



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

May 30, 2019

The Council of Park City, Summit County, Utah, met in open meeting on May 29, 2019, at 3:00 p.m. in the City Council Chambers.

WORK SESSION

Police Complaint Review Committee Member Interviews:

Deanna Rhodes and Tom Horton were interviewed by Mayor Beerman and the City Council.

Council Member Gerber moved to close the meeting to discuss property and personnel at 3:35 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

CLOSED SESSION*

Council Member Ware Peek recused herself from the second property item on the Closed Agenda.

Council Member Worel moved to adjourn from Closed Meeting at 5:45 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

WORK SESSION (CONTINUED)

2019-20 City Manager's Recommended Budget: Operating Budget and Fee Change Recommendations:

This item was discussed in New Business.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II) AWARDS AND RECOGNITION

1. Presentation of the 2018 Cindy Matsumoto Historic Preservation Awards to the Historic Glenwood Cemetery for Stewardship of the Site; the Little Belle Ore Bin for Excellence in Restoration; the Jupiter Ore Bin for Excellence in Restoration; and the Alliance Mine Site for Stewardship of the Site:

Randy Scott, Historic Preservation Board (HPB) member, explained the four awardees would be given a plaque to hang at their sites. A painting of the Glenwood Cemetery was commissioned and would hang at City Hall.

Mayor Beerman opened the meeting for public input.

Cindy Matsumoto thanked the HPB members and others for all their hard work. She also announced the museum's annual Park City home tour.

Mayor Beerman closed public input and thanked the groups for all their dedication in preserving these structures.

2. Summit Community Power Works (SCPW) Challenge High School Winners Recognition:

Celia Peterson, Environmental Sustainability, and Jeff Bousson, SCPW, presented this item. Bousson reviewed the purpose of SCPW and reviewed an online challenge that SCPW gave to the Park City High School students. He thanked the teachers and students for their efforts in reducing Park City's carbon footprint. Peterson gave certificates of recognition to the winning teams and stated two trees would be planted in the teams' honor.

Mayor Beerman opened the meeting for public input.

Megan McKenna, PCHS Science teacher, thanked the City for supporting the students.

Mayor Beerman closed the public input portion of the meeting.

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ware Peek congratulated the Mental Health Alliance for all their events supporting Mental Health Month.

Staff Communications Reports:

1. Quarterly Budget Report- FY2019 Third Quarter
2. 2019 Spring Runoff Update
3. Park City Heights Neighborhood Park Update

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda.

Toni Naples stated she was in a YouTube video for the Cougar Cab show on Main Street. She heard food trucks were allowed on Main Street but only on private property and suggested only allowing them from 11:30 p.m.-2:00 a.m. Mayor Beerman suggested that she go to HPCA or Main Street merchants who might have private property options where food trucks could park.

Joe Butterfield noticed the lighting in downtown were high pressure sodium lights. He requested those lights be changed out for energy saving fixtures. Council Member Henney stated LED lights were installed when the City did the Deer Valley project. The City was trying to change those out as projects were done. In some neighborhoods, street lights were pulled out completely. Troy Daley, Streets Manager, stated the lights were owned by Rocky Mountain Power and they had some restrictions, but the lights could be fitted for LED.

Mayor Beerman closed the public input portion of the meeting.

V) CONSENT AGENDA

1. Request to Approve Two Grazing Leases with Gillmor Ranching LLC for City-Owned Property Along SR-248 and the Clark Ranch Open Space in a Form Approved by the City Attorney:

2. Request to Approve Professional Service Provider Agreements Totaling \$317,800 for Noxious Weed Abatement, in a Form Approved by the City Attorney: PMG Vegetation Control - \$80,000; Ground Solutions - \$25,000; Green Leaf - \$30,000; Eco Lawn - \$70,000; Jesus Rea Landscaping - \$108,800; and Ground Solutions - \$4,000:

3. Request to Authorize the City Manager to Enter into a Memorandum of Understanding (MOU) with Summit County Health Department for Continued Financial Contributions for the Mental Health Director Position, in the amount of \$60,000 in a Form Approved by the City Attorney's Office:

Council Member Henney requested to pull Item 3 off the Consent Agenda.

Council Member Henney moved to approve Items 1 and 2 on the Consent Agenda. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

3. Request to Authorize the City Manager to Enter into a Memorandum of Understanding (MOU) with Summit County Health Department for Continued

Financial Contributions for the Mental Health Director Position, in the amount of \$60,000 in a Form Approved by the City Attorney's Office:

Jed Briggs stated the MOU was being continued to a future meeting because there were questions on how the City wanted it to look in the future. He asked to come back on June 6th to discuss it further.

Council Member Henney wanted to discuss funding a fulltime position versus a contract position. Council Member Worel asked that Rich Bullough come to explain the nuances. Council Member Joyce requested a discussion on guidelines for contributing to projects that were with the County. Council was in favor of having this discussion. Council Member Worel felt the mental health funding was time sensitive and needed to be addressed soon.

Council Member Henney moved to continue authorizing the City Manager to enter into a Memorandum of Understanding (MOU) with Summit County Health Department for continued financial contributions for the Mental Health Director position, in the amount of \$60,000 in a form approved by the City Attorney's Office to a date uncertain. Council Member Joyce seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VI) NEW BUSINESS

1. 2019-20 City Manager's Recommended Budget: Operating Budget and Fee Change Recommendations:

Briggs reviewed the budgeting for outcomes process. He discussed budget increases and personnel changes by department.

Council Member Gerber asked about the \$6,000 slotted for affordable housing, and thought consulting services were more expensive. Briggs stated the original request was \$13,000. Foster stated there was new staff in Planning that would focus on policy analysis, which would alleviate time for other housing staff. Council Member Gerber felt this critical priority should have additional funding and support. Foster stated this could come back for further discussion.

Briggs noted the other element of housing was in the special service contracts. Mayor Beerman pointed out that the affordable housing MPD and other projects that burdened the Planning Department could be filled if more funding was set aside for affordable housing.

Council Member Ware Peek asked about the variance in the personnel change chart for Public Utilities. Briggs explained the variance column showed how the money impacted different funds. There was discussion on the Transit Housing HOA fees. Alfred Knotts stated the annual cost was \$120,000 which included water and electricity and was offset by the rent received from the occupants. Council Member Worel asked if the County had input in the Transit personnel funding since they contributed to Transit. Foster indicated the County was supportive of the new Transit personnel structure.

Council Member Ware Peek asked why Fleet was not part of the Transit Department. Knotts stated that might eventually be part with the onboarding of more electric vehicles, but for now it was separate. Foster explained the Fleet Department was actually a Fleet Maintenance Department. Council Member Ware Peek asked about the bus shelter maintenance position. Knotts explained the reasoning behind the personnel shifts. Mayor Beerman noted the County requested a position for maintaining the shelters.

Council Member Joyce requested a broader discussion on Transit within the next four or five months. Mayor Beerman suggested it would be a good topic for the summer retreat. Council Member Joyce was concerned about the increase in fulltime employees compared to the increase in services. Discussion ensued on personnel versus capital. Briggs stated that would be a good conversation for a future meeting.

With regard to the Fee Schedule, Council Member Gerber asked about the fee increase for seniors at the MARC and Ice Arena and noted an inconsistency with what constituted being a senior. It was indicated the age set for seniors should be 65+ years old. Council Member Joyce asked why Ice didn't increase its fees. There was discussion on subsidies for Ice and Recreation.

Mayor Beerman opened the public hearing.

Angela Moschetta expressed concern with the disorganized budget agendas, spreadsheets only understandable by the budget manager, etc. She liked Council Member Joyce's forecasting tool discussion. She suggested adding a line item to the

budget to get an organizational and/or HR expert to analyze staffing. She felt this was problematic and too many people questioned the budget and employee salaries for service.

Mayor Beerman closed the public hearing.

Council Member Gerber moved to continue discussing the 2019-20 City Manager's Recommended Budget at the June 6, 2019 meeting. Council Member Worel seconded the motion.

RESULT: CONTINUED TO JUNE 6, 2019

AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

2. Consideration to Approve a Five (5) Year Interlocal Agreement for Joint Use of Facilities for Recreation between Park City School District, Snyderville Basin Special Recreation District, and Park City Municipal Corporation:

Ken Fisher, Recreation Manager, presented this item and stated it was the third time this agreement was being renewed. Council Member Gerber stated she was impressed with the process and found it interesting as usage configurations were determined. Mayor Beerman asked if this would be related to the request from Mountain Trails, to which Fisher replied that it was not related to that request.

Council Member Ware Peek asked if there were challenges for Park City. Fisher stated this MOU was great for alleviating challenges because operations were set out in the agreement. Council Member Ware Peek stated social equity wasn't outlined in the agreement and asked if it would be reworded. Fisher stated each facility would charge fees as they saw fit. Council Member Worel was impressed with the cooperation between entities. Council Member Ware Peek asked about the rule change for dogs on fields during games. Fisher explained that during the soccer games dogs were sometimes right next to the field. A ten foot buffer was created to prevent that.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Henney moved to approve a five (5) year interlocal agreement for Joint Use of Facilities for Recreation between Park City School District, Snyderville Basin

Special Recreation District, and Park City Municipal Corporation. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

3. Consideration to Approve Resolution 11-2019, a Resolution Approving Building Department Fee Waivers on New Renewable Energy Projects:

Celia Peterson, Environmental Sustainability, explained the resolution removed the caps and updated the policy overall, offering many incentives including fee waivers. She also discussed other projects her team was working on.

Council Member Ware Peek asked about the application process for a fee waiver. Downard stated projects that met the requirements for this fee waiver did not need an application, and the fee was waived automatically. Council Member Gerber asked if word had gotten out about the fee waivers. Peterson stated the fee waivers should have ended in 2013, but the Building Department kept granting the waivers. Downard stated there were builders who consistently used these waivers. Peterson stated the City would be installing electric vehicle chargers in the City and those would receive the fee waivers as well.

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

Council Member Gerber moved to approve Resolution 11-2019, a resolution approving Building Department Fee Waivers on New Renewable Energy Projects. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

4. Consideration to Approve Ordinance No. 2019-29, an Ordinance Approving an Extension of Approval for the Park City Heights Phase 2 Subdivision Located off Calamity Road, South of Richardson Flat Road and West of US Highway 40, Park City, Utah:

Kirsten Whetstone, Senior Planner, presented this item. She explained Ivory Homes was installing infrastructure and needed two more years to complete that, along with constructing a new water tank, before recording this plat.

With regard to a question about affordable housing obligations, Whetstone indicated the first phase of this subdivision had 68 of the 79 required affordable units. All but two were completed or under construction. Phase Four had three planned affordable units and Phase Five would have the remaining eight affordable units. Phase Four couldn't construct until the water tank was completed, so it was probable that Phases Three, Four and Five would be recorded and the construction would be very close together.

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

Council Member Joyce moved to approve Ordinance No. 2019-29, an ordinance approving an extension of approval for the Park City Heights Phase 2 Subdivision located off Calamity Road, south of Richardson Flat Road and west of US Highway 40, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

5. Consideration to Approve Ordinance 2019-30, an Ordinance Approving Municipal Code Amendments Regarding Gravel and Landscaping in Title 11 Chapter 15-3 Acceptable Cover, Title 14 Chapter 2-7 Park Strips; Land Management Code Title 15 Chapter 3-3 General Parking and Driveway Standards; Title 15 Chapters 5-1 Policy and Purpose and 5-5(N) Landscaping; and Title 15 Chapter 15-15 Definitions:

Liz Jackson, Planning Department, presented this item. She indicated some clarifications regarding artificial turf had been added. She asserted these amendments would avoid landscapes that were not compatible with the area. She also noted within the amendments there would be an approved plant list.

Council Member Joyce asked to interpret the term "limited" with regard to the artificial turf language. Erickson stated the turf was limited to areas of active recreation or undevelopable locations. Council Member Worel thought the use of the backyard should be up to the owner. Erickson stated there were limits of disturbance which if exceeded, would conflict with the General Plan.

Council Member Gerber appreciated the new wording for artificial turf which would give residents more liberties with their property. She noted the wording "maintain the

aesthetic experience of Park City” might come off wrong to some people. Council Member Joyce pointed out a discrepancy in one of the attachments with regard to rock size for Jackson to clean up.

Mayor Beerman opened the public hearing.

Sarah Hall stated the gravel and turf limitations were harsh, especially when residents were trying to control water consumption.

Mayor Beerman closed the public hearing.

Mayor Beerman asked about artificial turf percentages in small yards. Erickson stated that would be a judgment call by the owner. Council Member Gerber asked about using gravel as part of a variety of landscaping alternatives. Erickson stated gravel retained heat, but if used, vegetation should accompany it. Erickson stated these amendments were forward looking, especially for new development landscape plans. Mayor Beerman asked about turf block. Erickson stated turf block was fine for pathways and in some other instances. He noted this would be coming back in the Parking regulations.

Council Member Worel moved to approve Ordinance 2019-30, an ordinance approving Municipal Code amendments regarding Gravel and Landscaping in Title 11 Chapter 15-3 Acceptable Cover, Title 14 Chapter 2-7 Park Strips; Land Management Code Title 15 Chapter 3-3 General Parking and Driveway Standards; Title 15 Chapters 5-1 Policy and Purpose and 5-5(N) Landscaping; and Title 15 Chapter 15-15 Definitions with the amendment of including the additional artificial turf language. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

The logo for Park City 1884 is centered at the top. It features the words "PARK CITY" in a white, serif, all-caps font, enclosed within a dark blue rectangular box with a thin white border. This box is part of a larger, light blue decorative frame that has a semi-circular top and bottom. Below the "PARK CITY" box, the year "1884" is written in a white, serif font, also within the light blue frame.

PARK CITY

1884

The background of the slide is a photograph of a large, multi-story house with a dark roof and several dormer windows. The house is partially obscured by trees and foliage. In the foreground, there is a field of white daisies with yellow centers. A semi-transparent dark blue rectangular box is overlaid on the middle of the image, containing the title and subtitle text.

Sustainable Landscaping in Park City

Protect the Natural Environment. Effectively Permit the
Built Environment.

A close-up, low-angle shot of a green riding lawn mower's deck as it cuts through tall, vibrant green grass. The mower's black plastic housing and metal blades are visible, with some grass clippings caught in the deck. The background is a soft-focus field of grass.

Goals of Land Management Code Amendments

- Mitigate impacts of the built environment on the natural one
- Further the City's sustainability goals
- Respond to City Council's past requests
- Clarify expectations for permits and regulations regarding landscaping

Communities/Entities Researched

Summit County, UT

Park City Parks/Golf
Courses

Salt Lake City, UT

Utah State University

Glendale, CA

La Mesa, CA

Truckee, CA

Taos, NM

Sun Valley, ID

Vail, CO

Denver, CO

Denver Botanic Gardens

Boulder, CO

Breckenridge, CO

Aspen, CO

Durango, CO

Thornton, CO

Westminster, CO

Jackson/Teton County, WY

Ketchum, ID

Environmental Protection
Agency (EPA)



What we Want to Avoid

- + Landscapes that aren't natural to Park City's climate and require a large amount of maintenance
- + Negative impacts on the site and surrounding areas
- + Unclear regulations



Example of Xeriscape -Image courtesy of www.theplatinum.com -
Xeriscape A to X by Sara Tie

Considerations for City Council

Artificial Turf

- + Current Staff Report Wording - "Artificial turf is generally only allowed on Deck areas. The Planning Director or their designee may determine the use of artificial turf in a limited quantity on a property, including recreation and/or active play areas."
- + Possible Amendment Rewording - "Artificial turf is allowed to be used in limited quantities on decks, pathways, recreation and play areas, or as a limited landscaping material on areas in which vegetation may be unsuccessful."

+ **01**

**Wildland Urban
Interface**

+ **02**

**Right of
Way/Trailheads
Standards for
Landscaping**

+ **03**

**Further research
pervious
pavement/concrete
and artificial turf**



**Looking
Forward -
What Staff is
Working On**

Thank you!

Contact Liz Jackson at
liz.jackson@parkcity.org

