PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MAY 31, 2007

Present: **Mayor Dana Williams; Council members, Marianne Cone; Candace Erickson; Roger Harlan; Jim Hier; and Joe Kernan**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Eric DeHaan, City Engineer; Linda Tillson, Library Director; Gary Hill, Budget Manager

Planning Commissioners Evan Russack, Michael O'Hara, Charlie Wintzer, and Julia Petit

1. Council questions/comments. Joe Kernan discussed consideration of a number of changes to the budget policy, and distributed his written comments. He asked for input on whether the budget committee or CTAC look at it first. There was consensus to address this topic during the regular meeting, under *Additional Discussion.* He pointed out the growing number of complaints about traffic and suggested exploring constructing tunnels into town. Marianne Cone stated that Vail has talked about tunnels for years, but has never proceeded because of the significant expense. Eric DeHaan stated that he will meet with Mr. Kernan. Roger Harlan distributed gifts he acquired in China to fellow Council members and reported on Beijing's progress in preparing for the Olympics. Candace Erickson provided an update on ULCT business, specifically regarding water applications and land use. The big issue for Park City is potential legislation removing the remainder of sales tax from food. She spoke about consideration of voting by mail, creating voting centers and combining municipal, state and federal elections. The ULCT is compiling a variety of statistical information on cities for on-line use by members. Marianne Cone encouraged the installation of bike racks at all City facilities. Jim Hier reported on meetings, including the joint traffic committee, special service contract committee, and Park City Heights task force meeting. He explained the request to convert the project's affordable housing density into 2,000 square foot unit configurations. This will result in less than 219 units because an affordable housing unit equivalent is defined as 800 square feet. Mr. Hier asked that Council members think about this and get back to him. Discussion ensued on current affordable housing obligations. Mayor Williams reported that he met with the Air Force during the week.

Linda Tillson, Library Director, announced that *Water for Elephants* is the selection for the *One Book Program*. She felt the messages conveyed in the book are pertinent to the community and encouraged everyone to participate.

2. Review of regular meeting. There were no comments or questions.

3. Budget overview – walkability and water projects; outstanding issues. Gary Hill reviewed the budget calendar. Through illustration of a PowerPoint presentation, Mr. Hill discussed sales tax information which was also shared with the Chamber/Bureau. The state sales tax, resort communities tax, and mass transit tax will change on January 1. He explained that two years ago the legislature modified the sales tax distribution formula to 50/50 population and point of sales and Park City was *held-harmless* and able to keep 75% of our 1% local option tax which is no longer effective. This results in collecting only $.61 on every dollar of sales tax revenue. Additionally, the state removed food from the base of the resort and transit taxes which affects the funding of capital projects and the Transportation Fund. Foregone revenue from the hold harmless projected to 2012 represents about $930,000 and he pointed out that lost revenue from sales tax on food is about $500,000 annually, for a total impact to the City of $1.4 million by 2012.

The legislature understood there would be negative impacts and authorized cities to increase the transit rate up to .05 and the resort rate by.1, rather than enacting increase for these taxes itself. It is important to note that the state rate dropped by .1% to help offset the increases adopted by municipalities. Mr. Hill explained that if Park City increased our sales tax by the authorized .5%, there still would be lost revenue, but would allow us to collect back approximately $500,000 to $700,000 by 1012. In essence the state rate goes down by 1/10th of a cent; the resort tax is increased by 1/10th of a cent for a wash and the transit tax goes up by .05 for a total sales tax increase from 7.35% to 7.4%. There will be no change to the transient room tax or restaurant tax rate. By way of a graph, he illustrated impacts if an increase is not imposed and emphasized that this proposal would affect the average winter visitor by $.19 per day and summer visitors $.13 per day. Assuming a tax increase, Mr. Hill compared the new rate with rates from similar communities, where Park City is in the middle and its place remains the same. Bill Malone, Executive Director of the Chamber/Bureau relayed that this increase would not negatively impact our competitiveness with other resorts. Joe Kernan suggested increasing the tax total by 1% rather than 1.5%, which was calculated by staff in the meantime. Gary Hill continued that the impact to residents would be about a $36 savings per year per average residence. With the tax increases, residents will save about $25 per year.

Mr. Hill stated that sales tax is used to fund capital projects like OTIS, where the average annual debt service payment is about $1.3 million. This number is pretty close to what staff believes the City will lose. He illustrated the impact of losing sales tax dollars over time, which will shift debt service payment through property taxes costing residents more per year than the proposed increase in sales tax. The average second property valuation determined at $650,000 was discussed and explained, specifically the variety of housing stock. The methodology for calculating primary and secondary property owner numbers was discussed and Gary Hill emphasized that impacts would affect people differently and there are a number of ways to present the information. Actual property tax rolls were used from Summit County. In summary, the Budget

Manager stated that staff recommendation is to increase the resort tax from 1% to 1.1%;the transit tax from .25 to .5; and with the state's decrease from 4.75% to 4.65% for a total tax increase of .05%.

In response to Mr. Kernan's earlier question about lost revenue if the tax were raised to only 1%, Gary Hill explained that the loss is estimated at about $300,000 per year. Bonding debt service was discussed. Ms. Erickson explained that she was against the sales tax increase, until she understood that shifting the burden to property taxes would be a greater negative to citizens. Mr. Hier strongly believed that the recommendation should be implemented as it may be likely that another sales tax change will be enacted by the legislature. Basing this decision on inconveniencing merchants to program their registers is not a good decision, and it is prudent to proceed with the adjustment now. Joe Kernan felt that reprogramming efforts may not be the most important reason and strongly felt the rate should be set at 1% not 1.5%. Roger Harlan believed that the small increase in sales tax will be accepted by the community, because of the number of successful projects shepherded by the City. Jim Hier expressed that this will affect visitors to a greater extent than residents. Marianne Cone relayed her support. Joe Kernan emphasized that sales tax revenues have been underestimated over the years, and believes this will occur again this year. Ms. Erickson stated that she agrees that the City has done very well over the last four years, but the trend will not go on forever. She believes it is better for cities to operate conservatively; her goal is not to increase property taxes, while paying off debt service. In her mind, this is best option for local taxpayers. She would have significant concerns if the City ran to the dollar each year. The Mayor relayed that the majority of Council concurs with the recommended 1.5% increase.

With regard to the pay plan, Mr. Hill explained that bench marks and job descriptions are analyzed, a recommendation for modifications from the committee is forwarded to the City Manager and then to the City Council. He emphasized that positions are being reclassified, not individuals and increases for employees are not automatic. Mobility is based on performance and policy. Mr. Hill explained the history of the methodology for compensating the Mayor and City Council which was implemented in 2003. The City's intent in benchmarking employee positions relates to competing in the market, which is not the case with elected officials. The goal of the task force was not to find a level of compensation for elected officials to be competitive, but to identify a consistent methodology for setting compensation consistent with other similar cities. A peer group of resort communities was established and compensation was set from the average of the top five. In 2004, the Council expanded the list to include the Wasatch compensation group used for the pay plan where the average of the top five is applied. He explained that if a position is 5% below market or more, it will be adjusted but this hasn't been applied to the compensation for the Mayor and Council. There is no pay grade to move elected officials into so stipends were moved to the 5% dollar amount.

This is the primary difference between the two plans but Park City numbers are included in both comparison groups.

Jim Hier explained his concern. Because Park City is included among the top five, only four cities are compared, which is inappropriate. Park City should be compared to the top five and there should be consideration of whether this method is used for the entire pay plan. He recommended that Park City numbers be excluded and if the Mayor's and/or Council's compensation drops below the 5% threshold, an adjustment is made. If stipends fall within the 5%, no adjustment is made. Gary Hill explained that the compensation level that works for attracting and retaining employees is the average of the top five communities. Staff feels confident with this methodology because of the actual level of turn-over and responses from employee satisfaction surveys. The employee position peer group is compared as a group as opposed to against a group, and including Park City makes more sense for this analysis than for elected officials. When staff analyzed the pay plan without the inclusion of Park City this year, the impact was negligible. Candace Erickson agreed with Jim Hier's comments about elected officials, and supports adjustments outside the 5%. Joe Kernan commented that we have to prove that we're *the best managed resort town* over time in order to justify the levels of compensation paid. He asked for data supporting turn-over rates over the past two years. Mr. Hill clarified that staff has been compared to the average of the top five for at least eight years. What has changed is the reclassification threshold, which was closer to 14% or 15%, and is now is within 5%. Mr. Hier noted that as Park City moves closer to the top five, the impact will be greater, however, he didn't feel that any changes should be made to the pay plan at this time, but as we go forward that his recommendation be considered. Mayor Williams stated that he has personally witnessed less turn-over, especially in the Police Department.

Gary Hill stated that consistent with Council direction from May 24, staff reviewed all of the recommended project solutions for each issue against traffic and transportation funding, timing with other City projects, and challenges within the footprint and altered some of the recommendations. The majority remains the same as the Landmark recommendations but some differ and are identified in the staff report. On May 24, staff received direction on Bonanza Drive to include improvements with the road construction, and an RFP has been advertised for design services. The amount budgeted reflects what the consultants recommended for the solution, but as the process unfolds, staff will return with refinements. The cross-walk at SR248 and the hawk beacon signal requires UDOT approval which may take some time, but staff is hopeful it will be installed by the fall. Jim Hier spoke about enforcing jay-walking and educating the public about impeding the flow of traffic. Jon Weidenhamer stated that immediate walkabilitly projects include the less-expensive intuitive improvements. Landmark recommended one-way on Wyatt Earp and Buffalo Bill and staff would like to study this further from a public safety standpoint and there are other Prospector neighborhood requests in the process. Candace Erickson suggested that there be a contingency fund for eminent projects that may arise between budget cycles. Mr. Hill added that the recommendation from the group is to budget projects in the budget as placeholders. This year, parking would be removed from one side of Comstock and next season, a sidewalk would be installed with the stop light. Widths of and riding bicycles on sidewalks were discussed. Joe Kernan shared data he collected about the varying widths of sidewalks throughout town. Mr. Weidenhamer pointed out that the trails master plan identifies general standards for separate multi-use paths at eight feet. Matt Twombly added that generally sidewalks are five feet wide at a minimum but can be wider depending on the level of use. Options can be developed to design individual projects and the contracts will come before Council. Gary Hill stated that in order to identify projects and bid them out together, construction is contemplated next year

Mr. Hill pointed out that four countdown timers and the installation of signs to direct people to the bike path from Park Avenue are recommended. Discussion ensued about inadequate sections of sidewalks to connect to the system and designing for parking lanes and bike paths. Mr. Hill reported that the City received a grant for the sidewalk at The Yarrow. The objective of the walkability study is to determine how best to use funding throughout town. Last week, the work session discussion focused on transportation, timing, and footprint recognizing the needs of the walkability study including safe and connected routes. The Landmark study recommended adding a five foot wide sidewalk on the grassy side of the gutter along Little Kate to Lucky John to the school drop-off zone at a cost of about $325,000. Staff recommends a five foot sidewalk from Holiday Ranch Loop to the Racquet Club on the grassy side of the gutter which takes advantage of the existing sidewalk, allowing people to connect to the school drop off zone. This option is based on a number of reasons but primarily pedestrian counts. For instance, the Kearns Blvd and Comstock areas experience two to three times the level of activity than Little Kate at peak times. There are 10,000 more average daily trips in the Kearns Blvd area than Little Kate. In addition, traffic data suggests that there is not a great safety concern on Little Kate, requiring a separate bike path, especially relative to other projects. The four primary project areas include Park Meadows/Little Kate; Bonanza, Prospector, and the rest of the City which represents connection pieces. The money is split pretty evenly between the groups with about $240,000 in Park Meadows, $260,000 in Bonanza, $380,000 in Prospector and $120,000 for the remainder of projects. Staff feels that this plan addresses immediate safety needs to provide a safe route to school from the neighborhoods. This is an incremental approach which doesn't preclude the City from extending the sidewalk, if the need should arise, and minimizes disturbance to landscaping. Also, neighborhoods could proceed with forming a special improvement district, if desired. Mr. Hill explained that staff realized that projects could not be started this year and completed before the winter. Jim Hier added that the School District will finish the school drop off zone and bus shelter before school begins next fall. There was discussion about neighborhood meetings on these projects. Roger Harlan commented on his support of an incremental approach because it provides an opportunity to evaluate the overall plan. Jon Weidenhamer pointed out budgeting $30,000 annually to cover operations and maintenance of added walkability projects. Joe Kernan supported the approach of spreading improvements throughout town, and recognized that walkabilitly is a high priority among citizens. He expressed concerns about the Little Kate solution working and suggested widening the sidewalk design to encourage kids to bike to school. Candace Erickson pointed out the need to re-crown Little Kate and believes that Little Kate is dangerous for kids to walk and bike to school. She personally believes that the road should be done right, recognizing the significant expense. Installing a sidewalk in the allotted space will place the fence within ten feet of someone's window at the Racquet Club Condominiums. Discussion ensued on re-crowing the street at an estimated $1.5 million and options with regard to the width of the sidewalk. Jim Hier stated that he has a problem spending $1.5 million on one street for a sidewalk that transitions back to the same alignment and favored an incremental approach. Joe Kernan suggested that the sidewalk be at least six feet wide and Ms. Erickson pointed out that there is not enough room. Jon Weidenhamer added that the right-of-way limits the width to five feet. Mr. Hill understood consensus supporting staff's recommendation to move forward; Council members agreed.

Mr. Hill relayed that public safety retirement costs have been increasing for a number of years, and it is about double for police than other positions. Similarly, workers compensation and dental costs are also increasing, representing about $260,000. Staff is recommending funding increases incrementally with a $130,000 increase in 2008 and $130,000 in 2009. The pay plan technical committee is recommending moving the Deputy City Attorney up one grade, representing $8,000.

4. Joint review with Planning Commission – vertical zoning. Jon Weidenhamer explained that vertical zoning is intended to provide control to the City with regard to the mix of uses buildings on historic Main Street and is consistent with the Economic Development Strategic Plan. There have been concerns expressed about the proliferation of real estate offices on the street, and he referred to studies performed in 2002 and 2006. Staff believes that perhaps this is more of a perceived threat than real because the number of offices has decreased from 2002 to 2006. Office use represents 8% of the available storefronts on Main Street and this translates into foregone sales tax revenue of about $30,000 annually. During the 2006 Visioning Session, the City Council introduced a new goal of community sustainability balancing economy, quality of life and the environment. At the April 5, 2007 joint session, direction was given to staff to compare data from other cities and Mr. Weidenhamer contacted the Colorado Association of Ski Towns. Additionally, staff was asked to formulate legislative remedies to manage use mix, specifically private residence clubs and on May 24, 2007, the City Council adopted an ordinance regulating private clubs to ensure accessibility to visitors and residents. He asked if Council desires pursuing further regulations by prohibiting offices and/or private residence clubs on the street level. Joe Kernan stated that he was pleased to learn that peer communities are also considering the vitality of their downtowns. He felt real estate offices detract from the street, but at the same time there should be a balance with regard to property rights. Jon Weidenhamer added that some people feel that real estate offices are not a bad thing on Main Street if they contribute to the sales of second homes, for instance. Jim Hier recommended that use criteria be tied to sales tax generation and that existing offices be grandfathered; he asked whether Swede Alley properties should be included.

Planning Commissioner Michael O'Hara suggested clearly stating the problem and defining a target goal (i.e., number, percentage, and/or square footage on Main Street). A conditional use permit could be required for non-retail businesses which could be accomplished through an overlay zone. Jim Hier stated that he doesn't favor implementing an arbitrary percentage for retail and suggested allowing only sales tax generators on the street level on Main Street. He doesn't believe there is a problem now, but feels this approach is proactive to ensure the vitality of Main Street. Charlie Wintzer agreed with Mr. Hier and pointed out the significant expense in building and managing parking in the downtown core which was never contemplated for supporting office use. The easiest thing to do is the best thing and conditional uses are not always straight-forward. Julia Petit agreed with previous comments and felt it would be extremely difficult to arrive at a percentage and manage it. She agreed with controlling use on the street level with a policy developed by the Legal Department supporting the City's control of a land use right, rather than imposing an arbitrary formula. Evan Russack expressed that he personally would like all of the real estate offices off of Main Street and whatever can be done to move forward is a step in the right direction. He discussed the possibility of appropriate non-sales tax generating operations being overlooked. Candace Erickson emphasized that a conditional use is described as an *approved use* unless it is proved it can't be mitigated. This is where the application of the conditional use permit process becomes an issue for her. Mr. O'Hara explained that the conditional use permit would only be workable if there is a target or standard. Roger Harlan stated he liked the sales tax generating criteria; more retail would make Main Street more diverse, acknowledging that high rent may drive certain uses like restaurants. Mayor Williams countered that the limitations of many historic buildings preclude restaurant use as a practical matter and he didn't feel this will potentially become problematic. Jim Hier discouraged regulating the types, numbers and mix of businesses on Main Street which is driven by the market. He pointed out that the museum is not sales generating, but belongs on Main Street and there may have to be a provision addressing these circumstances. He expressed concern that crafting conditional use criteria may become complicated. All members of Council and the Planning Commission in attendance agreed on pursuing a vertical zoning ordinance.

Charlie Wintzer agreed with Mr. Harlan about the impacts of artificially high rents and felt that limiting use will keep the market more level. Mayor Williams stated that he doesn't want offices in storefronts and/or private residence clubs and supports moving ahead with an ordinance regulating at least the street level. It should include Swede Alley as well. Michael O'Hara reiterated his first comment about identifying a target and proceeding with a simple solution. He feared that criteria will be a challenge to apply if it is too complicated. Mark Harrington understood direction to be to explore the feasibility an ordinance, restricting office use because it doesn't generate sales tax and consideration of exemptions for public safety, non-profits, etc. Evan Russack stated that he agrees that private residence clubs should not be allowed in storefronts and suggested considering an economic development program to promote diversity of businesses. Discussion ensued on definitions and Mark Harrington pointed out the importance of consistency with terms in the land use table. There was discussion of including the plaza area and a portion of Park Avenue and adjacency to a public right-of-way. Jim Hier pointed out commercial uses being allowed in historic buildings in the overlay zone if qualified under the preservation incentive program. Candace Erickson commented on the significant sales tax generated by Butchers on Park Avenue. There was consensus that an economic development program for incubator businesses on Main Street is a separate topic and the ordinance on vertical zoning should be the focus. The City Manager referred to Option A in the staff report as summarizing direction and pointed out that vertical zoning will be reviewed by the Planning Commission as early as June 13.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 31, 2007

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, May 31, 2007. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Lloyd Evans, Chief of Police; David Beavers, Police Officer; Katie Cattan, Planner, and Gary Hill, Budget Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Joe Kernan thanked Council for its discussion on sales tax demonstrating its strong commitment to what is best for the community.

Swearing-in of Police Officer David Beavers – Chief Lloyd Evans introduced Officer Beavers and the Mayor administered the oath of office.

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

Snow removal service level – Alex Butwinski, Ashley Court, referred to conversations and an email he sent Council members on snow removal and warned that because the City doesn't receive a lot of complaints about snow removal doesn't mean that everyone is satisfied, especially those living on cul-de-sacs and Priority 3 streets. He acknowledged the cost limitations of providing Priority 2 level service everywhere, but he pays high taxes as do his neighbors. Some cul-de-sacs were only cleared last year immediately preceding a storm which is unacceptable. He spoke about the Council balancing priorities and it may be that the City needs a better defined service level and a method to measure it. He felt Council will find a fair amount of public support for dealing with this issue now. Mr. Butwinski urged consideration of adequate snow removal in cul-de-sacs as a top priority. Jim Hier agreed with Mr. Butwinski that there should be an effective way to track performance as defined and the City will follow-up. There was detailed discussion about how cul-de-sacs are addressed. Mr. Butwinski referred to the November staff report describing an option of clearing cul-de-sacs with front end loaders which very expensive and unneeded but there may be other solutions.

Tom Bakaly emphasized that the discussion contemplated on June 14 is how staff is implementing Council's policy direction as opposed to revising snow operations. There was discussion about staff looking at Ashley Court in the meantime. Alex Butwinski felt that aside from methodology questions, the lack of snow plowing for 24 hours when there is a foot of snow on the street needs to be examined. He explained his extensive management background and volunteered to review operations with staff, if desired. Joe Kernan suggested that staff might be able to come up with some numbers for an additional swath, and the City Manager strongly warned that this is turning into an operations policy discussion. Cul-de-sacs are a lower priority and if there is desire for a snow removal standard less than 24 hours, it is a service level discussion, which was agreed upon by members in November. Mr. Bakaly believes Mr. Butwinski's concern to be how staff is implementing Council's policy, which will be the update. Mr. Butwinski felt provisions in the Ordinance are very confusing and unclear. Joe Kernan pointed out that Priority 3 includes a number of streets in town, not just cul-de-sacs. Discussion ensued between Council members Kernan and Hier about ensuring delivery of the defined level of service. Alex Butwinski noted that the priority levels were established 20 years ago and the town has dramatically changed. All streets should be cleared in a timely manner.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 17, 2007

Roger Harlan disclosed that he will not be voting, as he was not in attendance. Marianne Cone, "I move that we accept the work session notes and minutes of the meeting of May 17, 2007". Candace Erickson seconded. Motion carried.

Marianne Cone	Aye
Candace Erickson	Aye
Roger Harlan	Abstention
Jim Hier	Aye
Joe Kernan	Aye

V CONSENT AGENDA PUBLIC HEARINGS *(items listed will be open for public hearing prior to consideration for adoption or rejection; hearings may also be continued by vote of the Council)*

1. Consideration of an Ordinance approving the 621 Woodside Avenue plat amendment **(motion to continue to July 12, 2007)** – The Mayor requested a motion to continue. Roger Harlan, "I so move". Marianne Cone seconded. Motion carried.

Marianne Cone	Aye
Candace Erickson	Aye
Roger Harlan	Abstention
Jim Hier	Aye
Joe Kernan	Aye

2. Consideration of an Ordinance amending the Park City Municipal Code Title 3, Chapter 3, Campaign Disclosure Amendment – City Attorney Mark Harrington explained that this amendment reflects changes to the state code, clarifications, and the removal of a reporting period. Candace Erickson suggested striking the word "*second*" in the

new Paragraph C because it is somewhat confusing, and members concurred. The Mayor opened the public hearing and with no comments, closed the hearing.

3. Consideration of an Ordinance approving the 2036 Prospector Condominiums plat located at 2036 Prospector Avenue, Park City, Utah – Katie Cattan explained the application which is compliant with the Code, and the Planning Commission forwards a positive recommendation. There was no public input at that time and she urged approval based on the Ordinance. The Mayor opened the public hearing and with no comments from the audience, closed the public hearing.

4. Consideration of an Ordinance approving the 260 Main Street Subdivision combining portions of Lots 14 and 15 of Block 70 and portions of Lots 14 and 15 of Block 21 of the Park City survey into one lot of record, Park City, Utah – Katie Cattan explained that the City received an application to combine these lots into one lot of record, consisting of 3,514 square feet. The lot is currently vacant. The Planning Commission forwards an unanimous positive recommendation and there was no public input. In accordance with the Streets Master Plan, the City Engineer required the applicant to modify the original application to dedicate a street right-of-way adjacent to Swede Alley. The Mayor opened the public hearing, and with no comments, closed the hearing.

VI CONSENT AGENDA *(items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and* discussed *and acted upon under "Additional Discussion – Agenda Items")*

Joe Kernan, "I move we approve Consent Agenda Items 1 through 3 (Item 1, as corrected)". Marianne Cone seconded. Motion unanimously carried.

1. Ordinance amending the Park City Municipal Code Title 3, Chapter 3, Campaign Disclosure Amendment – See staff report and public hearing.

2. Ordinance approving the 2036 Prospector Condominiums plat located at 2036 Prospector Avenue, Park City, Utah - See staff report and public hearing.

3. Ordinance approving the 260 Main Street Subdivision combining portions of Lots 14 and 15 of Block 70 and portions of Lots 14 and 15 of Block 21 of the Park City survey into one lot of record, Park City, Utah - See staff report and public hearing.

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

Consideration of budget policy amendments – See work session comments. Mr. Kernan referred to the written material he shared with members earlier and asked for direction on who should first review it, staff, Council, budget committee, and/or CTAC, etc. He explained that his concepts relate to a long-term goal, and not reflected in this budget. Mr. Hier understood his request to be to discuss on-going refinements to the budget process and he didn't envision this taking staff time. Gary Hill explained that budget policies will be discussed on June 14. Joe Kernan noted that the work session on his suggestions could occur after the adoption of this budget.

VIII PUBLIC HEARING ON BUDGET

Revised budget for fiscal year 2007 and the budget for fiscal year 2008 for Park City Municipal Corporation and its related agencies – The Mayor opened the public hearing. With no comments from the public, the hearing was closed.

Budget Manager Gary Hill emphasized that next week the tentative budget will be before the City Council for action. This document contains the walkability recommendations discussed earlier. Tom Bakaly explained that state law mandates that a tentative budget be adopted by next week and available for review by the public ten days in advance of action on the final budget.

Joe Kernan encouraged staff to look at varying widths of pathway between Park Avenue, Kearns Blvd., and Deer Valley Drive (Squatters area) to determine if the route is adequate for biking. Jon Weidenhamer noted that this was never identified as a concern by the public and as a result, no capital funding was allocated toward it; but staff will look at it again to see if there is a solution. There may be some available funding in the operations/maintenance budget. Marianne Cone again brought up the poor condition of the underpass to the Farm which will also be addressed by staff. Adding lights on Iron Horse and Kearns Blvd. was requested by a number of members and maintaining a contingency fund for safety needs that may arise from time to time.

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 1 p.m. Members in attendance were Mayor Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Tom Daley, Deputy City Attorney; Alison Butz, Project Manager; Jon Weidenhamer, Project Manager; Mike Lennon, Building Maintenance Manager; and

Jerry Gibbs, Public Works Director. Jim Hier, "I move to close the meeting to discuss property". Candace Erickson seconded. Motion carried unanimously. The meeting opened at approximately 2 p.m. Roger Harlan, "I move to open the meeting". Marianne Cone 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 Janet M. Scott, City Recorder

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