PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
May 8, 2014

Study Session

Ann Ober, Regional Collaborations Manager, spoke about the future of Mountain Accord and relations to the General Plan. Mayor Thomas recognized the Mountain Accord as a great journey and feels the most important aspect is determining the end goal. Council member Beerman stated that as the process is leading up to the end product and the hope is to find common ground with all the stakeholders. Council member Henney stated that he feels the commonality is tying the resources with growth and using the challenges to enhance quality of life in the big picture. Council member Simpson felt the most important step is to find the commonality with our regional partners. Stated she felt that the Council needs to bring forth the top values/goals to a discussion with regional partners. Council member Matsumoto stated she hopes the transportation system will grow but not encourage growth. Council member Peek expressed his concerns with the growth as well speaking of the experiences he has seen with UTA concerning overlay. Kent Cashel, Transit/Transportation Manager, stated that the mode of transportation dictates growth, speaking about the fixed the fixed locations drawing in the economic growth. Mayor Thomas expressed concerns with Mass transit and what that will do to the sense of community for Park City. Council member Simpson spoke to the working group that she is affiliated with and stated that they recognize the importance of how we grow to dictate where, how and what we want to protect. Council member Simpson stated that she feels that the City needs to incentivize town center development. Council member Beerman stated that one of his hopes is to look at Wildlife/Wilderness areas just outside of City limits. Mayor Thomas inquired about the framework of the agreement with the Mountain Accord. Foster stated that there is an agreement and the City is paying $50,000 per year for two years. Mayor Thomas encouraged staff and Council to remember the City goals as well. Foster reminded Council of the mindset during the Olympics as to “Are we going to have this done to us or are we going to lead the way?”

Work Session
Council Questions and Comments and Manager’s Report

Council member Beerman attended the Summit Lands board meeting. Attended multiple Mountain Accord system group meetings. Attended Outdoor Recreation Conference finding it interesting that the Governor’s office is now looking into recreation.

Council Member Henney thanked Council member Peek for attending his liaison meeting. He has been traveling Europe and observed there is no free parking except in Nice with an EV parking spot. Spoke about the bike share program and it was very interesting to see how they were being used and found it was the residents not the tourists. He would like to take a deeper look at how this would work in our community.

Council member Simpson attended the Fire Board meeting and a Special Service Contract discussion with staff as well as a library board meeting stating they will be coming to Council with recommendations to fill vacancies on the board.

Council member Peek attended the Historic Preservation board meeting, they have had a great turnout with school kids and they are going green by swapping out 150 light bulbs.

Council Member Matsumoto stated she was stuck in traffic and observed two young moose watching the traffic.

Mayor Thomas attended a Peace House luncheon. He received a letter from a 5th grader regarding adding more bike lanes.

Matt Dias stated that there is an open seat on the Equality board- Mayor Thomas agreed to fill that seat.

Council had a few questions regarding the construction update.

<u>Presentation of City Manager's Recommended Budget</u>
Jed Briggs, Budget Operations Manager and Nate Rockwood, Capital Budget, Debt and Grants Manager, presented the first piece of the budget. Rockwood spoke to the revenues related to the General Fund showing the projected 10 year forecast. Spoke about the trends regarding sales tax stating that we have had a unprecedented February and March and he expects for that to continue. He stated that there was a quick recovery from the recession however it was more due to new businesses and will now start to see the actual recovery. Briggs stated that we are very fortunate. Touched on strategic planning discussing the inflationary or non-discretionary increases. Spoke to the weighting system of the Budgeting for Outcomes process and how it relates to the Council Core Values. Simpson requested information regarding the increases in the health care costs in the future.

Regular Meeting
6:00 pm

I. ROLL CALL- Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, May 8, 2014. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff member present were Diane Foster, City Manager; Polly Samuels McLean, Assistant City Attorney; Matt Dias, Assistant City Manager; Marci Heil, City Recorder; Francisco Astorga, Planner; Christy Alexander, Planner; Wade Carpenter, Police Chief; .

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Mayor Thomas recused himself from North Silver Lake and Echo Spur. Peek stated that he did have a conversation with the adjacent property owner but it will not affect his decision. Simpson stated ditto.

III. PUBLIC INPUT *(Any matter of City business not scheduled on the agenda)*
There were no public comments.

IV. CONSIDERATION OF MINUTES FROM APRIL 24, 2014

Council member Peek had one addition to add Wasatch County to the list of communities that participated in the Joint meeting.

Council member Beerman moved to approve with correction.
Council member Simpson seconded
Approved unanimously

V. CONSIDERATION OF RESOLUTION HONORING LOU HUDSON

Mayor Thomas read the resolution honoring Lou Hudson.

Council member Simpson moved to approve the resolution honoring Lou Hudson
Council member Peek seconded
Approved unanimously

VI. SWEARING IN CEREMONY FOR LIEUTENANT DARWIN LITTLE AND OFFICER ROBERT McKINNEY

Mayor Thomas swore in Officer McKinney and Lieutenant Little. Chief Carpenter presented a short bio on each gentleman and stated that we are very lucky to have great talent joining our Force.

VII. 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)

1. Consideration of a Professional Service Agreement Award- Stoneridge Trail & Trail head project to PEC Engineering in the amount of $24,735

2. Consideration of Construction Contract Award- Poison Creek Pathway project to Lyndon Jones Construction in the amount of $443,935.50

3. Consideration to authorize the City Manager to execute an Amendment to the Dual Meter Vault Repair Project Construction Agreement, in a form approved by the City Attorney, with Hills Construction, Inc., as Change Order No. 1 for an increase to the contract in an amount not to exceed $44,000.00

4. Consideration to authorize the City Manager to execute an Amendment to the Water Conveyance-2013 Pipelines Project-Segment B Construction Agreement, in a form approved by the City Attorney, with COP Construction, Inc., as Change Order No. 1 for an increase to the contract in an amount not to exceed $461,128.15

5. Consideration to authorize the City Manager to execute the Tenth Amendment to the Professional Services Agreement, in a form approved by the City Attorney, with Bowen Collins & Associates for General Engineering Services for an increase to the contract in an amount not to exceed $35,000.

Council member Simpson moved to approve the consent agenda
Council member Matsumoto seconded
Approved unanimously

VIII. OLD BUSINESS

1. Consideration of an Ordinance approving the re-establishment of Lots 30 and 31 of Holiday Ranchettes Subdivision, located at 2519 and 2545 Lucky John Drive, Park City, Utah City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney continued from April 24, 2014.

Planner Alexander presented, with the applicant Steve Schuler, stating that the lots were original combined in 1999 and now the owner wishes to divide the lots into two one acre parcels.

Mayor Thomas opened the public hearing.

Steve Swanson, representing the Holiday Ranch HOA, stated that they have a working document with the owner and stated that the process has worked out ok. He stated that the Holiday Ranch HOA is strong and will be here to stay. They work hard to create harmony in their neighborhood.

Mayor Thomas closed the public hearing.

Council member Simpson moved to approve the re-establishment of Lots 30 and 31 of Holiday Ranchettes Subdivision, located at 2519 and 2545 Lucky John Drive, Park City, Utah City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney
Council member Henney seconded
Approved unanimously

2. Consideration of the North Silver Lake Condominium Plat located at 7101 Silver Lake Drive, Record of Survey City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney continued from March 6, 2014

Mayor Thomas left the Council chambers. Planner Astorga presented the condominium plat for the North Silver Lake Condominiums. Astorga informed the Council that condition of approval number 7 has been met. Council member Beerman inquired about the difference between a multi-family dwelling and hotel. Astorga stated that when the conditional use permit was approved in 2010 the applicant was not looking at a lock out unit. In 2013 they decided to modify the conditional use permit to allow lock outs. The intent is nightly rental but gives the owner the option of living in the unit full-time and does not have public facilities for restaurants.

Mayor Pro Tem Simpson opened the public hearing.

Bob Dillon, representing the neighbors, stated that when the owner came forth with the lock out the neighbors sat down with the developer and came to an agreement. He spoke to the details of the agreement between the developer and neighbors stating that they are ok with the plat.

Mayor Pro Tem Simpson closed the public hearing

Council member Peek moved to approve the North Silver Lake Condominium Plat located at 7101 Silver Lake Drive, Record of Survey City pursuant to the findings of fact,

conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney
Council member Beerman seconded
Approved unanimously

3. Consideration of the 901 Norfolk Avenue Subdivision Plat Amendment, 901 and 907 Norfolk Avenue, Park City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney continued from April 17, 2014

Planner Alexander stated that the applicant is looking to reconfigure the lot lines from three lots into two lots of record. She stated the Planning Commission forwarded a positive recommendation.

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the hearing. Council member Simpson thanked Alexander for an excellent staff report.

Council member Beerman moved to approve the 901 Norfolk Avenue Subdivision Plat Amendment, 901 and 907 Norfolk Avenue, Park City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney
Council member Henney seconded
Approved unanimously

4. Consideration of approval of a subdivision plat for the Roundabout Subdivision Record of Survey for 300 Deer Valley Loop, Park City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney continued from April 24, 2014.

Planner Alexander stated that this is an application to amend the current subdivision plat. The request is to remove the lot line in order to create one lot in to build an underground parking unit as well as creating 4 condominium unit. Blake Henderson, applicant, reiterated Planner Alexander's comments. Also speaking to the benefits of the underground parking and lot-line removal stating that they are committed to following the construction mitigation plan and will be mindful of the neighboring properties and the community.

Mayor Thomas opened the public hearing. None, closed the public hearing

Council member Simpson moved to approve a subdivision plat for the Roundabout Subdivision Record of Survey for 300 Deer Valley Loop, Park City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney
Second Peek
Approved unanimously

IX. NEW BUSINESS

1. Consideration of an Ordinance vacating a portion of Deer Valley Drive adjacent to the proposed Roundabout Condominiums Plat located at 300 Deer Valley Loop Road pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney

Planner Alexander stated that in conjunction with the previous amendment this proposal would place one shared driveway off Deer Valley Drive. Staff and the applicant have met with Matt Cassel, City Engineer, to review the application. Cassel felt the best option was relocating the bus pull out and in turn the City would vacate a portion of the right of way. Council member Simpson inquired if Transit had weighed in. Alexander stated that they have not discussed this with Transit.

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing.

Council member Simpson moved to approve an Ordinance vacating a portion of Deer Valley Drive adjacent to the proposed Roundabout Condominiums Plat located at 300 Deer Valley Loop Road pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney
Council member Beerman seconded
Approved unanimously

2. Consideration of the Echo Spur plat amendment- Lot 21-32, Block 58 Park City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney.

Mayor Thomas stepped out again. Planner Astorga spoke to the amendment stating that this is a reconfiguration of the lots due to the fact that 3 lots do not meet the current lot size regulations. The Planning Commission had a 2-2 vote and the Chair voted in favor. Council member Beerman inquired about the debate of the Planning Commission. Astorga stated that two of the members felt that the plan did not meet the General Plan. Astorga stated that staff feels the development does follow the Old Town guidelines. The challenge that staff has ran into is that the General Plan is updated but the LMC is not creating a contradiction. Council member Peek clarified that the process for plat amendments uses the LMC not the General Plan. Astorga confirmed. Sean Kelleher, developer, stated that they are looking at a sustainability aspect and feel that this was the best option for the area. Polly Samuels McLean, Assistant City Attorney, stated that her recollection of the discussions ultimately determined the LMC regulates the nitty-gritty of a project and the General Plan is more general. Astorga stated that when the code is not clear staff looks at the surrounding developments and with this project they found it fits with the current conditions. Council member Henney stated that he feels that it does meet the general idea of the General Plan. Council member Simpson inquired about the fate of the berm and the 4th street right of way. Kelleher stated he has been working with Cassel and has submitted a proposed encroachment agreement with landscaping around the berm. Council member Simpson requested that City Manager Foster be involved with the discussions regarding the area around Rossi Hill. Council concurred.

Mayor Pro Tem Simpson opened the public hearing. There were no public comments. She closed the public hearing.

Council member Peek moved to approve the Echo Spur plat amendment- Lot 21-32, Block 58 Park City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney.
Council member Henney seconded
Approved unanimously

X. ADJOURNMENT

Council member Beerman moved to adjourn
Council member Henney seconded
Approved unanimously

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 2:00 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Polly Samuels McLean, Assistant City Attorney; Blake Fonnesbeck, Public Works Operations Manager; Matt Cassel, City Engineer; Kent Cashel, Transit/Transportation Manager; Kayla Sintz, Planning Manager; Ann Ober, Regional Collaboration Manager; Matt Abbott, Environmental Project Manager; Heinrich Deters, Trails and Open Space. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Beerman seconded. Motion carried.**

Council member Henney moved to open the closed session. Council member Matsumoto seconded. Motion 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 Marci S.Heil, City Recorder.

Marci S. Heil, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884