



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
February 13, 2014**

Work Session

Council Questions and Comments and Manager's Report

Council member Peek attended the City hosted Legislature Reception at the Capitol stating that it was a great experience.

Council member Beerman stated ditto on the Legislature Reception also thanking Sharon Bauman for her work for a successful reception. He attended a Mountain Accord meeting; spoke about a charter that will be coming forth. Also attended Leadership 101 stating that Mayor Thomas and City Manager Foster were very entertaining. Attended the Love your Library event stating Mayor Thomas is a great story teller. Pointed out that he was walking along Main Street last night and counted 8 taxis idling in front of the post office, he requested staff look into the options the City has in strengthening this ordinance.

Council member Simpson attended the Lodging Association meeting where she was enlightened on a tourism dollar bill that is being discussed at the Legislature and asked Assistant City Manager, Matt Dias to track.

Council member Matsumoto stated the Peace House is also tracking a bill that would help fund Domestic Violence services and wanted to see if the City could show support. She also attended a Planning Commission meeting as the current liaison and stated it was great.

Council member Henney thanked Mayor Thomas for the great dinner he and his wife held at their home.

Mayor Thomas attended Leadership 101 and thanked Phyllis Robinson for empowering the community during this process.

Legislative Update

Matt Dias, Assistant City Manager, presented the updates. Thanked Council for coming down to the Legislature for the reception. Spoke to a transportation bill, an education bill and an air quality bill. We may see multiple bills combined into one with multiple components. City Manager Foster updated the Council on the progress of updating the anti-idling bill.

Annual Open Meeting Training

Assistant City Attorney Polly Samuels McLean showed a clip from the movie Horton hears a Who, stating it was good illustration showing what the important qualities of the open meetings laws were. Stated that the spirit of the act is to aid in the conduct of the people's business. Take your actions openly; it is not intended to keep you from collaborating. Went over the qualifying items that would belong in a closed session. Discussed the electronic media that is present in our society. Stated that when you are in an open meeting you cannot text one another, this again is to keep the transparency state alive. Any time you are conducting city business, it can

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be discovered through a GRAMA request. City Attorney Harrington reminded Council to treat all communications as if it were a written document on City letterhead.

Library Discussion

Jon Weidenhamer, Econ Development, Kevin Blaylock, Tomas Quam, Oakland Representative, Steve Brown, Adriane Juarez, Library Director, Matt Twombly, Sustainability spoke to this item. Weidenhamer stated that this has been a great learning experience. He has learned what a green building means and also if you are coming in significantly lower than planned you should look again. Stated that staff does not see the need for a standalone building for a senior center and feel there will be space in the renovation for all the needs. Kevin Blaylock addressed the Council stating that the original designs were reevaluated when Adriane came on staff and embraced the 21st century library. Stated they have worked with staff and have worked on bringing the project up to the standards of Park City.

Council member Matsumoto inquired about the discussions that were held in January speaking of the cost of a standalone library, stating that obviously going from \$350 plus a square foot for a brand new building to the current estimate of \$232 a square foot to renovate the Carl Winters building is the best option.

Council member Henney stated that he sees that there has been a great deal of design progression in a short amount of time. He is concerned his personal views do not match the community's views for folding in multiple uses into one space.

Phyllis Robinson, Communications & Public Affairs, stated that staff began a community engagement process in March 2013 and inquired from the community what they viewed as a library. The push was for a 21st center library with digital components. It was not a lower RDA master plan discussion and more the desires of what they wanted in the library. There will be other options for public comments and open houses for the design aspect. They viewed this as a hub for the community.

Council member Matsumoto spoke to the film series and preschool comments from past meetings, ramping up the community space and a gathering area for all ages.

Council member Simpson stated she remembered having the library staff come before Council and stated what they viewed the space looking like. She feels confident that no matter what the building will evolve into anything the community will need in the future.

Council member Henney stated that he is not concerned with the using the current location for the library and community center. He is concerned with the fact that the budget has gone from 5.6 million in March 2013 to 9.3 million to date with limited public input and disclosure. He personally is favor of the idea but is worried about the community's involvement thus far.

Council member Beerman stated he shared Council member Henney's fears about the community outreach and also has a lot of trepidation moving forward without a master plan and figuring out what is needed.

Council member Peek read from the minutes of the September 5, 2013 minutes speaking to the negative vote made by the Council regarding air conditioning. He stated that with the mountain environment and comfortable temperatures he feels the building could have targeted air conditioning.

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Council member Matsumoto stated that she recalls speaking to not having air conditioning at the Marc where people go to sweat but did vote for air conditioning to keep the patrons at the library comfortable.

Quam reminded the Council that if they are looking at installing air conditioning in the Sanity the cost benefit would be better used when the ceiling is open.

Council member Beerman inquired what the repercussions would be if Council took a pause. Oakland stated that if they want it done before Sundance 2015 the steel needed to be ordered by March. Steve Jones stated they would run the risk of the materials and labor inflation.

Mayor Thomas stated the building is a unique entity and his heartache is similar to Henney/Beerman and then looking at the overall square foot and understands that \$232 all-inclusive costs for readapting of a historic building is a great number but the frustration is the number that was originally stated and now we are looking at a much larger number.

City Attorney Harrington suggested that the Council move this item to new business and finish the discussion.

Regular Meeting

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; Wade Anderson, Chief of Police; Rebecca Gillis, Finance Manager; Shelly Hatch, Finance; Matt Twombly, Sustainability; Jonathan Weidenhamer, Economic Development Manager; Jason Glidden, Special Events; Heinrich Deters, Trails and Open Space Manager; Ann Ober, Sustainability; Clint McAfee, Water Manager; Roger McClain, Water; Phyllis Robinson, Public Affairs; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Tommy Youngblood, Special Events, stated that the Park Silly Sunday Market contract requires two designated liaisons from the City Council. Council discussed the item and designated Council members Henney and Matsumoto.

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

Josh Mann stated that he heard a report from Deer Valley speaking of approvals with the City for a gondola. City Manager Foster stated that the support Deer Valley was speaking to was from the investors group and not the City.

Jim Tedford -reiterated an email the he had sent to the Council. He feels that the Carl Winters building and the Marsac buildings are two of the most historic buildings in town. He feels that

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the pictures reflected online as options for the library do not mesh with the historic aspect. He is all in favor of the library but encouraged keeping the historic feel.

Andrew Caplan & Irene Cho, Park City Film Series, stated that they submitted an email to the Council. They stated they are very excited about the renovation; however, they are concerned with the time line of the renovation and asked Council to recognize the cost of a long term renovation for the film series. Cho mentioned that during the Live PC Give PC campaign they raised over \$17,000 also during a Go Digital Go Dark campaign they raised \$ 75,000 and feels that they are now more accountable to the donors to keep the film series alive and would like to have a minimal impact on the series as possible. Reiterated the support of the renovations multiple times while pointing out the significant impacts for a long-term renovation.

Suzette Robarge, Library Board- stated that extending the project time line may impair community goodwill. Feels it will bring exasperation to the film series, Sundance, the preschool. She feels they have reached a sweet spot with the visioning requirements coming forward as well as the green element. She feels as a community member that it should not be drawn out.

**Council member Peek moved to reopen work session item 4, Library Discussion
Council member Simpson seconded
Approved Unanimously**

Library discussion continued. . .

Blaylock discussed the elements of the air conditioning system and supplemental heating to make the library more comfortable for the patrons.

Weidenhamer stated that preschool will be affected greatly with the uncertainty of the future for the clients. He also went through the time line and steps that staff has outlined.

Council member Beerman inquired about starting earlier next year to minimize the impact on the patrons. Quam stated that the scope has increased and will add some construction time. Beerman then inquired if they start immediately would this project be completed for Sundance, 2015. Quam stated that yes; it would be completed for Sundance.

Council member Peek inquired how they anticipate getting a temporary certificate of occupancy during construction phases. Oakland stated that they have a contingency plan to have an on call fire watch staff during occupancy of the building.

Gerd Holusen, Friends of the Library, stated she brought the proposed designs to the last meeting and the other members had not seen them. She requested another open house to put in additional input.

Ann Whitworth stated that her understanding as a member of the Friends of the Library that they were not going to take a position.

Council member Henney inquired about the option for a fresh air element with fans etc. also inquired if the windows be able to be operable.

Steve Swansen delivered a petition opposing the design of the Carl Winters library renovation. Feels this process needs to be critically looked at make the best project in Park City.

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Council member Matsumoto inquired about what decision is to be made tonight scope or design.

Council member Simpson stated that design options have been brought to the Council. There were two public hearings at Planning Commission meetings.

Council member Matsumoto stated that she feels comfortable with the number of public hearings that have been offered.

Council member Simpson stated that she too was comfortable with the number of public hearings and also is under the impression with a historic preservation standpoint the renovation is supposed to stand out against the historic feel.

Council member Henney stated he was not concerned with the design, his issue continues to be the change in scope in such a short amount of time.

Council member Simpson stated that the early costs were estimates and was clarified by staff that until the nuts and bolts were determined clear cut costs could not be identified.

Council member Beerman also remains uncomfortable with the costs and feels that until a master plan is identified he would not be in favor of moving forward.

Council member Matsumoto stated when she looked at the list of projects in the RDA, she does not see a change in the scope it is more a consolidation of projects. You also have to keep in mind that the green element the Council agreed to increase the estimate. Recognized that it is hard on new Council members and Mayor to come in mid-plan on a project. Stated she is comfortable moving forward tonight.

Council member Beerman stated that none of the projects have been deleted; it is just money moving around on a spread sheet.

Council member Matsumoto stated that if we do not hit the go button we could talk it to death.

Council member Peek stated he is thankful that the council 20 years ago had the insight to purchase the building and is a great use for the building and feels it would be advantageous to have this project completed prior to the master plan.

Mayor Thomas reiterated an overview of what staff is looking for.

The Council had a 3-2 vote in favor of moving forward.

Simpson-Aye
Matsumoto-Aye
Peek-Aye
Beerman-Nay
Henney- Nay

Council had a unanimous vote for green leed standards.

4.5 vote in favor air conditioning with expectation to engineer to Council member Peek's recommendations.

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Simpson- Aye
Matsumoto-Aye
Peek-Aye
Henney-Aye
Beerman- Split Aye & Nay

Council agreed that the budget is large and told staff to not bring any additional fund requests. Council directed to move forward.

IV. APPOINTMENTS AND RESIGNATIONS

1. Appointment of a Planning Commission member to fill an existing term expiring July 2014.

Mayor Thomas stated there were three amazing applicants for the open term of Planning Commissioner. Clayton Stuard was appointed by City Council to fill the existing term of planning commissioner.

**Council member Simpson moved to appoint Clay Stuard as a Planning
Commission member to fill an existing term expiring July 2014.
Council member Peek
Approved unanimously**

IV. NEW BUSINESS

1. Consideration of a Resolution proclaiming the week of February 24th through March 1st "Non-Traditional Student Awareness Week"

Tricia Nielson with Utah Valley University outlined the definition of a non-traditional student. In response to the Governors 2020 bill 66% of Utahans will have a post-secondary degree. UVU is well positioned to help the Governor reach this goal. Excited about all the opportunities UVU has to offer to non-traditional students

**Council member Peek moved to approve a Resolution proclaiming the week of February
24th through March 1st "Non-Traditional Student Awareness Week
Council member Beerman seconded
Approved unanimously**

2. Consideration of Granting an Aesthetic and Recreational Easement to Summit Land Conservancy for City-Owned Risner Ridge Parcels

Heinrich Deters, Cheryl Fox, Summit Lands and Erin Bragg discussed the easement. Outlined the aesthetics, recreation cultural elements of the project. Stated that they did come to an agreement for utilities and trailheads. Fox stated that this has been a long process and thanked the neighbors for being very patient.

Paul Boyer, 27 Ashley Court, lived in the neighborhood from the beginning of the project and is very supportive of this project.

Council member Beerman thanked Summit Lands and Cheryl Fox for the patience with COSAC.

Council member Simpson moved to approve Granting an Aesthetic and Recreational Easement to Summit Land Conservancy for City-Owned Risner Ridge Parcels
Council member Matsumoto seconded
Approved Unanimously

1. Consideration of an Ordinance Amending 1314 & 1350 Empire Avenue- Plat Amendment-Combination of Lots 8-12, Lots 33-38 and the abandoned Norfolk Avenue ROW of Block 19 within the Snyder's Addition survey.

Planner Alexander stated the plat amendment applicants were Jon Weidenhamer, Park City RDA and Gary Knudson.

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

Council member Peek moved to approve an Ordinance Amending 1314 & 1350 Empire Avenue- Plat Amendment-Combination of Lots 8-12, Lots 33-38 and the abandoned Norfolk Avenue ROW of Block 19 within the Snyder's Addition survey.
Council member Simpson seconded
Approved unanimously

4. General Plan Review

Thomas Eddington, Planning Director, gave a brief overview of the comments from the planning commission meetings also discussed the dot exercise from the previous joint meeting. They then went around the table for the clarification on where the dots were placed referring to density and affordable housing. The consensus was that it should be integrated in established neighborhoods. It was clarified that any options would be taken to the Planning Commission. Also, core of the community and transit lines were identified as important factors in the decision as well as balancing the decisions against the Council's core values.

Discussions went to local TDRs; Eddington stated the Planning Commission's recommendations were to explore Bonanza Park, Park City Mountain Resort, Lower Park Ave and the Snow Park area of Deer Valley as receiving zones. Eddington clarified this does not mean that due to the General Plan they would become receiving zones it was just to identify areas to look at. Concerns were regarding calling out certain areas and not having the option to move TDR's. City Attorney Harrington stated that language could be added for assurance that no area would be off the table. Council and Planning agreed with the proposed language with the addition of Snow Creek. Eddington pointed out the language regarding regional TDR's which are not legal at this point but leaves the option to explore, research and analyze.

Went through the goals sections and the changes the Planning Commission had to the document.

Discussed the transportation aspect looking to expand on existing transportation options as well as being proactive while evaluating the impact on the community.

Planning Commission made the recommendation to include the area north east to the School District boundaries in the expansion area. Talked about regional planning and the aspect of

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controlling certain areas to diminish growth in certain areas. Foster stated she feels it is very important to establish a healthy relationship in the region. Commissioner Stuard raised concerns with the annexation options. Council member Peek stated that he feels land use decisions are best handled within the municipality. Council member Beerman spoke for Commissioner Strachan who was excused that he would be in favor of the annexation if were Recreation Open Space only. Chair Worel stated she felt the Planning Commission has come a long way; Strachan was absolutely against annexation and now is in favor with the element of Recreation Open Space

During the Trends discussions they spoke about adding support services such as Laundromat, child care facilities, etc. as well as requirements in 15-13 for a licensed architect. Council member Beerman inquired about why this item was included. Eddington stated that it is difficult, those who are not licensed architects do not always understand the Historic district desires of the City. Council member Simpson stated that requiring a license will not always get the desired outcome either. She stated if the goal is to make life easier on the staff then this works but if the goal is for outcome it would not guarantee anything. Mayor Thomas stated that he was the one who brought this language forward, due to the decline in his own profession of architecture. He feels that this would hold someone accountability as well as preserve the historic district. Council and Commission agreed that they were not looking to increase the cost of development or to deter projects. Council asked for more information regarding this item for the 27th.

They looked over the goals section again looking to ensure staff understood what was decided at the last joint discussion.

Mayor Thomas opened the public hearing.

Rob Sletton thanked the City Council, Planning Commission and staff for all the hard work on this plan especially as a business person. Inquired about goal 11.4 regarding nightly rentals. Inquired about the verbiage of the word "restricted" as an absolute no or is it a cap. Stated he is also confused on the topic of affordable housing.

John Kenworthy- reiterated what Council member Simpson said about establishing the healthy relationship with the County. Spoke to seasonal employee housing. He was very impressed with the discussions regarding density. He sees wonderful things in this version of the General Plan. Obviously as a business owner he wants to see high number of tourism and was pleased to see Mayor Thomas out and about during Sundance. Told three stories about issues with the transportation problems he has witnessed. Looking toward the future of the community and sustainability.

Allison Butz thanked staff for allowing her to be a part of the first community outreach program. Prospector Square property owners are very happy with the general plan and as well as the neighborhood. Historic Park City alliance feels that there are some key pieces in keeping Park City, Park City keeping the business owners busy and tourism growing, with a slippery slope

Ann Prancford stated she agrees that density should be discussed with an open mind in all neighborhoods. Might want to consider putting in the definition of a lot of record and discussing the term TDR.

Jo Scott inquired about how residents can view the discussions and changes that were made tonight. Asked for clarification about the discussions tonight regarding affordable housing and

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density. Also asked for clarification on revising zoning codes in neighborhoods or the city as a whole. Reiterated she is not against affordable housing just wants to be clear that the CC &R's will be observed.

Staff reassured that any change in density or zoning would be brought to Planning Commission and City Council. City Attorney Harrington clarified that with this language it will not restrict affordable housing within the Thaynes neighborhood; however, if a change comes along the surrounding areas will be noticed and that would be the time to express concerns.

Puggy Holmgren discussed the parking issues and feels that each house should be allowed two parking spots each. She also pointed out that she feels that the construction workers are taking all the parking in town. She stated that those who eat here and buy here should be able to park here and would like to see the contractors be made to use the park and ride system. Closed with stating that the mind set of Park City being a small town is a thing of the past, we are a resort community and need to own it.

Melissa Band- noticed a hole in section five of strategies. She feels as a city implemented strategy to become more green she feels it is our duty to help the visitors also become more green. She also noted that affordable housing is not always easy to finance with multi-zones in a residential district.

Craig Elliot spoke as a Thaynes resident, architect and business owner. He spoke to the affordable housing element stating he works with "those people" every day. Currently he has five neighbors touching his property that all live elsewhere having an actual person present would not hurt the neighborhood. Spoke to the requirement of an architect's license component and feels that it is very important. It will make the Planning Commission's life easier. He would like the Council to reconsider the goal discussing national chains on Main Street. Turning it into a positive statement by changing the language to reflect keeping Main street growing and keeping small businesses thriving.

Alex Butwinski stated there was a big concern in the community with the change in the Planning Commission and is happy to see the group assimilate. He feels density clustered into nodal developments helps deter sprawl. Stated he was in agreement with Puggy's comments. Thanked staff and public for hanging in to the end.

Mayor Thomas closed the public hearing.

Council member Beerman had two comments rewording two goals regarding tourism.

Council member Beerman moved to Continue Discussion to February 27th meeting
Council member Matsumoto seconded
Approved Unanimously

V. ADJOURNMENT

With no further business the meeting was adjourned.

MEMORANDUM OF CLOSED SESSION

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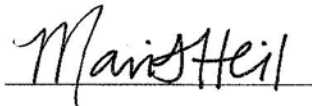
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The City Council met in a closed session at approximately 4:30 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney. Staff present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Heinrich Deters, Trails and Open Space Manager; Jim Blankenau, Sustainability. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Beerman seconded. Motion carried.**

Council member Matsumoto 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


Marci S. Heil, City Recorder

