

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 12, 2009**

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

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Jon Weidenhamer, Economic Development Manager; Craig Sanchez, Golf Manager; and Clint Dayley, Parks and Golf Course Superintendant

1. Council questions/comments. Jim Hier discussed attending a Uniform Building Code Committee meeting where flood plain exemption amendments were recommended for historic houses so that properties no longer have to be listed on the National Historic Register to qualify. He pointed out that Tom Bakaly, the Mayor and Candace Erickson will be in DC next week at a historical time and he shared a pensive thought that when President Obama signs the stimulus package it will be at the same desk that President Clinton got his package stimulated. Joe Kernan relayed that he spoke to some Main Street restaurants about the prospect of bulb-outs accommodating outdoor dining. He also shared discussions he had with Steve Morgan who had some suggestions about insulating the Snow Creek Affordable Housing project with a state of the art material and will be bidding on the construction project. With regard to the Racquet Club, Joe Kernan stated that he is completely in favor of investing in recreational improvements and encouraged staff to provide Council with cost per user information. He disclosed that a citizen suggested that the running track be built on the perimeter of a portion of the building and not necessarily the entire structure. It would be a lot cheaper to install a track in an existing structure than to build a new structure around the whole facility. Mr. Kernan believed that the remodel should provide new programming to satisfy community needs because of the level of investment. The restaurant, climbing wall, and running track should all be included because they were identified by residents as priorities in the survey. Roger Harlan reported on Art Advisory Board, Mountainlands Community Housing and Library Board business and commented on the great training and the exceptional medical emergency response of a bus driver in assisting a passenger. Candace Erickson commended the grooming of the trails in Round Valley but pointed out the needed road work throughout town, specifically pot holes.

Jon Weidenhamer reported that the Wildlife Protection Society approached the City with a request to use the variable message board to alert drivers of wildlife migration crossings. However, moving the message boards come at a cost and they are typically used for special events and public safety messages. Also, there is concern about the number of signs on the entry corridor which is shared by UDOT and Summit County. As an option, he suggested installing flashing lights, denoting migration times, on the two existing wildlife signs but it may cost \$4,000 to have them hard-wired or up to

\$7,000 for solar power. Mr. Weidenhamer discussed providing an update to members through a manager's report.

Mayor Williams stated that he attended a sustainability conference with other Utah communities and felt that Park City is farther along than any of the presenters. He was pleased to report that there will be funding opportunities for sustainable projects through the stimulus package allocated toward energy. He asked for an opinion from staff on the legality of the City enacting more stringent ordinances than the Uniform Building Code. He thanked the City Manager and other staff members for their efforts at the state legislature. He reported on the COG meeting held last night where there was discussion about integrating the new County Council in the group. He spoke about COG's support of the SR248 and Landmark projects and expressed that meeting quarterly is productive.

2. Legislative update. Tom Bakaly explained HB212 which provides for enhanced public safety retirement which will come at a cost to the City. HB394, opposed by the City, did not pass but SB56, Military Installation Development Authority (MIDA) passed. This bill expands its ability of the military to develop in other areas other than Utah County, including Summit County. He relayed that SB211, Building Code amendments, is currently being debated which is opposed by the Council. SB216, revisions to MIDA provides that a project area may include specified private land. Mr. Bakaly reported that the state may be reinstating some of its loan commitments, including the City's approval for a \$10 million zero interest loan on the water pipe line project. The gas tax and expanding the resort cities sales tax legislation to qualify Salt Lake City and St. George were discussed. He indicated that he will return in two weeks with a final legislative wrap-up

3. Golf Course update. Craig Sanchez stated that staff is recommending that golf fees remain the same this season. He was pleased to report that the course is above on revenues and below on expenditures; the numbers in July and August were very strong. He explained that with the inclusion of residents within the School District boundaries, the number of non-resident rounds decreased but the course experienced a good climb with tournament play and lodging bookings, creating a good source of revenue. He relayed that Park City's rates are on the higher side compared to other golf courses in the region but Utah's prices are generally lower nationally. Mr. Sanchez commented that resort clubs in Florida, California and Arizona are experiencing a significant reduction in rounds from 8% to 17% at the beginning of this season.

Clint Dayley reported that last season, staff completed sod on a number of greens, built a new tee box on #18, installed sandstone directional signs, upgraded the restroom facilities, and installed sandstone benches. The latter two projects were funded with RAP Tax grants. Upgrading the primary pump station is slated this fall. In response to

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questions from Joe Kernan, Mr. Sanchez indicated that the Golf Course does not receive a subsidy from the General Fund and added that expenses like utilities are not included in the budget because the City is still in negotiations to purchase the space and money is set aside for the acquisition. However, things like association fees represent long term costs. Candace Erickson remarked on the number of great reviews she receives from her co-workers and others about playing Park City.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 12, 2009**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Library and Education Center on Thursday, March 12, 2009. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Katie Cattan, Planner; Heinrich Deters, Project Manager; and Cindy LoPiccolo, Senior City Recorder.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

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

None.

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

1. Consideration of appointment of Special Counsel to review the vesting of the Sweeney Master Plan Development for Treasure Hill – City Attorney Mark Harrington explained that on February 26, 2009, the Council directed staff to solicit proposals from qualified law firms and three submissions were received. He recommended appointing Jody Burnett based on his overall expertise in land use, his low bid and lack of conflicts. He is available to begin work immediately and will probably be able to render an opinion by April. The Mayor invited public input; there was none. Jim Hier asked if there is a cap on the fee and Mr. Harrington anticipated the fee will be under \$10,000. Roger Harlan, “I move that we approve Mr. Burnett to assist us in the review of the Sweeney Master Plan Development for Treasure Hill”. Jim Hier seconded. Motion unanimously carried.

2. Consideration of approval of 333 Main Street Plat Amendment – The Mayor opened the public hearing; there was no input from the audience. Jim Hier, “I move to continue to March 26, 2009”. Joe Kernan seconded. Motion unanimously carried.

3. Consideration of approval of an Ordinance approving the 108 Park Avenue Plat of Lots 20 and 21 of Block 13, Park City, Utah – Planner Katie Cattan explained that the Planning Commission approved this application on February 25, 2009 and the plat amendment corrects surveying discrepancies performed in 1996. Neighboring property issues were also resolved and staff recommends approval based on the draft ordinance. The Mayor opened the public hearing; there were no comments. Candace

Erickson, "I move we approve the 108 Park Avenue Replat according to the findings of fact, conclusions of law, and conditions of approval outlined in the staff report". Roger Harlan seconded. Motion unanimously carried.

4. Consideration of award of contract to Fehr and Peers Transportation Consultants for Neighborhood Traffic Calming Recommendations in the amount of \$1,330 – Heinrich Deters explained that this is one of several contracts coming to Council as part of the walkability plan approved last year. He added that Fehr and Peers has requested an additional \$1,500 for pedestrian count work in the area. The Mayor remarked on the wide range in bid amounts submitted. Mr. Deters clarified the selection process and the study area. Roger Harlan announced that he will not be voting in favor of the contract in consideration of the severity of current economic conditions and was uncertain if this contract is the wisest expenditure of \$33,000. Mr. Deters explained that the contract will be paid from walkability bond funds and having a traffic engineer evaluate projects will save the City money in the long run. Mr. Harlan insisted that the residents will be paying off the bond as part of their property taxes and Mr. Deters stated that the assessment will be \$15 per \$300,000 valuation. Jim Hier emphasized that the City will end up spending hundreds of thousand of dollars in capital improvements as a result of the walkability study and traffic calming projects and would much rather spend \$30,000 to make sure that the expenditure of hundreds of thousand of dollars is spent correctly. The Mayor invited public input; there were no comments from the audience. Liza Simpson, "I move we award the contract to Fehr and Peers Transportation Consultants for neighborhood traffic calming recommendations in the amount of \$31,330". Joe Kernan seconded. Motion carried.

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

Candace Erickson explained that she is opposed because of the selection of Fehr and Peers as the contractor.

5. Consideration of approval of an Ordinance Amending Municipal Code Title 3, Chapter 3, Campaign Disclosure Ordinance – Cindy LoPiccolo explained that state legislation is reviewed annually and legislative actions affecting municipal campaign disclosure are incorporated into the City's ethic ordinance. Proposed changes include the requirement to post campaign statements on the City's website and adding a reporting requirement, which was removed at an earlier time to be consistent with state code. Because of requests from the public, this reporting requirement is being proposed to be included again to the process. In response to a question from Joe Kernan about the timing of posting disclosures, Ms. LoPiccolo explained that she makes all disclosures available to the public at the deadline for submission. There was discussion about making reporting durations consistent in two sections of the ordinance

and Ms. LoPiccolo pointed out that the language is verbatim from state code which was supported by the City Attorney. The Mayor opened the public hearing. There were no comments from the audience. Roger Harlan, "I move approval of an amendment amending the Municipal Code Title 3, Chapter 3, Campaign Disclosure Ordinance". Liza Simpson seconded. Motion unanimously carried.

V 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 2:30 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Craig Sanchez, Golf Manager; Pace Erickson, Operations Manager; Clint Dayley, Parks and Golf Course Superintendant, and Mark Harrington, City Attorney. Joe Kernan, "I move to close the meeting to discuss property and litigation". Roger Harlan seconded. Motion carried unanimously. The meeting opened at approximately 4:40 p.m. Candace Erickson, "I move to open the meeting". Liza Simpson 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

Janet M. Scott, City Recorder