



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
February 27, 2014**

**Study Session
Community Engagement**

Phyllis Robinson, Public Affairs & Communication Manager, spoke to community engagement, encouraging the Council to design programs with the purpose of engaging the community. Talked about going to the people. Reminded then that personal relationships with government creates trust. Stated that public hearings/input opportunities are very important; however, they are not community engagements. Spoke to the Council about their role in helping to create a comfortable atmosphere, help guide the residents on how to be heard, it can be a scary process and it will be hard but not impossible. Robinson went through the steps of how to create these opportunities: inform, consult, involve, collaborate, and empowerment. Reminded Council of who is involved in terms stakeholders, shareholders, etc. think broadly about who we want to engage. Recognizing that we need to be multi-faceted for those who cannot physically participate in keeping the website and social media aspects up to date. Success is defined differently with community engagement by matching goals, being ready to present all information, creating the right situation and approach, and finding synergies. Robinson relayed a statement that she heard at a conference that we need to "Go Slow so we can Go Fast". Meaning if we take the time to get community involvement then the outcomes will be far better. Follow the principles of open and responsive, proactive, honest, meaningful and community centered. Feels the one piece of improvement is closing the loop, letting the community know what our intentions are and letting them know that they were heard. Taking it to the streets includes what Council would like to see. Robinson suggested a few engagement opportunities such as a Lower Park Avenue discussion, Council events, specific project open houses and citizens toolbox.

Council member Simpson spoke to the living room gatherings from the 90's. Each home had a facilitator and residents from all areas and classes assigned to homes and with the desire to find out what was going on in their community.

Council member Henney thanked Robinson for the great staff report. Spoke to the idea of getting the citizens involved with other citizens, and the importance of sharing the picture with the other peers.

Council member Matsumoto recognized the hard work that has been accomplished to create community engagement, reminded staff to keep up the website as a tool for the younger generations. Spoke to neighborhood committees as a way to link the community.

Robinson stated that she feels that Park City is too small to set up a higher archy in each neighborhood. Mayor Thomas stated that he feels the community is represented by interest groups and feels that the neighborhoods need to be represented.

Council member Simpson pointed out that this is a community vision not a neighborhood vision

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and feels that neighborhood committees could be too formal and could be positional.

Council member Matsumoto suggested that they go door to door as a Council and engage in the residents stating that her favorite part of campaigning was going door to door.

Peek stated that this is removing the barriers and opening up the lines of communication between the formal body and the residents.

Council threw out more ideas of other ways to engage the community along with door to door, small groups, formal setting at community events with the council in one place for Q & A. Keeping the group format as a comfort level. Creating citizen boards for problem solving such as blue ribbon, COSAC, walkability etc.

Mayor Thomas stated that he feels this would be a very nice time to give the public an opportunity to comment.

Steve Swanson spoke to his concern about the process and has felt that now that the doors have been open he feels better about engaging with staff and Council. Public outreach is very important. Publicity in creating an event instead of a meeting. Spoke to the website as a great resource as well as social media being a great option. Suggested a "Host a speaker" event and liked the ideas of committees and living room discussions.

Mary Wintzer commended Robinson for the fabulous report and concurs with Council member Simpson's ideas. Wants a way to all come together to work for a goal of making Park City better. If mistakes occur due to humanity then we work together to fix them. Liked the "go slow so we can go fast" comment and feels that was well represented with the General Plan.

Public Works Operations Update

Blake Fannesbeck spoke to the areas of the Public Works department: Streets, Parks, Golf & Cemetery maintenance and Building maintenance. The goal is to keep the everyday details taken care of so the residents are happy, it is a high level of service due to the tourist town.

Council member Henney stated that in the staff report Fannesbeck said that the Public Works department did not rate high on the Council goals portion and they should take it as a compliment. They did not rate high because they do not require improvement.

Mayor Thomas related the Public Works department to the foundation of a house and how important they are to the everyday details.

Fannesbeck spoke to the everyday operations and staffing during the seasons stating the Streets department is responsible for the curb, gutter, and sidewalks/bike paths, street lights and signs. Storm Water and flood control systems ditches and inlet boxes stating they currently can clean the storm water boxes and are looking to purchase the equipment to clean the lines. They have sandbags on hand in the spring for residents. The Streets department also works with pavement management, a software program that will determine the proper applications for the 126 miles of street as well as the life cycle of our roads. They help with event support- traffic control, parking and clean up.

Council member Simpson stated that she has witnessed the Streets crew cleaning up Old Town

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following the storms and really appreciates it.

The Parks, Golf and Cemetery Maintenance department is responsible for the parks, fields and Cemetery including the variety of area of the city to include open space. Golf course maintenance keeps the highly manicured premiere course in working order with a complex water system, narrow watering options to conserve water. They work for City Beautification with 170 flowers and shrub beds to keep the resort community feel. Spoke about the Arbor Day celebration planting 10 trees and stated Park City has been a Tree City USA for 21 years. Requirements of this honor require year round work include pruning and treating. Parks, Golf & Cemetery take care of the Holiday/Town decorations- hanging baskets, holiday lights and banners. Sports fields & event support- continuation of prepping the fields they clear the sport track of snow for the lacrosse and soccer leagues. As well as maintenance on all outdoor facilities, play grounds, tennis courts, volley ball courts, skate park, dog parks. They keep the sidewalks and stairs clear of snow to keep walkability vital.

Fonnesbeck spoke about Building maintenance stating they keep up the maintenance on all City buildings and China bridge. Maintain the Geothermal systems at Marsac and the police building, the staff has performed very well learning new computer controls. Also maintain the Solar panels and are involved with event support.

Public works has partnered with recycle Utah for a clean-up program that allows residents to bring their yard waste etc. to the recycle center.

Council member Simpson said kudos to the Public Works department for this program; it has saved the City money and has been an incredible partnership.

Fonnesbeck stated that they also work to clean up vandalism & graffiti- broken lights, stickers, graffiti. Working on a tracking program on the dollar amount spent to repair and replace. .

Weidenhamer, Economic development, stated that the Public Works department is amazing, and they make it all happen. The level of service is stellar and they also sit in on the design aspect of projects and bring creative solutions to all of those projects.

Work Session

Council Questions and Comments and Manager's Report

City Manager Foster stated that staff would like to speak to the manager's report regarding Main Street at the 6:00 hour to accommodate residents who have expressed concerns and cannot be present until then.

Ann Ober, Regional Collaboration director, inquired about regional meetings and informed Council of the upcoming meetings. Discussions regarding the number of meetings ensued and it was pointed out that regional collaboration is a top priority.

Council member Beerman inquired if there were any questions on the charters for Mountain Accord as he is to sign on the City's behalf. Council concurred they were in agreement with what they reviewed.

Council member Matsumoto attended the Chamber board meeting stating they discussed the forecast of tourism and felt March is picking up. Discussed the lobbyist bill that allows them to show tourism is growing then funding is available for up to 3 million dollars. Also spoke to a

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bill moving forward to see if they can increase the tourism budget due to the lack of funds during the recession. Attended the planning commission meeting and said all things went smoothly, the largest item turned out to not be a large issue due to communications with the neighbors and the developer. She relayed two comments regarding parking that she heard last week. One regarding poor communication with the transportation from the airport. The comment was from her daughter who was out to dinner and spoke to the restaurant owner regarding parking who stated that China Bridge is full of Main Street employees and feels that the Main Street alliance needs to come with a plan to handle employee parking.

Council member Peek attended COSAC discussing stewardship endowments and the recommendation is to fund stewardship as is.

Council member Simpson said "Let it snow."

Council member Henney attended the Comcast tour and found it amazing. Stated he jumped on a bus leaving deer valley during load out and found standing room only stating it great to have such a great capacity. He was also impressed with the engagement of the driver. Attended the Historic park city alliance meeting stating that parking is the number one issue. They feel that if visitors cannot find a parking spot they will have a negative opinion of Park City and will not return. They also did a post Sundance meeting and had a very good discussion including taking in account the tapering of the festival.

Legislative Update

Matt Dias, Assistant City Manager and Jody Morrison, Assistant City Recorder presented the weekly update speaking to the Big 5 bills that include: Transportation, Schools, Climate, Count my Vote and Medicaid. At this point only 70 bills have been passed with only two weeks left. Have worked hand and hand with the League to deter some bills and do have a few small wins.

Council member Peek inquired about adding a stance column to the spreadsheet. Morrison went over the color coding of the chart. Dias stated that he & Henney attended the policy session last Monday and we will be hearing a lot of information regarding revenue coming in the next few days.

Council member Simpson inquired about the lodging bill that she asked for more information on. Dias stated that the word now is that it has not had a hearing as of yet which is good.

Council member Beerman inquired about a gas tax bill, Dias stated that the league has not taken a position yet.

City Council Retreat Notes Review

City Manager Foster asked for input on the notes presented in the packet.

Council member Simpson stated that on page 53, section titled Council's expectations of Mayor- there was blending of words, that he be a cheerleader for staff and then after the decision is made during a meeting he be a cheerleader for Council. Also, pointed out a word change from won to one. And would like a follow-up half day of retreat and half day of Myers Briggs training. Council member Beerman suggested that do a public survey of dreams and fears to see if they are on track. Also, on page 59, titled Take Aways, wants it left at "together".

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Farm Animal code amendments

Deb Wilde, Code Enforcement, Roger Evans, Building & Gabe Jaramillo, Building, presented the history of the current farm animal code, stating that Park City has adopted the County code. Wilde presented the research she gathered from other Cities and feels that the code should remain the same unless future complaints come in. She asked for Council input.

Council member Beerman stated he spoke to a resident that was told that the County did not have any teeth to enforce the code.

Wilde stated that the County does have teeth and they are enforcing their own code.

Evans stated that these issues go in cycles and with the popularity of “growing” your own food it could come back around.

Council member Henney stated that it is not an issue of the animal but an issue of the noise and odor. He feels the only change could be to disallow roosters.

Council member Simpson responded that she felt it would be sexist to ban only roosters.

Council member Beerman stated that he does not feel cattle and swine belong in the definition section of domesticated animals.

Council responded with a 3-2 vote to keep the code the same.

General Plan discussion

Planning Director Thomas Eddington followed up with the edits from the last meeting as well as the feedback from the General Plan open house. Discussed the incorporations of the changes from the last joint meeting regarding Nodal development, discussions revolving the background of how the graphic was interpreted continued.

City Attorney Harrington stated that he felt the Planning Commission was suggesting to either change the text to where existing nodal development exists or have it state where the future nodal developments areas are suggested.

Eddington discussed the annexation expansion area. Stated that staff did add a note to the annexation section to clarify the purpose of the graphic addition. City Manager Foster stated that she had met with the County Manager and he was unsure how the County Council would feel having this printed as an option.

Council member Simpson stated that with the goal of working toward regional collaboration and developing healthy relationships she would be in favor of backing off on this at this time.

Council member Beerman stated he has concerns with pulling this item from the General Plan even with the sensitive issues with Wasatch county, feels that with the other upcoming meetings the City can repair those issues.

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Council member Matsumoto stated that it is an entry corridor and is an important area, would like to pull the item and see if the year of collaboration works and then move forward.

Council member Peek suggested that the item be pulled and then during a joint meeting with the County bring it up as a discussion item.

City Attorney Harrington added language that would allow the additional use of the land.

Mayor Thomas stated that he is with Council member Beerman that this prime land and feels that we need to be ahead of the game.

Council member Simpson stated that she feels that this would cause a huge issue and would be noticed with plenty of time if any development were to be looked at.

City Attorney Harrington outlined what the positives and negatives would be for adding this to the General Plan stating that this is only the first step in the process.

Council member Beerman stated that he feels it was disingenuous to take it off the map knowing that we are going to turn around and put it on in a year.

Eddington stated that staff is recommending leaving the annexation map as is. Council agreed that the yellow hatching be removed and leave the blue oval suggesting that there could be future annexations working with Wasatch County.

Discussed the licensed architect factor. This has been a debate during multiple meetings.

Council member Simpson again pointed out the discussion she had with her father who is a licensed architect stating in his option requiring a license does not guarantee quality product.

Council member Matsumoto clarified that every project has to follow design guidelines and if they have to follow the process no matter what then who is this language helping.

Council member Henney inquired if this even needs to be stated in the General Plan couldn't it be looked at in reference to the Land Management Code.

Council member Peek stated he is not willing to take peoples livelihood away for good paper work or design.

Council member Beerman concurred with Council member Henney that this should be brought forth in a LMC discussion.

Mayor Thomas stated his theory when he suggested this during his time on the Planning Commission. He stated that licensed architects are held to a higher standard due to the length and nature of their education. It would require them to be held accountable for their design.

The Council agreed to strike this language from the General Plan.

The Council then discussed the definitions sections related to the affordable/attainable /middle/moderate housing definitions. Concurred with either deleting or defining but do not use circular language.

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Mayor Thomas invited public input on what has been discussed so far.

Jeff Camp- spoke on behalf of Snow Park subdivision, stating the biggest concern is the wild life corridor that goes through the BLM land, he understands that a piece of the property has been deeded, and noticed on the zoning map as medium density. He stated he would be in favor of changing the zoning from medium to low density. Thanked the Council for the landscaping in his neighborhood; however, the parking during Sundance ruins the landscaping and would love to be included in the permit parking.

Mary Wintzer seconded Mr. Camp's comments. She would admonish the Council to sleep on the licensed architect factor prior to scratching it out of the plan. Spoke from experience as a member of the Board of Adjustments that the process is much smoother with a licensed professional.

Gary Strong, Tall Pines Construction, past president of Park City Home Builders Association would like to see 15.3 related to requiring a licensed architect be removed all together. He stated that he has been in the business for many years and has seen both architects and designers alike good and bad.

Mary Olshefsky- asked for clarification for 7.2 and asked for it to say "that which is more restrictive". Eddington stated that staff added language at the very beginning of both volumes discussing CC&R's. Council member Simpson stated that by making that point clear at the beginning of the document instead of burying it deep in the General Plan.

Jim Tedford- stated that he feels that the new document is a great effort and has a few suggestions regarding the historic character. Would like to see the HPB more involved in the decision making process and not the appellate board. If the Council would not like to see the change then the \$500 fee should be lowered. Council member Simpson stated that Council felt the fee needed to be a hefty enough fee that the residents think heavily before appealing every decision. Mr. Tedford would like to see an email notification system put in place to inform when applications have been submitted. Page 111 section 16.1. also discussed the definition of subordinate. Feels that there are too many strategies and would like the title of volume two be Implementation and would like to see all the goals started the same.

Christina Shebler- publically agreed with Camp and Wintzer with low density and wildlife corridor.

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, January 9, 2014. Members in attendance were Jack Thomas, Andy Beerman, Cindy Matsumoto, Dick Peek, Liza Simpson and Tim Henney. Staff present was Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Jason Glidden, Special Events; Clint McAfee, Water Manager; Roger McClain, Water; Thomas Eddington, Planning Director; Chad Root, Chief Building Official; Roger Evans, Building; Matt Cassel, City Engineer; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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There were no communications or disclosures from Council or staff.

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

Terry Ore, Park City Institute brought a video showcasing the artists that will be performing Saturday and will be a part of the Park City school district out-reach program tomorrow.

Allison Butz, Historic Park City Alliance, spoke to the Main Street construction hurting the mall traffic. Asking if the fence could be moved to back of curb and offer off street parking on the East side as well as exploring staging options off Park Avenue. Also inquired about a construction liaison.

Monty Coates, Pine store, has experienced a 33% loss this winter. It is not his intent to slow the construction project just to look at the other options for flexibility especially during peak season for pedestrian flow. Also supports a construction liaison with all the projects along Main Street. Feels the impacts are directed at the businesses along Main Street and would like to see those spread out.

Susan Meyer, Meyer Gallery, noticed a significant drop in walk-in traffic. She has heard that everyone is seeing a decline and is encouraging that there be a sight line so the tourists will continue uphill

Karen Terzian, Terzian Galleries, 309 Main Street, has been in this location for 10 years and has noticed a lack of foot traffic and it is very difficult to see the store signs and would like to see signs that list the businesses that are on upper Main Street.

Mary Wintzer, 320 McHenry, stated when was a general contractor the schedule was very strict with one day for footings, one day for foundations and would like to see if the policies have shifted or loosened.

Jane Schaffner, 401 Main Street, is located on the down side of the construction so she has not seen the decline but in the 28 years she has been there they are still have parking issues. Has concerns with the upcoming events in the spring and feels that the appearance of Main Street is the jewel of the town and now looks like a war zone.

Rinaldo Hunt, developer at 333 Main, spoke to the issue at hand as it relates to the construction project. Stated they have been working with the HPCA and City Staff to accomplish this large project. He feels that the construction partner, Jacobson, has worked very well with staff in bringing an efficient plan. Stated that the barriers are for the safety of the walking traffic. Stated that they had a meeting with the HPCA and they agreed with the plan and brought it to the City and now the HPCA is saying that it is not working. They are already squeezing in the construction as is. They are committed to complete the project in a timely manner and leave a great finished project.

Mayor Thomas stated that this item is not on the agenda but seeing the turmoil offered to discuss this item and bring it back as an agenda item if needed.

Council member Peek inquired why there was not a crane on site. Chad Root, Chief Building Official, stated that the contractor did not feel they would need the crane on site for over the allotted 14 days.

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Council member Simpson stated that the 562 Main construction project has been a great example of the construction mitigation plan working well.

Root spoke to the considerations of the project to ensure public health, safety, lessen the negative economy impacts in the neighborhood, pedestrian access, traffic and parking, aesthetics to make it fun and pretty. The construction projects along Main are to be shut down during events and holidays. They are adding additional lights for the site and to make the walk way friendlier. The thought is directory signs would guide the pedestrians to the other shops to keep the impact of economic hardship to a minimum. Staff met with HPCA to discuss additional signs and flags & banners.

City Manager Foster stated that staff has decided to have Craig Sanchez, Golf Director, fill the role of construction liaison to act as a conduit for the HPCA, merchants and staff.

Root discussed the mitigation of neighborhood plans to include no construction at this phase on Park Avenue, no construction parking in residential areas, construction hours 7am -9pm Monday-Saturday and Sunday 9am-6pm. Noise most of the time will be below 65 decibels.

Council member Henney inquired if the allowance of use of Park Avenue for staging would be a minor gain or major gain.

Root stated that it would be a minor gain and would not meet the requests of the merchants to lesson impact other areas as well.

Council member Beerman inquired about the construction expansion during peak season. Root stated that it was always the intention of the project to expand.

Council member Simpson stated that she brought issue of the aesthetic looks to the attention of staff back in November. The project is unattractive and needs the line of sight option. Would like staff to look into a wooden protective walkway and make it look more attractive. She understands that safety is the issue but the aesthetics need to be mitigated as quickly as possible.

Council member Peek stated he too is in favor of a ridged walkway and staff needs to look at the use of public right of way, are we charging the contractor for the use of sidewalk and street as a staging area.

Council member Beerman would like to see if all of the 300 feet of construction needs to be used all the time.

City Manager Foster stated that the next step will be to hold a staff meeting with the contractor & HPCA to make sure all the items are being looked at and come back to Council and report on the next steps.

Council requested a verbal update at the next meeting.

Council member Henney thanked Root for all the help detailing the issues and working with both sides. Council concur the sentiment.

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IV. MINUTES FROM THE SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING ON FEBRUARY 5, 2014 AND REGULAR MEETINGS ON FEBRUARY 6, 2014 AND FEBRUARY 13, 2014

Council member Matsumoto moved to approve the minutes from the Joint City Council/Planning Commission meeting held on February 5, 2014 and the regular meeting minutes held on February 6, 2014 and February 13, 2014

Council member Henney seconded

Approved unanimously

V. NEW BUSINESS

1. Consideration of authorizing the City Manager to execute an Amendment to the Wyatt Earp Way Improvements Construction Agreement, in a form approved by the City Attorney, with Lyndon Jones Construction, Inc., as Change Order No. 2 for an increase to the contract in an amount not to exceed \$256,636.56.

Roger McClean spoke to the item regarding the change order increase. Based on the soils that were tested by URS found that they differed from the soils found in the geotechnical survey from the initial review. It is thought that through the trenching and road construction in that area had contaminated the soils and needed to haul off the soils to a stock pile area until the final disposition could be determined. All the soils have been hauled to Clean Harbor and the clean-up of the stock pile area has been completed.

Council member Simpson inquired if the initial analysis was done incorrect. McClean stated that the problem was with the impacts of the pipeline work in the area and mixing the soils from other projects. This had a huge cost impact and has raised a red flag for staff in the future.

Council member Peek moved to authorizing the City Manager to execute an Amendment to the Wyatt Earp Way Improvements Construction Agreement, in a form approved by the City Attorney, with Lyndon Jones Construction, Inc., as Change Order No. 2 for an increase to the contract in an amount not to exceed \$256,636.56.

Council member Matsumoto seconded

Approved unanimously

2. Consideration of an Ordinance approving the Park City Heights Phase 1 Subdivision, located at Richardson Flat Road, Park City, Utah upon findings of fact, conclusions of law and conditions of approval stated in the attached ordinance.

Kirsten Whetstone, Planner, Brad McKay and Spencer White with Ivory Homes presented the plan for phase 1. Stated the final subdivision plat for phase 1 and consists of 103 residential lots. 28 townhouse units, 35 small lot park homes, 40 additional lots for cottage homes and homestead lots. Phase 1 also includes the 5 acre City park and an HOA club house parcel with City trails and easements. There will also be a soils repository. Planning Commission has forwarded a positive recommendation.

Council member Peek inquired if the construction recycling mitigation area would be contained within each phase. McKay stated that the current location will remain the same through multiple phases.

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City Attorney Harrington requested a modification to condition of approval number 7 regarding the timing of the dedication of the City Park stating that it should be irrevocably offered to be dedicated as part of the plat but the dedication will not be accepted until the sign off of the VCP in a form approved by the City Attorney.

Mayor Thomas opened the public hearing. No comments were heard. Mayor Thomas closed the public hearing.

Simpson moved to approve the Ordinance approving the Park City Heights Phase 1 Subdivision, located at Richardson Flat Road, Park City, Utah upon findings of fact, conclusions of law and conditions of approval stated in the attached ordinance with the amendments made by the City Attorney to condition of approval number 7
Council member Peek seconded
Approved Unanimously

3. Consideration of extending the Settlement Deadline included in the Real Estate Purchase Contract with Greenpark Cohousing LLC, from 3/1/2014 to 9/1/2014, for the sale of 1450 & 1460 Park Avenue, Park City, UT.

Matt Dias, Assistant City Manager and Jason Glidden, Special Events Manager, representing the City and Marianne & Darrel representing Greenpark discussed this item. Greenpark is requesting extending multiple deadlines two which have passed and one which is current. Staff is recommending that we extend the one deadline that has not passed and go hard on the other two deadlines calling the escrow.

Council member Matsumoto stated she would be okay with the retroactive extension.

Council member Beerman inquired of Greenpark what due diligence remains on this project.

Darrel stated that there are two conditions waiting to be met. The architect met with the City Engineer about parking layout and now needs to finalize the drawings as well as waiting for the formal written approval from Planner Anya Grahm on the historic renovation plan.

Council member Henney asked for clarification as to the intent of calling out the earnest money other than the fact that it is written out in the contract. Dias stated that it was a public process and had requests for proposals and had a contract signed. Dias then reminded the Council that there have been two subsequent extensions. Henney agreed that it was logical.

Council member Simpson stated she would have to side with staff and feels that Greenpark is at no risk of losing the earnest monies.

Council member Beerman inquired if they could find a middle ground and call the earnest contingent upon them receiving the financing.

Marianne stated that she does not know what the risk is of losing the earnest money but does know that seven of the units are affordable and \$2400 is a lot of money to someone trying to purchase this unit.

Council member Matsumoto moved to approve extending the deadlines as

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stated on page 235 of the packet, which lists the two deadlines that have passed to read coming due on 6/15/2014 and the one that has not passed to be extended to 9/1/2014.

Council member Peek seconded

Henney- Aye

Simpson- Nay

Peek- Aye

Matsumoto- Aye

Beerman- Aye

Motion Carried

4. General Plan Review

Planner Boehm passed out public input comments that were received after the packet had gone out. Eddington continued the discussion from the work session. Spoke to small towns regarding transportation options. Looking at typologies of open space and tying the language to the LMC. Council concurred that this adds creative aspects to the neighborhoods for use of nooks and crannies as open space. Discussed the language adding the roof top garden as urban open space and worried about the idea of a roof top garden not having public access. Harrington suggested language to mitigate the future problems and LMC amendments would follow the language in the general plan. Discussed parking in the historic character section.

Mayor Thomas opened the public hearing.

Ron Whaley – Park Ave, spent 10 years as a Planning Commission member and Historic District board member, spoke to the parking issues stating that 20 years ago a Council member sat right here and talked about getting people out of cars. He is concerned that limiting houses in Old Town to one parking space would preclude a social aspect of visitors at any site. Adequate parking needs to take place somewhere. Discussed the purpose of the General Plan and how it has been used.

Ruth Meintsma- 305 Woodside, spoke to goal 16 regarding the title of Main Street and would like to see consistency. Spoke to day lighting creeks and parking issues stating that enforcement is the solution. Spoke to the licensing issue stating that in Utah it is legal for a homeowner to be the general contractor when building their own home as well as anyone could design landscape/xeriscaping with research. Spoke to the previous comment regarding email notifications. Wanted to address the concept of the general plan being a living document.

Mary Oshelksky would like to make a request to remove the language in the Thaynes neighborhood.

Brad Smith asked for the exact language of the item 1.5 Thaynes Canyon.

Jo Scott proposed a resolution that when a hearing goes past 8 Council member Beerman should pass the cookies. Feels this discussion has taken a turn away from what the residents of Thaynes wanted. Feels when housing is changed it needs to be stated that the CC&R's be called out.

Evie Lundine, stated that she has purchased a home for family use. She her primary home is a single family residence in California and they are large fabulous homes with casitas/cottages for

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a house keeper or family member. She spoke to federal funding that would allow veterans to have a care taker on the property and allowing the veteran to stay in their homes. Spoke to the water issue and using grey water lines for irrigation instead of potable water. Spoke to daylighted streams in her subdivision in California. Concerned with the historic areas and the narrow streets speaking to the fire safety issues and needs to preserve the historic care but not sacrificing the safety of the residents.

Rob Sletten appreciated the opportunity to work with staff and stated that the plans and progress are slipping with each discussion. Is very frustrated with the way it is going.

Mary Wintzer speaking as an observer, stated she along with the Thaynes residents have attended every meeting since November and feels they have been concerned with the CC&Rs not about affordable housing. She encouraged Council to think about how this turn in the discussions looks, it is as if none of it mattered. She feels that the Council should have just told the residents of Thaynes Canyon up front what their intentions were. Council member Simpson stated that it does not work that way, the Council take in all the comments and evolve in the decision making process.

Jim Tedford clarified a point that he had made earlier regarding the subordinate definition. He also provided City Recorder Marci Heil with a copy of his comments to be included with the minutes.

Council member Beerman suggested that Council take 5 minutes to agree on a definition, this was not accomplished.

Council member Matsumoto and Council member Simpson concurred that Thaynes should be treated the same as any other neighborhood.

City Attorney Harrington suggested the following language: existing zoning should continue to allow additional opportunities for local multi-generational housing that are compatible with the existing single family built environment.

Brad Smith continued to speak to the Thaynes Canyon stating language and feels that no other neighborhood section has this strong of language.

Marie Lundine- commended the Council and City for the beautiful town that has been developed. But it saddens her to hear about the affordable housing is unattainable and that others are not opening their hearts and their homes. Council member Simpson spoke to all the points that she brought forth stating that it is a goal. Lundine suggested offering incentives to entice people to provide affordable housing.

**Council member Peek moved to continue the General Plan
discussion to the March 6th meeting
Council member Simpson seconded
Approved unanimously**

VI. ADJOURNMENT

**Council member Simpson moved to adjourn the meeting
Council member Matsumoto seconded**

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Approved unanimously

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 12:30 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney. Staff present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Heinrich Deter, Trails & Open Space Manager; Ann Ober, Regional Collaboration Director; Jonathan Weidenhamer, Economic Development. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Beerman seconded. Motion carried.**

Council member Simpson moved to open the closed session. Council member Peek 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

