when nobody wore masks. He was concerned for the future of the community. Council Member Gerber noted the same when walking on Main Street Sunday. She and Council Member Doilney hoped for a way to require masks. Council Member Henney was discouraged at the lack of masks being worn. He hoped to discuss further measures the City could take to promote safety. He also praised the infrastructure and beauty of Bonanza Flat.

Mayor Beerman stated the July 4th celebration would be minimal and a proposal would be brought to Council next week. Dias stated staff would be handing out masks to those on Main Street this Sunday. There would also be more signage reminding the public to wear masks. Mayor Beerman asked for signage next to the Welcome to Park City sign. He also asked for an update on interviews for the Police Complaint Review Committee. Dias recommended extending the application period because of the interest, and recommended having a work session with Council to review the committee policies and decide if the committee size could be expanded.

Dias indicated that Special Events through the fall would be discussed at the meeting next week. Staff was trying to balance safety, health, jobs, and the economy in a

responsible way. The Health Department director would be present, as well as stakeholders and the public.

Mayor Beerman announced the Supreme Court ruled against the roll back of Deferred Action for Childhood Arrivals (DACA), which would have put many of the City's residents in jeopardy. He indicated this was a win for the nation and community.

Staff Communications Reports:

1. Bonanza Flat Update:

2. 2020 Planning Commission Work Sessions and Proposed Land Management Code Amendments:

3. Efforts to Address Racial Inequities and Bias:

Sarah Pearce, Deputy City Manager, reviewed her report on efforts being made locally to address racial inequalities and bias. She noted this wasn't a comprehensive list, but the City wanted to find things internally to take action on immediately. She stated one thing was to bring artists of color to Main Street to create some murals. She welcomed input for ideas, in addition to those in the staff report. Council Member Gerber suggested looking at the City boards and asking individuals from diverse groups to apply for those board positions. She also would like to see people in affordable housing that reflected the community makeup. Council Member Henney was pleased there was a list and that the City had social equity as a priority. He knew there was more work to do so residents would all feel a sense of belonging.

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

Mayor Beerman opened the meeting for anyone who wished to submit written comments to the Council on items not included on the agenda.

Patty Frechette: "Will the City Council be reaching out to the nearby residential neighborhood of Park City Heights regarding future plans for the Gordo Property for further town use or storage of contaminated soil? Many in this new community, with a growing population, I'm sure are unaware of this issue. It would be beneficial for the town to inform the nearby residents of any plans and how they might affect those living in the area. Will environmental and safety studies be done? The City should reconsider any further use of this property due to the to the increasing population of the Park City Heights community as well nearby recreation areas of the heavily used rail trail, Round Valley, and the Quinn's Junction complex."

Heather Currie: "Dear Council Members, I'd like to take a moment to thank our Park City Community for choosing "Affordability and Equity" as one of our pillars during the 2020 Visioning Process, and I'd also like to thank Park City Council Members and staff for embracing and supporting this pillar as a community priority. I am a supporter of investing in further cultivation of social equity and inclusion. I would love to learn more about how Park City Municipal might expand on this. Many thanks for your leadership and all you do! Sincerest thanks."

Mayor Beerman closed the public input portion of the meeting.

IV) NEW BUSINESS

1. Consideration to approve Ordinance No. 2020-26, an Ordinance Adopting a Revised Budget for FY2020 and a Budget for FY2021 for Park City Municipal Corporation and its Related Agencies:

Jed Briggs and Erik Daenitz, Budget Department, presented this item. Briggs reviewed that the budget had been discussed over the last several meetings. He explained the grants that departments received and that they were included in the budget. He also indicated that part of the bond for the walkability project had been transferred to help three other projects proceed. Funds were also included in the budget for the SR-248 project. He reviewed the self-insurance fund and noted this was funded by other funds and the premiums would be going up this year. Briggs displayed the City debt schedule and noted the debt threshold was less than 1% of property valuation.

Council Member Joyce stated there were many challenges with the budget period this year, and the Budget Department had done a great job working through those challenges. Council Member Worel asked if the City was adopting a final budget or a provisional budget. Briggs stated it was technically the final budget, but it would come back to Council in 90 days, so it was a provisional final budget. The Council complimented the budget staff for all their work.

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

Council Member Henney moved to approve Ordinance No. 2020-26, an Ordinance adopting a revised budget for FY2020 and a final provisional budget for FY2021 for Park City Municipal Corporation and its related agencies. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve Ordinance 2020-27, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Officers for Fiscal Year 2020-2021 in Park City, Utah:

Jed Briggs reviewed that health insurance benefits were added to the ordinance to clarify actual compensation for the Mayor and Council.

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

Council Member Worel asked about the wedding compensation noted on the ordinance. Mayor Beerman stated the last two mayors donated the wedding payments to charity, so that was currently a non-issue.

Council Member Doilney moved to approve Ordinance 2020-27, an ordinance establishing compensation for the Mayor, City Council, and statutory officers for Fiscal Year 2020-2021 in Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Consideration to Approve Resolution 14-2020, a Resolution Adopting the Fee Schedule; and Replacing and Repealing Resolution 25-2019 In Its Entirety:

Jed Briggs stated the new fees would be effective July 1, 2020.

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

Council Member Joyce noted a typo on Page 31 of the Fee Schedule, under Library Fees.

Council Member Joyce moved to adopt Resolution 14-2020, a Resolution adopting the Fee Schedule; and replacing and repealing Resolution 25-2019 in its entirety. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

4. Consideration to Approve Resolution 15-2020 a Resolution Adopting the Park City Comprehensive Emergency Management Plan (CEMP):

Matt Dias stated McComb worked long hours with federal, state and local officials during the ongoing pandemic. The City was fortunate to have an emergency manager. Mike McComb, Emergency Manager, stated the City was required to have a current CEMP to remain compliant with the National Incident Management System (NIMS),

which qualified the City to be eligible for grants. He indicated the Federal Emergency Management Agency (FEMA) just released a new training program, and the City was adapting in order to align with FEMA and allow for better operability with the City's State and local partners.

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

Council Member Joyce moved to adopt Resolution 15-2020 a resolution adopting the Park City Comprehensive Emergency Management Plan (CEMP). Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

5. Consideration to Approve Ordinance 2020-28, an Ordinance Approving the 1162 Woodside Plat Amendment Located at 1162 Woodside Avenue, Park City, Utah:

Caitlyn Barhorst, Historic Preservation Planner, stated this plat amendment would remove a lot line on the property.

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

Council Member Joyce stated Bruce Erickson, Planning Director, was trying to get rid of some work that is mostly administrative in order to streamline the process for residents. He asked if the lot line removal approval by Council could be delegated so applicants could save time. Erickson stated currently Council approval was required by State law for subdivision plats.

Council Member Doilney moved to approve Ordinance 2020-28, an ordinance approving the 1162 Woodside Plat Amendment Located at 1162 Woodside Avenue, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

6. Consideration to Approve Ordinance 2020-29, an Ordinance Approving the 1064 Park Avenue Condominium Plat, Located at 1064 Park Avenue, Park City, Utah:

Laura Kuhrmeyer, Planner, stated the Planning Commission was concerned about parking issues that could arise for this parcel in the future, and were specifically concerned with the accessory structure becoming a nightly rental, which would add

parking. There was nothing the City could do to prohibit nightly rentals since it was allowed in the zone. The applicant agreed to a note on the plat that would prohibit nightly rentals in the structure. She indicated Condition of Approval Eight would be removed and a new condition of approval would be added to say “nightly rentals are prohibited in the accessory structure.”

Mayor Beerman opened the public hearing.

Kevin Burns, property owner, indicated he was fine with the new plat note.

Mayor Beerman closed the public hearing.

Council Member Gerber asked if the accessory unit could be used as a long-term rental, to which Kuhrmeyer affirmed. Council Member Gerber asked if the yoga studio was private or public. Burns stated it would only be for the residents.

Council Member Doilney asked how a nightly rental could be enforced. Kuhrmeyer stated all licensed nightly rentals were reviewed by Planning and were checked against the plats. Council Member Joyce stated many nightly rentals did not have business licenses and they were hard to enforce.

Melyssa Davidson, attorney for the applicant, stated she was there to answer questions. Council Member Joyce asked if there would be a parking issue with a long-term rental. Kuhrmeyer stated the accessory unit could not be used as a nightly rental because there was no bedroom. To add a bedroom, it would have to be approved as an accessory apartment, and it wouldn't meet the criteria for that designation. Council Member Joyce felt the yoga room could be easily converted to a bedroom for nightly rentals. Burns stated the accessory unit was a place to keep his stuff when he rented out the main unit. Council Member Worel agreed with Council Member Joyce and asked what could be put in place to prevent that unit from being a nightly rental in the future. Council Member Joyce stated the State restricted the City's options. Council Member Gerber stated there was an affordable housing problem, and this unit would be a great long-term rental.

Council Member Doilney moved to approve Ordinance 2020-29, an ordinance approving the 1064 Park Avenue Condominium Plat, located at 1064 Park Avenue, Park City, Utah, with the amendment that Condition of Approval Eight be replaced with a condition to include a plat note that prohibits nightly rentals in the accessory structure, and in a form approved by the City Attorney. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

V) ADJOURNMENT

VI) PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Mayor Beerman Board Member Becca Gerber Board Member Max Doilney Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Margaret Plane, Special Counsel Michelle Kellogg, Secretary	Present via technology
None	Absent

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

Chair Beerman opened the meeting for anyone who wished to submit written comments to the Council on items not included on the agenda. No comments were submitted. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve Resolution RDA 02-2020, a Resolution Adopting the Fiscal Year 2020 Revised Budget and the Fiscal Year 2021 Budget for Park City Redevelopment Agency:

Chair Beerman opened the public hearing. No comments were submitted. Chair Beerman closed the public hearing.

Board Member Gerber moved to adopt Resolution RDA 02-2020, a resolution adopting the Fiscal Year 2020 revised budget and the Fiscal Year 2021 budget for Park City Redevelopment Agency. Board Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Board Members Doilney, Gerber, Henney, Joyce, and Worel

IV) ADJOURNMENT

VII) PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Mayor Beerman Board Member Becca Gerber Board Member Max Doilney Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Margaret Plane, Special Counsel Michelle Kellogg, Secretary	Present via technology
None	Absent

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

Chair Beerman opened the meeting for anyone who wished to submit written comments to the Council on items not included on the agenda. No comments were submitted. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve Resolution MBA 02-2020, a Resolution Adopting the Fiscal Year 2020 Revised Budget and the Fiscal Year 2021 Budget for Park City Municipal Building Authority:

Chair Beerman opened the public hearing. No comments were submitted. Chair Beerman closed the public hearing.

Board Member Joyce moved to adopt Resolution MBA 02-2020, a resolution adopting the Fiscal Year 2020 revised budget and the Fiscal Year 2021 budget for Park City Municipal Building Authority. Board Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Board Members Doilney, Gerber, Henney, Joyce, and Worel

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

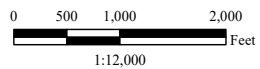
Future Uses of the City-Owned Gordo Property

Park City Council Work Session
June 18, 2020



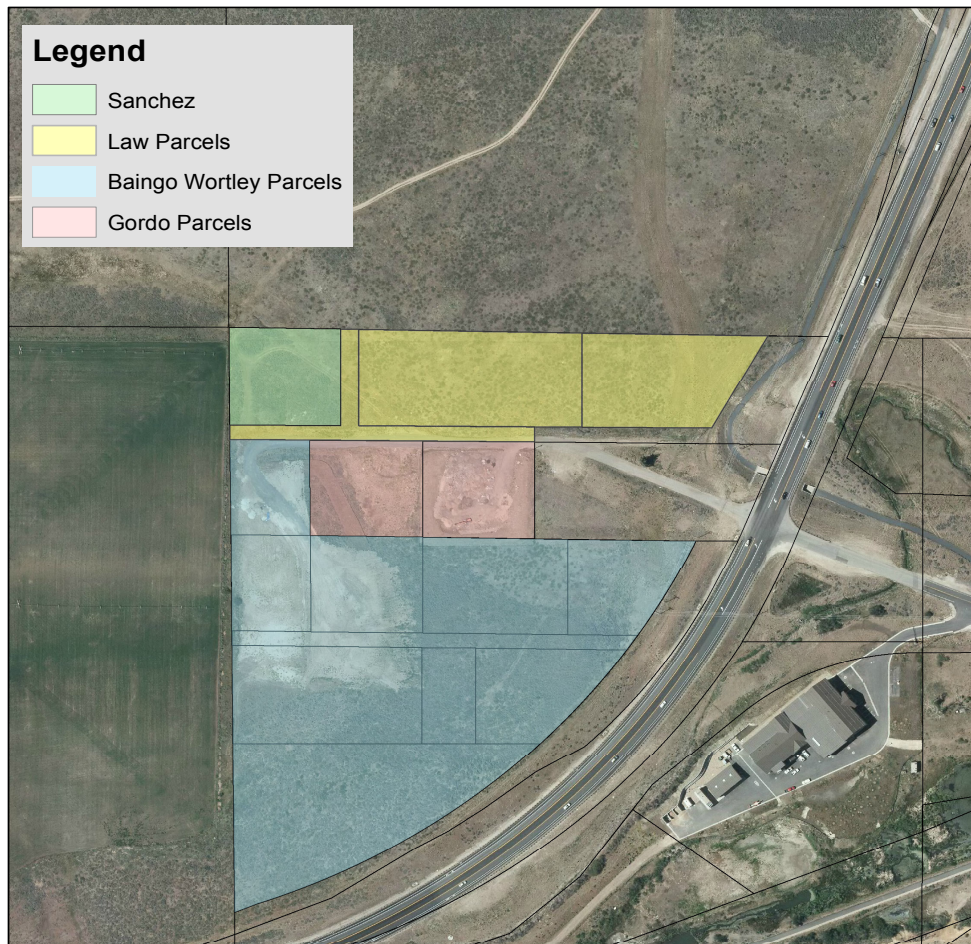


BASE MAPS:
Aerial Imagery, 2018 NAIP (Utah AGRC WMS)



Legend

- Sanchez
- Law Parcels
- Baingo Wortley Parcels
- Gordo Parcels



Fiscal Year 2021 Final Provisional Budget



Fiscal Year 2021 Budget Process

- April 9 – FY20 Revenue Shortfall Plan
- April 16 – FY21 COVID-19 Financial Impacts
- April 30 – FY21 Revenue Shortfall Plan
- May 14 – Presentation & Adoption of the Tentative Budget
- May 21 – CIP Budget Presentation
- June 11 – Operating Budget, SSC's, City Fees, Compensation Ordinance, Budget Policies & Outstanding Budget Issues
- **June 18 – Presentation & Adoption of Final “Provisional” Budget**

FY20 Grants

Every year, City departments apply for grants from various agencies. The amounts below reflect the awarded amounts, and departmental budgets need to be adjusted to accurately reflect the expenses associated with the grant.

- Recreation - \$50k
- Police - \$6,990k
- Library - \$5,500
- Ice - \$3k

FY20 Grants

Every year, City departments apply for grants from various agencies. The amounts below reflect the awarded amounts, and departmental budgets need to be adjusted to accurately reflect the expenses associated with the grant.

- Recreation - \$50k
- Police - \$6,990k
- Library - \$5,500
- Ice - \$3k

Walkability Projects

- CP0226 Walkability Implementation
 - Adjusted line item Bond Proceeds down \$279k and moved funding to “shovel ready” active mobility projects that are listed immediately below. This is a net-zero budget change. Also, added budgeted accrued bond interest.
- CP0521 Deer Valley Drive: \$200k
- CP0420 Enhanced Bus Stops At Fresh Market & Park Ave: \$250k
- *CP0454 Prospector Square Rail Trail Connector: \$40k
- *CP0455 Olympic Park Pathway Connector: \$113k
- *CP0456 PC Heights Pathway/Boardwalk: \$100k

* New

SR – 248 Corridor and Safety Improvement Project

- In 2018, Park City partnered with UDOT to pursue an Environmental Analysis (EA) on a roadway widening project for the corridor to eliminate a choke point and create space for a potential future side-running transit service. The corridor widening project was not supported.
- Park City and UDOT have refocused to provide near-term transit solutions instead. Park City's Long Range Transportation Plan and Vision 2020 efforts demonstrate there is still support for a transit priority solution on SR-248, and additional analysis of aerial transportation, BRT along SR-248.
- Staff update next week (June 25)

Self Insurance

- The 5-year average (from 2016-2020) for General Liability claims has increased this year by \$112K.

Total IFT by Fund			
Fund	2020	2021	Increase
General Fund	\$756,310	\$823,716	\$67,406
Golf Fund	\$8,749	\$8,868	\$119
Transit Fund	\$344,925	\$386,104	\$41,179
SW Fund	\$7,651	\$7,675	\$24
Water Fund	\$169,016	\$172,680	\$3,664
Total	\$1,286,651	\$1,399,043	\$112,392

- The annual increase for insurance premiums is \$69 K

Insurance Premiums			
Premium	2019	2020	Change
Property Insurance	\$158,157	\$188,163	\$30,006
Auto Insurance	\$61,149	\$81,117	\$19,968
Public Entity Liability	\$164,135	\$174,523	\$10,388
Worker's Compensation	\$144,521	\$153,976	\$9,455
Cyber Liability	\$32,746	\$32,650	-\$96
Crime Insurance	\$4,193	\$4,193	\$0
Drone Coverage	\$630	\$630	\$0
Total	\$565,531	\$635,252	\$69,721

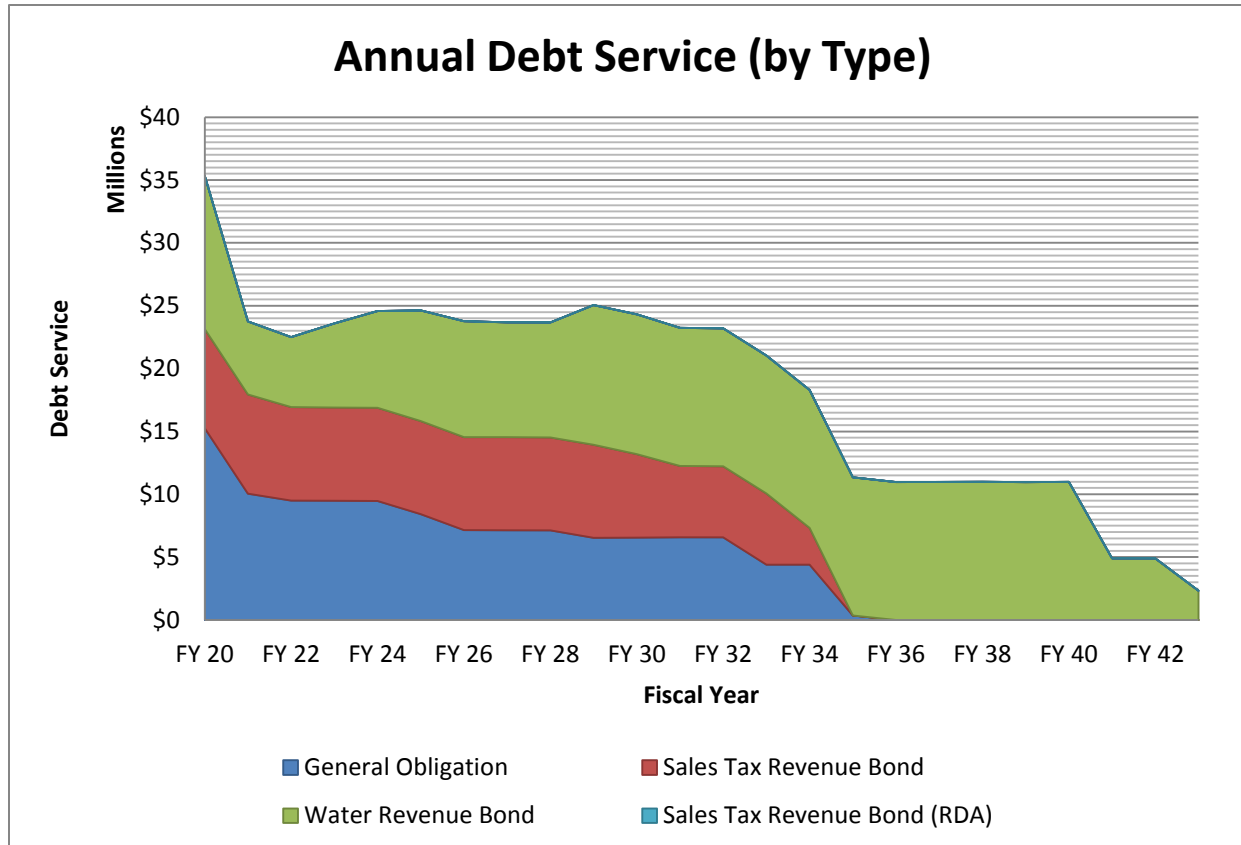
Debt

The Series 2009C and 2010 were refunded in FY2020 in Water Fund. The City also issued a new GO bond in FY20, as well as in Debt Service Fund.

- Increase of \$13,715,995 in Water Fund
- Increase of \$2,558,465 in Debt Service Fund

Debt

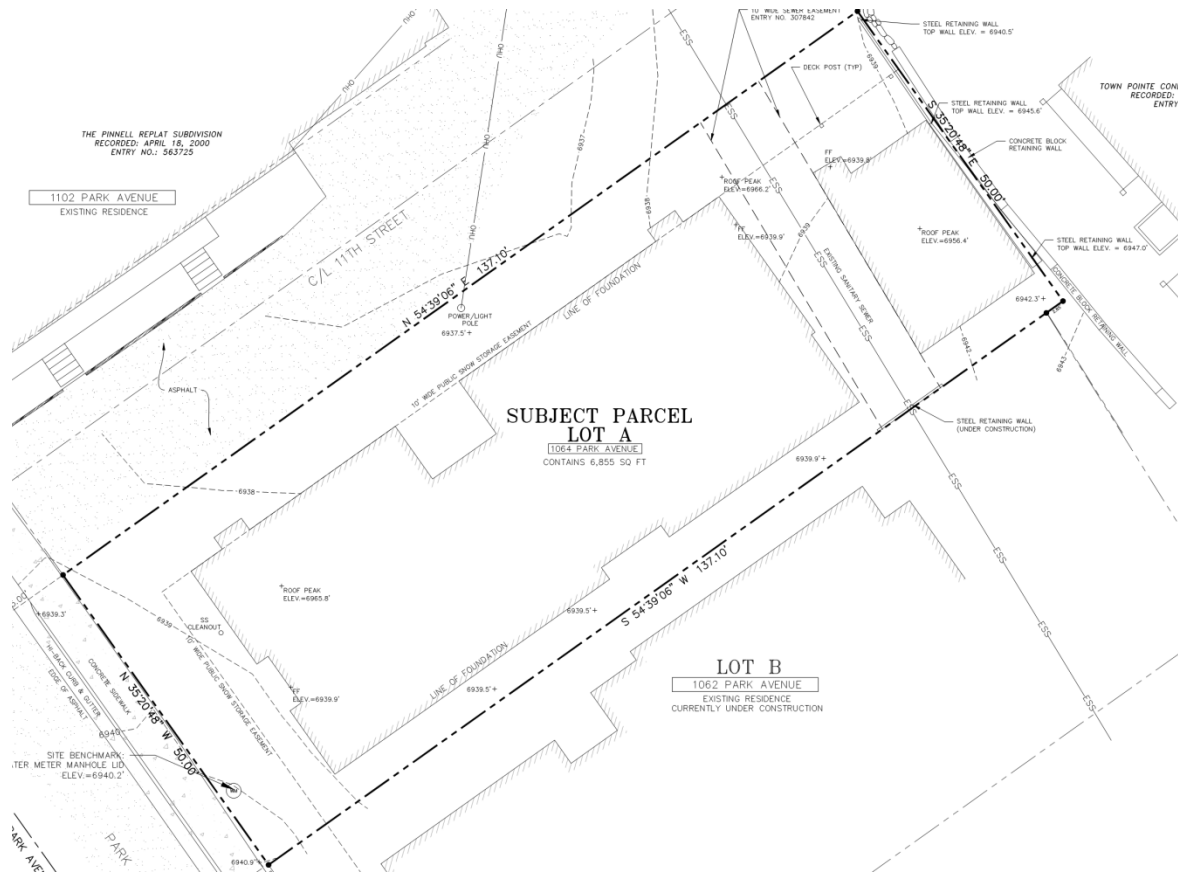
Debt service comprises between 8-9% of annual expenses budget. Park City's policy states that debt needs to be below 2% of the City's total assessed valuation. The City current sits below 1%.



1064 PARK AVENUE

CONDOMINIUM PLAT

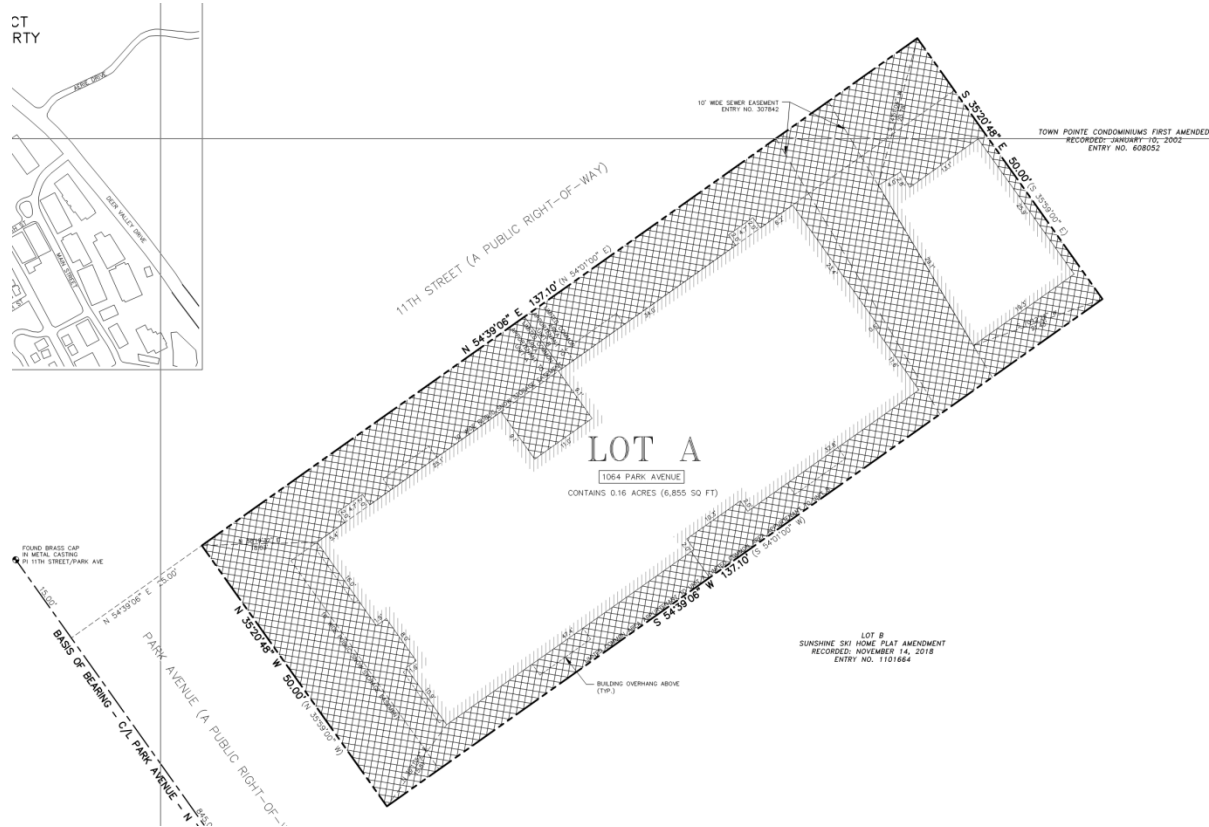




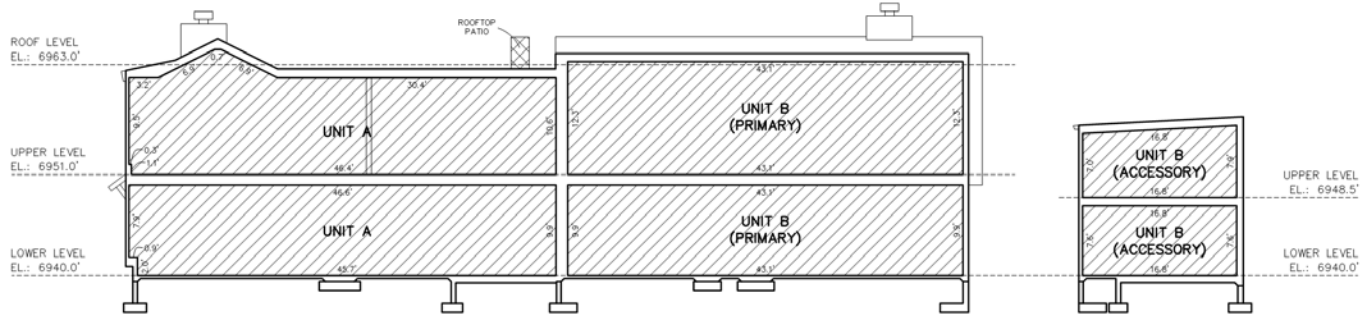
PROPOSED PLAT

- The Applicant proposes to create a two (2) unit condominium from the Duplex.
- Unit A will be closest to Park Avenue and Unit B is in the Rear of the Lot.
- Unit B also contains an Accessory Structure that holds required Parking for Unit B.

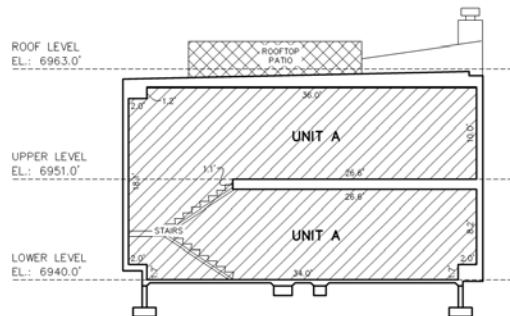
PROPOSED PLAT



PROPOSED PLAT



SECTION 1



SECTION 2



PLANNING COMMISSION

- The Commission was concerned about the Accessory Structure becoming another unit or being used as Nightly Rental.
- The Applicant has agreed to a Condition of Approval that a note be added to the Plat prohibiting Nightly Rentals in the Accessory Structure.