



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
DECEMBER 12, 2013**

Work Session

Council questions and comments and Manager's Report

Council member Simpson attended the Joint Transit Advisory meeting stating that it was very informational and a great preparation for the joint County meeting. She stated Transit Manager Cashel procured \$95,000 from the 5311 fund to work on projects at Kimball junction. UTA attended also and reported on the numbers for the transit route from SLC to Park City. Also UTA has multiple options on their buses as CNG, electric hybrid, and diesel and he offered to loan one of each for trials as we are looking at procuring new buses. Thanked Cashel for the great ribbon cutting ceremony at the workforce housing project.

Council member Matsumoto stated Recycle Utah asked to bring up the ski/snow board equipment recycle program, this is a program they have all year and were able to keep a large amount of bulk out of the landfill last year. She praised Council member Simpson stating she did a great job handing the keys off to the Habitat for Humanity family. Attended the Summit Lands meeting and were able to procure \$900,000 matching funds from the State. Also attended the ribbon cutting for the seasonal housing stating it was great.

Council member Butwinski stated that City Holiday party was amazing and thanked staff for the great gift. Attended the Utah League of Cities and Towns meeting stated they began on the strategy session for the legislature. Hosted a Quality Growth Commission where ULCT gave a presentation on the use of condemned trails for open space. Concurred the ribbon cutting ceremony was great.

Council member Beerman stated that Simpson gave a great opening at the Habitat project. Also stated the workforce housing ribbon cutting ceremony was great. Attended league meeting with Council member Butwinski. He also attended the Leadership party on Monday night and sat in on the Familiarization tour this last week and found it very informative.

Council member Peek also stated the Holiday party and the ribbon cutting ceremony were great.

Mayor Williams was in awe of the workforce housing project and is so proud of the green efforts staff has implemented. Reported on the Mayoral farewell tour to DC stating they met with all three senators and Congressman Bishop. Stated he was very proud of Diane and can see the new team with Jack and Matt Dias will be very successful. Feels it is very important that those relationships stay strong.

Quarterly Goals

Briggs and Kersavage again presented quarterly goals. This week they focused on the BPE and Sustainability groups.

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Council member Simpson requested a Wyatt Earp update. Deters, Trails and Open Space Manager stated the walkability portion will be completed by Spring 2014.

Council inquired about a right of way landscaping guideline handbook. City Engineer Cassel stated that it is coming along and the finished product will be a great tool for staff. Council also wanted to clarify that the handbook would address the private side as well and be a great tool for residents too. Staff concurred that it would be a good guide for staff and residents.

General Plan- Appendices/Trends and Overall Review of Revised Plan

Planning Director Eddington stated that the Planning Commission did move to continue to a date uncertain stating they had three issues outlined to follow their decision. There was not enough public input time, editing issues, and formatting.

Mayor Williams stated that he feels that the neighborhoods goals section has been misconstrued. He also has concerns with timing and feels if the Planning Commission is not finished reviewing then the Council should continue this item as well to give the Planning Commission time to finish the process. He would also like to see a statement on the front page of each of the neighborhood section that states they may be governed by a Homeowner's Association with CC&R's.

Council member Butwinski felt that the deadline for December 19th was a positive aspect that has gotten residents out and paying attention. Has attended the Planning Commission meetings and suggested adopting a draft document complete with the changes the Planning Commission suggested and then continue to work toward a final document. He feels to pass it to a date uncertain could end up looking the same as it does now with the residents showing up two weeks prior to the deadline. It would give plenty of opportunity for public input and give a deadline.

Council member Simpson stated she was disappointed with the Planning Commission saying they felt they have not had enough time to review. Was also disappointed that there were not more Planning Commission meetings dedicated to the General Plan. She also feels it would be beneficial to pass a draft on Dec 19th then get the information to the new planning members. She would also like to see the citizens committee brought back and plan a joint meeting with the Planning Commission.

Council member Matsumoto stated her concerns with passing a draft plan and feels it would put residents on edge.

Council member Beerman stated he attended the Planning Commission meeting and agrees with the comments made as to multiple versions running around. He feels the Council should agree on one form and put it out for review. He would also like to see a comparison with the old and new General Plan to see the evolution of the document.

Council member Peek feels the "draft" is online for review and feels the citizen committee running parallel as the new Planning Commission reviews the "draft" in January would be helpful. Then hold a joint work session and adopt in February.

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Council member Butwinski feels by passing a draft pressure would be applied to complete the document in a timely manner. Stated he was frustrated that the City Council has held multiple additional meetings and the Planning Commission has chosen not to and now feel that they have not had enough time. He would also like to see new residents give input. He acknowledged the incredible amount of time that staff has put into the document.

Mayor Williams does not feel voting on a draft would be beneficial and also feels that if Planning Commission has not seen a section or is planning to take another look then Council should not be spinning their wheels looking and relooking at sections.

Council member Simpson stated that adopting a draft would send a message to the community and the Planning Commission that this document is at its end.

Council member Beerman feels that we need to settle on a draft and collect comments in that time frame and then add all the comments to one document at the same time.

Council member Peek agreed that it needs a little more refining time and needs a firm deadline.

City Attorney Harrington stated that the code does not supply an option to adopt a draft and feels a better avenue would be stating to have a date certain, by formally calling up the current draft at the December 19th meeting and then remand the document to included dates of joint meetings and special meetings with a firm deadline on the last meeting in February.

Mayor invited Jack Thomas and Charlie Wintzer from the Planning Commission to engage in the discussion. Commissioner Thomas stated that he feels with a firm deadline the document would be completed. Mayor Williams inquired if they feel that the timeline suggested tonight be feasible. Commissioner Wintzer stated he felt that this document is not usable and could not use this document to work on a project.

City Attorney Harrington stated that both sides were well intentioned and would not want this herculean project to ruin relationships between the two bodies.

Commissioner Wintzer stated that he feels that only having public meetings is difficult to have discussions and would rather break off into smaller groups of mixed Planning and Council members to discuss the document. He would like to take a project and look at how the General Plan would be used.

Mayor Williams agreed that taking a look at how the General Plan would be applied to a project would be beneficial.

Commissioner Thomas inquired about holding small meetings with the public as well.

Council member Beerman stated he felt the joint session was very productive and felt when the smaller groups broke off in the beginning it broke away from the policies.

City Attorney Harrington stated that it is "general" and we will have people argue. Perfection is not the goal the Council needs to strive for marked improvement.

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Council member Simpson stated that she would be willing to meet as many times as needed and feels that when they meet in smaller groups the communication was lost. Feels that the continuation of open meeting and the public input are critical.

Commissioner Wintzer stated that he felt Planning Director Eddington and City Attorney Harrington needed to sit down with the new commissioners and educate them on the purpose of the General Plan prior to reading the document. Staff agreed.

Regular Meeting

6:00 pm

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, November 14, 2013. Member in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Liza Simpson, Dick Peek and Cindy. Staff present were Diane Foster, City Manager; Mark Harrington, City Attorney, Matt Dias, Assistant City Manager; Thomas Eddington, Planning Director; Kayla Sintz, Planning Manager; Christy Alexander, Planner; Jonathan Weidenhamer, Economic Development; Matt Twombly, Sustainability; Heinrich Deters, Trails and Open Space Manager; Jody Morrison, Assistant City Recorder; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications or disclosures from Council or staff.

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

Lisa Schneider, Habitat for Humanity, thanked the Mayor, Council and community. She introduced the new family who received the Habitat home. Park City helped Habitat build green and built the first three story home. The family also conveyed their gratitude.

Dick Hughes, resident, was concerned with the proposed Treasure Hill plan with the Sweenys. He feels that the closed door meetings and rush to approve before Mayor Williams leaves offices is in haste is absurd.

Mayor Williams clarified that every statement was inaccurate. Reiterated that the project will not be passed without public input. The process stays the same and has to go to the Planning Commission and Council for public input. He also stated that the meetings with the Sweenys are legal and were used in a way of communication that could bring both sides together and create a project that would work best for the community.

Council member Simpson concurred that the reason the meetings have been small was to get the best project for the community.

Dennis Wong stated he is Dr. Dick Hughes' technological advisor and typist. He read a letter he typed for Dr. Hughes to read during public comment. Dr. Hughes was concerned with time constraints of the public input time and only touched on the main points. He stated that this

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information is worrisome. He feels that the City's website needs more concise information and a better search mechanism.

Mayor Williams reminded the public that the Council members are always a phone call away. If a resident has a concern please pick up the phone and talk it out with the Mayor or Council.

IV. Minutes from the Special Meeting on December 3, 2013 and the Regular Meeting on December 5, 2013

**Council member Simpson moved to approve the December 3 and
December 5, 2013 meeting minutes.
Council member Beerman seconded
Approved Unanimously**

V. 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 authorizing the City Manager to enter into a Professional Services Agreement in the amount of \$80,000 with Legislative Executive Consulting LLC
3. Consideration of the Comprehensive Annual Financial Report and acceptance of the Audit for the Fiscal Year ended June 30, 2013

**Council member Peek moved to approve items 1 & 3 and remove
item #2 from the consent agenda
Council member Butwinski seconded
Approved unanimously**

2. Consideration of authorizing the City manager to enter into a Professional Services Agreement in the amount of \$165,950 with MGB&A for the 2014 Main Street Improvement Project

Council member Beerman inquired why this would not be a multi-year contract. Matt Twombly, Sustainability, spoke to the item stating that staff has looked into that option and found it better to go out for an RFP each year to keep things fresh.

Council member Beerman was concerned with continuity.

Jonathan Weidenhamer, Economic Development, stated that continuity is great and diversity/variety is a great option too. It also helps staff keep fresh ideas when we go out for RFP's.

Council member Simpson moved to approve authorizing the City manager to enter into a Professional Services Agreement in the amount of \$165,950 with MGB&A for the 2014 Main Street Improvement Project

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**Council member Butwinski seconded
Approved unanimously**

VI. NEW BUSINESS

1. Consideration of an Ordinance amending Courchevel Condominiums at Deer Valley Fifth Amended 2700 Deer Valley Drive- Amendment to Record of Survey

Planner Alexander presented the amendment to convert the common/loft space to private space. Staff is in favor of the amendment.

Mayor opened the public hearing. No public comments. Mayor Williams closed the public hearing.

**Council member Butwinski moved to approve the Ordinance amending Courchevel
Condominiums at Deer Valley Fifth Amended 2700 Deer Valley Drive-
Amendment to Record of Survey
Council member Peek seconded
Approved unanimously**

2. Consideration of Approval for the Vacation of a section of the Woodside Avenue ROW

Planning Director Eddington stated that most of this property was vacated in the 1940's and staff concluded this section remained open due to some houses that used the road for access into their properties. Those houses are now gone and the City is looking at using the property as a walkway and public parking.

Mayor Williams opened the public hearing.

Mary Wintzer inquired if the City would keep ownership of the property.

Planning Director Eddington clarified the ownership would remain with the property.

**Council member Peek moved to approve the Vacation of a
section of the Woodside Avenue ROW
Council member Matsumoto seconded
Approved unanimously**

3. Consideration of the Appendices/Trend and Overall Review of Revised General Plan

Mayor Williams opened the public hearing.

Jo Scott thanked the Council for stopping the runaway train and for giving staff and residents more time to finalize the plan. Thanked Mayor Williams and Council for working so hard. She also stated that they have tried to bring in fresh faces but she is concerned there has not been enough publicity and feels that Mayor and Council need to get the word out.

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Tom Fey asked Planning Director Eddington to relay a brief conversation regarding public input. Eddington stated that the idea was to have a General Plan email linked on the website to take public input.

Brad Smith said ditto and thank you to the Council.

Mayor Williams closed the public hearing.

**Motion Butwinski to continue the discussion of the General Plan in order to remand the General Plan and direct staff to schedule the General Plan for a call out at the December 19, 2013 meeting and to direct the City Attorney to form a working group to schedule the meetings in January and February for both the City Council and Planning Commission on the General Plan with the designates to the scheduling group from the City Council will be Council members Peek and Beerman
Council member Beerman seconded
Approved unanimously**

VII. ADJOURNMENT INTO THE RDA

**Council member Simpson moved to adjourn into the RDA meeting.
Council member Matsumoto 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 Dana Williams, Alex Butwinski, Andy Beerman, Liza Simpson, Dick Peek and Cindy Matsumoto was excused. Staff present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Polly Samuels McLean, Assistant City Attorney; Lori Collett, Finance Manager; Nate Rockwood, Budget Manager; Phyllis Robinson, Public Affairs; Heinrich Deters, Trails and Open Space Manager; Jack Thomas, Mayor-Elect; Tim Henney, City Council member-elect. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Peek seconded. Motion carried.**

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

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Marci Heil

Marci S. Heil, City Recorder

