**PARK CITY COUNCIL WORK SESSION NOTES**
**SUMMIT COUNTY, UTAH**
**JANUARY 22, 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; Phyllis Robinson; Public Affairs Manager; Diane Foster, Environmental Manager; Thomas Eddington, Planning Director; Matt Cassel, City Engineer; Kent Cashel, Transportation Manager; Jeff Schoenbacher, Environmental Specialist; Matt Twombly, Project Manager; Heinrich Deters, Project Manager**

**Dina Blaes, Preservation Consultant**

**1. Council questions/comments.** Roger Harlan reported that he reviewed options for SR248 with staff and attended the School Board meeting. Building costs for the high school came in under the $31 million budget by $250,000. He understood the Board may consider participating in the cost of providing library services to County students. He attended a Mountainlands Community Housing meeting where he learned that the County is better monitoring affordable housing deed restricted properties through legislation. Phyllis Robinson stated that affordable housing properties are being listed in the MLS with related information disclosing restrictions. Candace Erickson reported that Recycle Utah is holding and organizing fund raisers to help the organization during this poor commodity market, but donations have been effective. Friends of the Farm discussed upcoming community events. She discussed the importance of installing an ADA compliant path so the application will quality for grant money committed to the display of farm implements.

She continued to report that several constituents contacted her about the width of Hillside Avenue and asked that Council reconsider its decision for a 20 foot width. Most felt that 16 feet was adequate so that Hillside is essentially one lane but wide enough for emergency traffic, if needed, and they questioned if emergency traffic would even use Hillside Avenue. Matt Cassel clarified that previous direction was 18 feet with 2.5 feet of curb and gutter. The engineers can still proceed with the design. Members agreed to hear this again at its work session on February 12. Joe Kernan felt it important to provide information on potential liability to the City at the meeting if the street is not designed to standards.

Liza Simpson commented on her trip to DC for the Inauguration. Jim Hier stated that he attended the Ski Utah meeting where a drop in retail and lodging numbers were discussed. Mayor Williams complimented staff on Sundance, specifically the Inauguration telecast on lower Main Street. He also attended the receptions hosted by the Democrats and Republicans that day and will meet a delegation from China at the Governors Mansion tonight.

**2. Environmental Strategic Plan.** Diane Foster explained that this is slated for adoption on the regular meeting agenda tonight. She updated members on on-going projects. Energy conservation within municipal facilities is 90% complete. A vendor has been selected for the solar project and a heat recovery system will be installed in the ice arena. The approach for the municipal carbon footprint involves internal teams and the fuel reduction task force has been very successful in its efforts. Energy reduction plan numbers for various departments will be available in the spring and at that time Council will be better prepared to set goals. She continued that the wind testing at the Ice Arena is underway and final results are anticipated in April. Members of the Community Advisory Board include heads of organizations and the press to add rigor to the process and to help with community engagement and outreach as the program moves forward. The municipal carbon footprint will return to Council in March. Ms. Foster reported that the community is the recipient of a $90,000 matching grant from the Knight Foundation and support has been received from the Park City, Summit County, Recycle Utah, and the National Resources Defense Fund. The community carbon/water face book was discussed which is an excellent resource to share profiles, ideas, data, tax incentives and rebates. The website will also have a news feed.

The plan has been re-organized so that goals are better defined and she asked members about including metrics at this point. Mayor Williams emphasized the importance of setting attainable and realistic goals which can be measured. Jim Hier believed that costs should be identified to accomplish each goal so that better decisions are made in prioritizing expenditures. Ms. Foster suggested providing a dollar range for a project and cost estimates for short and long term goals. Performing on return on investment numbers may be more difficult for some of the community elements. Joe Kernan agreed that it would be beneficial to have this information to focus and invest on projects providing the most benefit for the dollar. Ms. Foster pointed out the success of the fuel reduction program, considered low hanging fruit, but looking at the more expensive long term strategies. Joe Kernan discussed the effort spent on reducing plastic bag use which may not be as effective as energy efficient light bulbs, for instance. Mayor Williams pointed out large future projects like the resorts building out their parking lots and the Treasure Hill Project and suggested amending the LMC to achieve certain environmental standards.

Diane Foster explained that if the City operates a bus to the Park and Ride, there would be a net carbon increase to the municipality but a net carbon decrease for the community. Jim Hier suggested using more than one set of measurements since community markers are much broader. Roger Harlan believed there are inherent conflicts with providing improvements for the public, like lighting, and reducing energy use but Ms. Foster felt that greater lighting can be achieved while preserving night skies and cutting energy costs.

She understood direction to be that completion dates will be revisited at a later time once goals are defined. Staff is looking to confirm that the ecological footprint will be determined after the community is engaged with water and energy conservation programs. Similarly, she would prefer to measure carbon and water after citizens are involved. Ms. Simpson suggested that these be dropped from the resolution until further discussion and placed on a *waiting list*. Diane Foster agreed and members expressed an interest in holding a future work session on the waiting list items.

She confirmed policy with Council that municipal facilities be designed to LEED building standards but not to contract with a third party for the LEED verification process. The Mayor stated that he feels comfortable with the building staff inspecting construction but is willing to listen to arguments on justifying the cost of obtaining LEED certification. Mr. Harlan did not feel credibility is an issue here but Mr. Kernan expressed that as LEED becomes more familiar to people, it will become a more valuable label. Candace Erickson acknowledged the significant expense of obtaining LEED certification and feels the City's building practices are cost effective and efficient in consideration of spending taxpayers' dollars. She believes the cost of the certification may come down and at some point, there may be someone on staff who is LEED certified. Liza Simpson stated that she is not comfortable with spending more money on top of the funds committed to build or retrofit our buildings and is hopeful of bringing this skill set in-house. This way, projects could be better monitored. Diane Foster pointed out that employee Kayla Sintz is a certified LEED architect.

She continued to explain that the City is now participating in the County's air monitoring program and looking to hire an outside consultant to perform comprehensive air quality monitoring testing. Staff is planning on returning to Council with a proposal and estimate. Jeff Schoenbacher described the importance of modeling and inventorying current emission sources. Once this data is compiled, projected emission factors can be determined on a five to ten year timeframe to help gauge at what point in time institutional controls are needed to reduce emissions. Jim Hier stated that he needs estimates before proceeding and feels that monitoring a couple more locations would be helpful. Jeff Shoenbacher indicated that air monitoring is pretty complex and the locations of monitors need to be strategically placed based on a monitoring plan representative of the population. Monitoring a municipality is much different than a power plant because there are mobile conveyances that are more difficult to gauge. Good data is based on a good plan and he suggested hiring a consultant. Discussion ensued about car emissions being the most impactful source and Mr. Schoenbacher noted that conducting a study will determine the air quality now and provide the public with the basis for a comprehensive study. He again discussed strategically placing monitors and Joe Kernan expressed his support of the program. Liza Simpson understood that staff will return to Council with a defined plan and an estimate. Diane

Foster added that there may be some federal funding sources available. There was discussion about creating an RFP for consulting services and information about funding sources and returning to Council. Roger Harlan expressed his support of the projects and Ms. Foster pointed out that hiring a consultant is the staff preferred option rather than purchasing and randomly installing monitors. At this point in the meeting, Mayor Williams was excused to attend a function in Salt Lake.

**2. Sidewalk and pathway lighting.** Matt Twombly noted that last November during the quarterly review of goals, Council discussed the lighting on Deer Valley Drive, Iron Horse Drive, Kearns Boulevard and an overall lighting plan as it relates to WALC projects. Based on Council direction, staff met to discuss lighting as part of a plan consistent with WALC and on Iron Horse lighting as part of the Bonanza reconstruction project. Staff proceeded with developing a plan consistent with WALC to light specific pathways and sidewalks throughout town and met with a consultant to learn about new technologies. The City has no overall comprehensive plan for lighting and the LMC should be updated to reflect today's technologies. He referred to the variety of overhead lighting fixtures throughout town which is a challenge when responding to service requests and maintenance needs. He asked for confirmation to light the Iron Horse sidewalk as part of the Bonanza Drive reconstruction project, light Deer Valley Drive along with the other street improvements scheduled for the area. A draft sidewalk and pathway lighting plan is included in the staff report and he asked that Council consider this for future adoption as part of the Trails Master Plan to make sure that any future lighting projects are consistent with the WALC update and the Trails Master Plan.

Jim Hier referred to the proposal for the Deer Valley Loop section and pointed out the lack of foot traffic in the area to warrant lighting. Most condominium guests use shuttle services rather than walking. Heinrich Deters interjected that the infrastructure exists with an eight foot path for future development of the area. Mr. Hier indicated that if the plan were phased he would schedule it last after an assessment is made of the traffic generated with the development of the parking lots. Mr. Twombly felt that timing can be easily adjusted. Liza Simpson questioned the proposed lighting for Monitor Drive and Mr. Deters acknowledged that the project map should be scrutinized but the feeling was to connect commercial and resort districts, including the Racquet Club.

Ms. Simpson referred to comments in the staff report regarding cost, including the significant amount of staff time, hiring an outside consultant and/or reprioritization of staff's current work program needed to implement the plan. Jim Hier believed this program is tied to amending the LMC and the work plan of the Commission should be considered first. The LMC could refer to a strategic plan which could be updated more easily. Matt Twombly understood that Planning is proceeding with amendments to architectural chapters of the LMC and the General Plan. Roger Harlan felt there are certain areas with demonstrated pedestrian needs while there are sections of the Deer Valley Loop without sidewalks. Popular walkways should be prioritized for upgrades. Matt Twombly explained that Deer Valley Loop lighting is intended for a future phase at build-out because it is a recreation center. There is no current funding for the lighting plan other than for Iron Horse and Deer Valley Drive. He explained that having criteria in place will assist in responding to neighborhood requests for lighting. Joe Kernan felt promoting alternative transportation is important which relates to adequate lighting. He pointed out the amount of light reflected off the snow and Matt Twombly again discussed exploring new lighting technology. Mr. Kernan agreed that the Planning Commission should be involved and Candace Erickson voiced her support of the Monitor Drive lighting project.

Mr. Hier stated that installing lighting on Bonanza Drive or Iron Horse before standards have been formulated would be a mistake. Priorities could be set at the implementation stage. Ms. Erickson expressed concerns about significant delays in installing lighting while standards are being created. Mr. Hier explained that standards do not need to be incorporated in the LMC but just referenced. The plan should be a stand-alone document and he didn't find waiting a year is a big issue. Matt Twombly explained that the Bonanza Drive lighting project is intended to proceed, but timing is at Council's discretion. Joe Kernan believed lighting should be discussed during the budget review as part of the walk-ability projects.

Tom Bakaly stated that staff is recommending a new program similar to developing policies for undergrounding utilities or walk-ability rather than using incremental approaches. He acknowledged that creating the program may impact other work projects and based on the discussion today, staff can ascertain the impacts and return to Council during budget time or before for more discussion. Liza Simpson commented that she understands the benefits of a comprehensive lighting plan but has difficulty envisioning what that gives the community versus operating the way we've been operating in response to requests for elevated levels of service. She didn't feel Iron Horse should drive the timing. Mr. Bakaly emphasized that prioritizing projects will be a topic at the Visioning Session.

Mr. Twombly stated that a plan would return to Council for adoption and Iron Horse and Bonanza Drive projects will proceed as planned. He added that new lighting technologies will also be explored and evaluated.

**4. Historic Sites Inventory.** Dina Blaes referred to public input at the Planning Commission public hearing held on January 7, 2009 where people voiced support of the amendments and the Planning Commission forwarded a positive recommendation on the amendments. The staff report outlines the history, intent of the amendments and changes made as a result of the work session held on January 8, 2009. Specifically, the definitions of *dissimilar locations* and *significance* to remove the circular reference to *important*, were modified. Council also asked to consider eliminating some of the major alterations that destroy essential historical form from the section pertaining to designation of significant sites. She emphasized the need to maintain the language in the LMC as presented because standards relay what is important to preserve. The intent is to retain as much historic material as possible while balancing the need to replace the building with new materials. The wholesale removal of old materials with new materials to make the structure look old should be avoided.

Ms. Blaes pointed out two grammatical changes and adding language in the essential historical form section, *changes in pitch roof of the main roof of* <u>*the primary façade*</u>. This is important wording because at the ridge line of the historic roof, a whole new roof on the addition in the rear was built on a number of remodels in the 1980s and 1990s. It is important to include this language in the LMC in order for these structures not to be removed from the list of significant buildings. She acknowledged that the pitch of the roof was altered after the period of significance but there are a tremendous number of these structures. The current trend has been building additions below the roof line so they are not visible from the public right-of-way.

In response to a question from Joe Kernan about the number of historic structures potentially saved under this program, Ms. Blaes responded nearly 400 buildings. Many of those will be landmark structures, but the Historic Sites Inventory and LMC amendments will increase the number of buildings protected by about 20% over the 2007 Historic Building Inventory and only one or two have the potential of being lost. Jim Hier expressed confusion about the wording *achieved significance in the past 50 years*, asking who determines exceptional importance to the community and how is that defined. Dina Blaes noted that a landmark site must meet National Register criteria and defined terms for significance in the LMC. She cited Section (c) *It is important in local or regional history, architecture, engineering or culture associated with at least one of the following*, and used Alf Elgen house as a hypothetical. If there is enough evidence in the historical record, a pretty strong argument can be created about whether or not something has achieved significance in the last 50 years.

Roger Harlan used the Centennial House on Main Street as an example of a building needing a variety of major repairs and using new replacement materials that look historic in the restoration. Ms. Blaes stated that this structure was not always in this state of disrepair but people have ripped features out that have resulted in structural decay and problems. She advised to repair what can be repaired and what can't be repaired is replaced in kind. There may be extensive replacement of the material, and she discussed preserving and replacing exterior boards. Jim Hier asked if approval would determine A-frames as having historic value. She explained that the Council could direct the HPB to survey A-frames to determine if they warrant inclusion on the inventory. Most of those are mid to late 1960s and probably the next time an inventory is conducted, they will be included in the analysis and the Council, as the policy-making board, decides whether A-frames are important to retain.

Candace Erickson questioned whether a date should be used rather than the 50 year standard so that the mining era is the focus, not necessarily Park Meadows homes coming of age. Tom Eddington emphasized that the standard is 50 years but a structure has to meet all three criteria. Ms. Blaes reported that the relocated historic Doc Holiday home is not considered to be in a dissimilar location and will remain as a significant site, however, since it was moved from Coalville to Prospector Village, it won’t meet landmark status.

Prepared by Janet M. Scott, City Recorder

**SPECIAL PARK CITY COUNCIL MEETING**
**SUMMIT COUNTY, UTAH**
**JANUARY 22, 2009**

## I ROLL CALL

Mayor Pro Tem Candace Erickson called the regular meeting of the City Council to order at approximately 6 p.m. at the Police Facility, 2060 Park Avenue, on Thursday, January 22, 2009. Members in attendance were Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Mayor Dana Williams was absent and excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Matt Cassel, City Engineer; Todd Touchard, Water Project Manager; Diane Foster, Environmental Sustainability Manager; Tom Eddington, Planning Manager; and Dina Blaes, Preservation Consultant.

## II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

With regard to the Resolution adopting environmental initiatives, Joe Kernan disclosed that he owns a local recycling business.

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

None.

## IV WORK SESSION NOTES AND MINUTES OF MEETING OF JANUARY 8, 2009

Roger Harlan, "<u>I move approval of the work session notes and minutes of the meeting of January 8, 2009</u>". Joe Kernan seconded. <u>Motion unanimously approved</u>.

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

1. <u>Consideration of reimbursement to Intermountain Health Care for the installation of gas service at the Park City Ice Arena in the amount of $137,359</u> - Matt Cassel explained that IHC covered the upfront capital costs to bring gas service to the Quinns Junction area for the hospital. It was always the intent that the arena would tie into the service and the City would participate in the cost and he explained three options outlined in his staff report. The cost savings from the use of propane to natural gas is about $80,000 annually. Roger Harlan, "<u>I move approval of reimbursement to Intermountain Health Care for the installation of gas service to the Park City Ice Arena in the amount of $137,359</u>". Joe Kernan seconded. <u>Motion unanimously carried</u>.

2. <u>Consideration of Construction Agreement in the amount of $77,035, in a form approved by the City Attorney, with Landmark Excavating, Inc. for the Fairway Hills Pump Station Project</u> – Todd Touchard explained that the Fairway Hills pump, which is at capacity, feeds into the Quinns Junction area and IHC will pay 17.1% of the cost of

the project. The City received very favorable bids on the project which was estimated at $136,000 while a low bid of $77,000 was submitted and is recommended to accept. There will be no disruption in service. The Mayor Pro Tem invited public input; there was none. Liza Simpson, "I move we authorize the City Manager to execute a construction agreement in the amount of $77,035, in a form approved by the City Attorney, with Landmark Excavating for the Fairway Hills Pump Station Project". Jim Hier seconded. Motion unanimously carried.

3. Consideration of a Resolution declaring Park City's vision, goals, policies and action plan in promotion of environmental initiatives for Park City Municipal Corporation and the community – Diane Foster explained that staff is recommending approval of the Resolution adopting a strategic plan with the following amendments. Under Goal 1, Objectives 1.2 and 1.5 will be moved to the wait list and Objectives 1.1, 1.3, 1.4 and 2.2 will have a period placed before the word *by* and the remainder of the sentence deleted. Candace Erickson invited public input; there was none. Jim Hier, "I move we approve the Environmental Strategic Plan update as modified". Liza Simpson seconded. Motion unanimously carried.

4. Consideration of an Ordinance approving amendments to the Land Management Code of Park City, Utah to address revisions in Chapters 11 and 15 (Historic Sites Inventory) – Dina Blaes referred to the work session discussion where modifications to the ordinance draft were explained and recommended. The temporary zoning ordinance was enacted in August and will expire on February 7 and staff is recommending adoption so that the Historic Sites Inventory is reviewed and adopted by the Historic Preservation Board on February 4. It was explained that this amendment recognizes the Historic Sites Inventory and does not address steep slope conditional use amendments. Ms. Blaes added that the Historic Sites Inventory will broaden the number of buildings protected under the existing demolition process within the LMC. It is anticipated to return to Council with broader changes to Chapter 11 that pertain to the Design Guidelines. The Mayor Pro Tem opened the public hearing; with no comments, the public hearing was closed. Liza Simpson, "I move that we adopt the proposed amendments found in the draft ordinance as amended by Dina Blaes earlier". Joe Kernan seconded. Motion unanimously carried.

## VI 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. Dana Williams later left the meeting during work session. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Phyllis Robinson, Public Affairs Manager; Kent Cashel, Transportation Manager; and Mark

Harrington, City Attorney. Joe Kernan, "I move to close the meeting to discuss property, litigation and personnel". Jim Hier seconded. Motion carried unanimously. The meeting opened at approximately 4 p.m. Roger Harlan, "I move to open the meeting". Jim Hier 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