



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH, 84060
December 4, 2014**

Study Session

Phyllis Robinson, Public Affairs Manager summarized a training she attended last May titled "Systematic Development of Informed Consent". The training was about getting the community and stakeholders, those with a shared interest in the outcome of an issue a solid understanding of the project and or vision goals; are all participants clear on the purpose. The training was focused on how to achieve clarity with community and stakeholders on issues being addressed. She expressed how important it was for the community members that make public comment on issues are well informed, can express their concerns and be constructive toward achieving resolutions and appreciate those experiences. Equally important she believes this would create additional opportunity for Council and staff to question community members to better understand their concerns and goals.

Ms. Robinson went on to describe how this process was demonstrated at a recent Bonanza Park vision session. Staff spoke to and listened to the attendees, gathered information, reiterated what was understood as having been discussed and asked "this was our understanding, did staff hear this correctly?"

Ms. Robinson and her team believe they can achieve greater public involvement if staff is able to share this process through community outreach.

Ms. Robinson mentioned that she would like to have Council participate in three separate conversations including a forward looking exercise that will tie all together. She feels these conversations and exercises will be very useful to Council and Staff during the 2015 Council Retreat.

1st – Clarity on Council's stated priorities both near term, long term; what are some of the items staff and council would like to accomplish in the next few years to feel as though accomplishments are being achieved; what are the twenty – thirty year objectives

2nd – Priorities: review Council's priorities; identify what the City is doing well and has the recipe for success as opposed to issues that are of concern although the steps to move forward are not as clear.

3rd – Criteria: how will the Council and Staff evaluate the criteria and identify the correct approach to the issues. She went on to state that identifying the approach will lead to attaining a better understanding of the time, money, community impact and risk of the issues, perhaps this will establish better dialogue with all stakeholders.

Mayor Thomas inquired if there was a mechanism in place for measuring or evaluating the man hours on given projects vs the time and efficiency spent toward the goals.

Councilman Beerman interjected that they could evaluate the effectiveness by reviewing the budgets and classify the capital expenditures to see how they tie into the goals.

Ms. Foster, City Manager stated that one of the exercises Ms. Robinson would like Council to participant in was having Council establish the measures they would like used to determine the effectiveness; staff would then return during the Council retreat with metrics that will be used to measure and track the goals.

She also stated that for one of the exercises Ms. Robinson had established as free form to create free flowing conversation.

Ms. Simpson, Councilwoman shared that she was very happy this conversation and training was taking place. In the past Council has struggled with how to reach and engage the community, anything that Council and staff can do to achieve more citizen engagement such as the meeting management software and video being installed would be greatly appreciated, and thanked staff for this opportunity.

Ms. Robinson drew Council's attention to the wall where the thirteen priorities identified during the 2014 Council retreat were listed.

2014 Top Priorities

Middle Income, Attainable and Affordable Housing

Increase citizen involvement thru outreach / gov't holistic decision making

Historic Preservation; Main Street preservation plan and keep national historic site preservation

Lower Park Avenue Redevelopment Plan / Lower Park Avenue Master Plan

Transportation: Congestion Reduction; Local and Regional Plans

2014 High Priorities

Increase Green Building Standards

Open Space Acquisition

Water Conservation

Community wide renewable energy policy and action plan

Plan for safe, clean soils

Treasure Hill Resolution

Regional Collaboration

Broadband / fiber

Ms. Robinson asked Councilmembers to reprioritize each as short term priority or long term priority attach to the wall and write a comment about each.

Ms. Foster reiterated the process Ms. Robinson wanted the Councilmembers to follow.

Ms. Robinson stated that this exercise will identify if Councilmembers have a general consistency on how they are looking at these priorities. During the 2015 Council Retreat the results of this exercise will come back to be discussed.

Ms. Foster stated that this training is preparing for the coming council retreat, and they would be focusing on the thirteen priorities. She informed Council she had a video on focus presented by Richards St. John she thought would be helpful.

Ms. Robinson asked Council if they were agreeable to her taking this information, have it transcribed and get it back to everyone with diagrams to show how the pieces might fit together. This would be very helpful for staff in determining if this information comports with how they are operating. She wanted to know if Council believes this is something staff can bring back for discussion during the January retreat.

Council member Simpson stated that during the previous visioning session it was probable that not all staff members could attend so she gave a brief overview. Ms. Simpson stated that Council felt they identified the high priorities as those items they knew would continue to be worked on. Items Council and staff would not stop addressing would be items such as safety and clean water as examples. Although the four or five top priorities were items Council felt had risen to a place needing renewed focus. High priorities were those items they did not want to lose track of. She felt it was important for staff to understand that Council does not expect staff to get items all done all the time. They recognize prioritization needs to be involved.

Mayor Thomas stated that in a community many balls have to be kept up in the air, it is difficult to prioritize these items. He suggested using a graphic approach to present this information, it may be more comprehensible. He stated that there are the things that are foundations and best anchors for a community that hold up the structure of a community.

Councilman Henney felt that he understood the priorities were being distilled down to common themes. Was Council being asked to get back to the common themes which are all listed on the wall. There are vision priorities as opposed to execution priorities; he feels based on what is listed on the wall Council has created execution priorities for short term and long term. He stated that all of the listed priorities relate back to what they are trying to create, to see the City as it is currently and in the twenty to fifty year future.

Ms. Foster interjected that the next exercise was intended to provide Council different ways to view these priorities.

She also mentioned that staff would like to come back during the coming retreat for clarification from Council on the priorities that they are not clear on. They would want expected outcomes or direction from Council for the next two years that could potentially have a large impact on the community.

Mayor Thomas suggested defining a clear process to achieve the goals, breaking them down into systems to better comprehend the information and to understand where the City is spending time and money to achieve the goals.

Councilman Henney thought it was surprising to hear from Ms. Foster that staff lacks clarity in some areas. Although he feels it's great that they would want additional clarity and they were working on a system to accomplish that.

Councilwoman Simpson mentioned nothing is black and white and staff will struggle. Balancing the priorities could cause tension while implementing the goals set by Council.

Councilman Beerman mentioned that when visioning is over many of the priorities will be dialed in. He suggested having Council come out of visioning having taken a step further with the top priorities by identifying an action plan. Have Council review and define how to move forward on the plan. Bring the action plan back to next year's visioning and review it for success.

Ms. Foster pointed out that staff was anticipating Council would come out of the 2015 Council Retreat with a proposal for the new action plan that a budget can then be created from.

Councilman Beerman stated he felt it was not up to Council to come up with an action plan; Council should come up with goals and priorities, staff with the action plan.

Ms. Foster clarified that during the retreat Council will identify what they would like to see in terms of outcomes in the near future and in the twenty year plan. Staff will then provide the proposals for the various routes Council may choose to follow. It will be the critical path.

Ms. Robinson clarified further that there will be multiple paths that can be taken, with further guidance from Council staff will have clarity in what path will be taken and what is to be achieved.

Ms. Robinson then moved Council on to another exercise which was to determine how they now viewed the 2014 priorities. As an example she mentioned some of the priorities both Council and staff had a good sense of the outcomes, comfortable with where the City was with them and they had the appropriate tools; others not as clear. As Ms. Robinson went down the list of priorities Council was to specify with a yes or no if Council has a good sense of the outcomes or not. With the exception of the Treasure Hill Resolution which is currently under regulatory process.

2014 Top Priorities

Middle Income, Attainable and Affordable Housing - no

Increase citizen involvement thru outreach / gov't holistic decision making - en route

Historic Preservation; Main Street preservation plan and keep national historic site preservation

- en route, needs recalibration

Councilwoman Matsumoto felt that this priority does need additional attention; the City continues to lose houses, she feels there is a fatal flaw.

Councilwoman Simpson believes progress is being made although there are issues with the Main Street Historic District and the Historic District at large.

Lower Park Avenue Redevelopment Plan / Lower Park Avenue Master Plan – en route

Councilwoman Simpson does not believe an end result is clear, the partnerships are not clear.

Councilwoman Matsumoto reminded all that the community outreach has not taken place.

Councilman Beerman does agree there is a critical path although there is no clarity on the end result.

Transportation: Congestion Reduction; Local and Regional Plans – en route

2014 High Priorities

Increase Green Building Standards - no

Open Space Acquisition - yes

Water Conservation – yes

Community wide renewable energy policy and action plan - no

Plan for safe, clean soils - yes

Treasure Hill Resolution

Regional Collaboration – making in roads

Broadband / fiber – en route

Ms. Robinson then asked for additional input from Council on the priorities Council has stated as en route or no.

Middle Income, Attainable and Affordable Housing – yes

Citizen Involvement – yes

Historic Preservation –

Councilwoman Simpson asked for clarification of what the problems were; money was spent for a consultant, \$127,000 allocated for grants.

Councilman Beerman stated that his long term goal was for no further loss of historic structures; should they recalibrate the goal, it's similar to open space not perfect but generally Council is aligned on it's a top priority and Council knows how to get where they need to be; should they be stricter with the plan.

Mayor Thomas interjected that it is important to understand the historic significance of Main Street and does not feel that understanding has been reached.

Councilman Peek felt that if there is a risk of losing the designation they must determine what the resolution would be and act on it.

Councilman Beerman wanted to know if there is a problem with the plan or is there something they need to do differently.

Councilman Peek feels the density on Main Street is threatening to lose the historic designation and that is a big issue.

Council member Simpson suggested recalibrating the plan. Possibly putting \$1M toward the restoration of some buildings that have lost their historic significance so they can be brought back into historic significance and not shrink the district.

Council member Matsumoto feels this idea has been mentioned in the past and it's been a long time coming forward. Council was in agreement - en route and needs recalibration
Lower Park Avenue – Ms. Matsumoto felt they couldn't move forward without input from the partner, should they delay going forward until the partners knows what they want to do.
Council feels that community input is important and may change all other factors; they agreed that there is a critical path.

Transportation – Council feels they are on track, keep high priority

Increase Green Building and Community Wide Renewable Energy – Mayor Thomas mentioned that this is a priority that could take working with other partners such as the state legislature, Salt Lake City and regional partners. Possibly initiate a program that offers incentives for those individuals going beyond the minimums.

Council member Simpson reminded everyone that there is a community wide renewable energy policy and action plan in place, possibly recalibrate it as community based and locally based incentivized and not be concerned about the legislature.

There continued to be some disagreement on how to go forward with this priority.

Council decided this priority should go forward as a future discussion

Open Space Acquisition – yes

Water Conservation – yes

Plan for Clean Soils - yes

Regional Collaboration –

This was listed as a roller coaster

Ms. Foster does not believe there is a recipe; the City does not have a relationship with Wasatch County.

Council member Simpson agrees there is not a defined path going forward although the parts are there and in roads have been made. She feels it's important that the City and County get together again, possibly another dinner. She is open to ideas to forge relationships more quickly.

Mayor Thomas suggested have another gathering with the County where there is not an agenda and discuss the relationships so the County feels as though they are being listened to not talked to.

Council member Beerman stated that Wasatch County and the City have mutual needs and pressures they both recognize. They are getting closer to our boundaries and needing our services; the foundation our staff has laid down and the outreach Council has done is making a difference.

Council member Simpson mentioned the relationships are working at the fire district level and water level.

Ms. Robinson stated some priorities have been identified as important and Council would like to continue focusing on, housing being one of those; address the how, what, where, when on those items.

Some others have been identified as to keep on the path they are on; some recalibration may be necessary. When staff comes back in February they will be proposing approaches to Council and looking for feedback. What can they do, what can be reasonably expected, will Council and Staff be satisfied with the outcomes. Identify what paths make sense for the community. .

Ms. Foster would like Council to identify the priorities that if a different trajectory is not taken what does that mean in terms of outcome.

Council member Henney was glad the question was asked. On his list of top priorities he has middle income and transportation which relate back to Lower Park Avenue. He feels middle income housing and work force housing, transportation congestion are critical issues. The City has an opportunity with the Lower Park Avenue Redevelopment where the City can control the process to do what they would like to do and make happen what has been envisioned. This is a tremendous opportunity to define the resources, who the partners are and how the City want to move forward. If the City loses the middle income housing and the middle income citizenry we have a fundamentally different community. If the City continues to experience the type of trajectory and congestion that is being experienced currently twenty years from now there will be a fundamentally experience for everyone in this community. He feels that is critical for him.

Council member Simpson strongly agrees with Council member Henney. She stated her top priority is the housing issue, the community is in danger of being a community of very wealthy grey haired, retired individuals and no one else will be able to live in Park City. Transportation has taken positive planning steps; the housing issue has expertise although there is no plan. If

the question is what is critical to move on regarding the timeframe it would be the housing. She also agrees with Henney on transportation and the opportunity of Lower Park Avenue.

Council member Matsumoto is also very concerned about the housing; nothing has been completed since the Snow Creek project although Park City Heights is under construction now. She stated the City has a key area where they own the property and should do something about it sooner than later.

Council member Beerman agrees with affordable housing and transportation. He does feel Park City has become a community of second homes, when the average home is a million dollars. He feels this is critical and the City is late to the game.

Mayor Thomas believes the housing component is very important; it's a losing proposition for the community if there isn't a cross section of housing. Transportation is also a concern.

Council member Henney interjected that the City has the Park Avenue Development and control and direct it. He feels the City should begin looking at land inside the City that can be purchased. He would like to see the City buy land and build the housing – it's a discussion he would like Council to have.

Council member Matsumoto mentioned buying land had been discussed in the past; not using all open space money and making money for the housing by selling that land.

Ms. Foster recounted the discussion. If middle income housing and transportation is not figured out the community will be changed. She sensed from Council energy, passion and a willingness to look at serious proposals which could mean more money and staff. Council has indicated they want focus on those items.

Council member Simpson mentioned that during the February vision she would like to discuss the entire range of possibilities for a revolving fund for down payment assistance.

Council member Beerman would like to discuss the regulatory tools to push housing toward what the City wants it to be. Resorts towns in Colorado have gotten aggressive with their zoning and what is allowed for certain uses in certain areas.

Council member Simpson stated she would like to explore the expense of building affordable housing. Does the City have the matrix to determine what is affordable; could the City possibly come forward with the finances to subsidize the actual building. All of those pieces should be discussed.

Council thanked Ms. Robinson

Work Session

Council Questions and Comments and Manager's Report

Councilman Henney participated in Wake Up Park City where coffee mugs were handed out. Attended the Vail Epic Promise where a bit over \$1M in grants were awarded to nonprofits, another very fun event. He reported on the Recreation Board meeting which he was not able to attend although reported the meeting was a holiday celebration. He sent an email out on the Wilderness Initiative; one of the items that came up in the meeting were plans for an opportunity to look at land. Also is there an opportunity to look at something different with wilderness. They

spoke with Greg Simmons an authority on soils, grazing and ranching. He stated that Allyson Butz with the Main Street Alliance shared concerns expressed by the local merchants regarding the tenant mix. Concern about local merchants being squeezed out by higher rents and larger spaces. This could eliminate the local merchants, the local fabric of the community. Suggested the City work with the Merchants; Jonathan Weidenhamer has also discussed this topic with Ms. Butz along with the research of a task force. He also mentioned that Ms. Butz informed him the City was going to get a formal notice on this topic.

Ms. Foster asked Council if they would like to have staff begin to research this topic. Council would appreciate this.

Councilman Beerman mentioned Ms. Matsumoto, Mayor Thomas and himself attended Bob Jasper's retirement party where many attended to celebrate his career. Mr. Beerman stated that Mr. Jasper had done an amazing job for this community over the many years. He also thought a good job was done on Wake Up Park City. He stated that affordable housing was listed on the agenda for that meeting. He also attended several Mt. Accord meetings. He spoke with Colon Hilton regarding transportation needed in relation to the possibility of the Olympics. He will not be participating in the Colorado Area Ski Towns (CAST) seminar in Dillon, Colorado being held in January, however, he invited other councilmembers to participate. That is close to the opening of the Sundance Film Festival.

Councilwoman Simpson attended the Board of Health meeting, they have adopted their first ever health codes. They have a new fee schedule they posted on their website that has been posted and will remain on the site for a 30 day for public comment period.

Councilwoman Matsumoto – Attended the Summit Lands Board meeting, they are having turn over on their board having new people is a good thing. She reported that the Park City Chamber's projections are good for the coming year. Ms. Matsumoto also attended the Bonanza Park open house held at The Blind Dog last Tuesday evening; she felt it was well attended by the public.

Councilman Peek - participated in the Vail Epic Promise awards at the Park City Mountain Resort Legacy Lodge, they gave away over 1M in grants to non-profits. Attended the HPB meeting, they are just beginning to revise the design guide lines; and they awarded the HPB award. He also shared that the Park City Historic District is in talks with Vail about a 50th anniversary exhibit for Park West. The Park City Museum store had its best ever day Saturday. The new ornament is out this year – Main Street.

Mayor Thomas - stated that he also attended the Vail Epic Promise, great community support. Attended the Utah Quality Growth Commission where a shift is taking place from buying open lands and space to participating on a planning level. Attended the Deer Valley Design Studio and the U of U. They held a hypothetical project at the base of Deer Valley. He was joined by Lessing Stern, Bob Wheaton and Steve Issowits. This is an architectural student Urban Planning Program. He also attended the Gingerbread House contest at the Park City Library; the houses were outstanding. Mayor Thomas also attended Bob Jasper's retirement party. He felt the Electric Parade was a great success; there will be some logistics looked at going forward.

Ms. Foster thanked Jody Morrison for stepping in to assist with the Council meeting during Marci Heil's absence.

Special Events Discussion

Jason Glidden, Special Events Manager for the City was requesting a positive recommendation and direction from City Council on their goals related to Special Events. With the issues and challenges that have come up he would like to see the city stay ahead of the game. Mr. Glidden stated that special events were an economic development tool. They do come with their impacts, traffic congestion and the growth such as the 4th of July Parade. Staff has proposed some goals for next steps and would like to confirm with Council if they are in line with Councils expectations.

Councilman Henney stated he would like to explore other options that are not tied to health, safety and welfare. Is there a way to determine the impacts of the larger events that have an obvious significant impact on community because of size versus smaller events? Is there a balance between smaller events and fewer numbers of large events? Mr. Glidden feels this may be the prioritization and or the scheduling of events. Councilman Henney stated that the right mix of large magnitude events in fewer numbers versus many smaller events of lesser magnitude. Mayor Thomas suggested using a pain threshold. Councilman Henney was curious who determined the critical threshold, is it the community, surveys? Mr. Glidden stated that the Special Events Advisory Committee with the addition of community members will be very helpful. The mix of large events compared to how many small community events the City should have versus the local events compared to regional events should be given a closer look. Councilwoman Simpson believes the Special Events Advisory Committee is a great idea although feels there should be more than two at large community members and feels it's too weighted toward the business community. If the goal is to get a community wide report card after the event a balance would be important. She also felt she'd seen a similar guideline sheet a few years back. Mr. Glidden stated that was a guideline used specifically for the vendors for items such as their needing power, should parking be restricted, restrict hours, those types of requirements. In regard to the determination sheet or report cards Councilwoman Simpson did not notice a category that evaluates timing conflicts or number of years an event has been held. These as possible categories could be useful if staff is thinking about prioritizing events, older events versus newer events. She also wanted clarification if the Special Events Advisory Committee would determine which events would be held or not. Mr. Glidden stated they would be used in a recommendation capacity. Councilman Beerman believes it would be important to have the code reviewed to see if an event can be refused for reasons of safety. He really likes the idea of the Advisory Committee. When the committee is up and running discussion can take place on what their authority is, possibly have an appeals process. He also wanted to know if Mr. Glidden had done a dry run on the score card, this can be very helpful. Mr. Glisson stated that they had completed a dry run last spring and will most likely perform a few more. Councilman Beerman mentioned a recommendation that had been made about the 4th of July event, keeping people on the street. Mr. Glidden stated that an event the size of the 4th of July does become a health, safety issue. He feels the City is close to capacity on Main St. and also possibly as far as the current parade route goes. Councilwoman Matsumoto also like the idea of the committee; some business are hurt by events other helped by the events. The Chamber has done a good job bringing in events. She believes that there is event fatigue although not sure how to resolve it. She would like to keep the local events from being taken over by the masses; the committee may come up with some ideas. She would like to find ways to keep people on Main St. and possibly limiting the size of the parade, more family friendly ideas.

The topic of event fatigue was discussed and council agreed they would like to discuss further. Councilman Peek feels that different events create different neighborhood impacts Arts Fest and Silly are Old Town, Ragnar and Softball are Prospector and Balloon Festival is Park

Meadows. Possibly a rotating committee with two representatives from each neighborhood. Councilman Henney would like to talk about directing and attracting events the City wants here and keep the events versus reacting to the events that have morphed into problems. He feels some of these events have become fund raisers instead of community events. How can the City support some of these beloved community events, keep them here, not let them morph and possibly help fund through the Chamber to keep costs down. Mr. Glidden feels funding may be a mechanism to help. Also he would like to add a third category that is a small scale community event. They would not impact the City as the larger events do, they do not require as much time in planning, the application process could be refined, possibly the insurance requirements could be mitigated. Mr. Weidenhamer, Economic Manager reminded everyone that Council has authority and control over the City facilities. Councilman Henney does not want to see the “funk” go away; it’s the authentic nature and fabric of the community. Ms. Matsumoto believes a theme for 4th of July could be “Funk America”. Mr. Weidenhamer felt there would need to be clear and cohesive policy direction from Council; he and staff would like to come back to Council with some implementation steps and see if staff is moving in the right direction. Charlie Sturgis from Mountain Trails addressed Council by stating his mantra is “age is the reason not the excuse” so don’t sit around and talk about it, just get it done. He’s been working with the event team on City staff for about four years and has been very impressed. He does believe if it’s to be “funky” drinking has to be aloud before 11:30 at events. He believes communication could be an area for further discussion to help mitigate event fatigue. Ms. Lola Bettelbrochs addressed Council stating she felt it would be a good idea to add an artist to the committee, they think outside the box and know how to create a good float; she is also married to the creator of the “fish” float. Mayor Thomas complimented Mr. Glidden on his report.

Historic District Grant

Ms. Grahn, Historic Preservation Planner and Thomas Eddington, Planning Director addressed council to request an adoption of the recommended changes to the Historic District Grant Program Eligibility criteria due to the recent changes to the government accounting rules. Currently the grant program is on hold until a policy is in place. Staff will return to Council in a few weeks with a policy that reflects what is discussed tonight. Councilwoman Simpson inquired about the eligible improvements, when staff was talking about abatement of hazardous material they were talking about asbestos siding, not soils? Ms. Gran stated she was correct. She then continued to give an outline of the proposed changes stated in the staff report. They committed to paying up to \$1500 for preservation plan and physical conditions report they felt it was an added expense to the owners. Differentiating primary residents from secondary home owners and nightly rentals, they thought a 50%-40% mix was good. They also suggested an opportunity for a 10% increase for property owners that were committed to bringing the property to a landmark status. The planning department will work with the HPB to define criteria so that if an applicant has this situation and has made a commitment they would be given an extra 10%. Councilwoman Simpson asked if the homeowner felt it would be enough of an incentive. Ms. Grahn stated it would. Also keep 50% reimbursable cost for commercial property owners. The Board being able to award up to \$25,000 before they would have to forward a positive recommendation to Council. The Board thought \$45,000 was more reasonable. They did not want to extend the process for applicants and detour them from coming in for grants. They spoke to Nate Rockwood about this and felt \$25,000 was consistent with the City’s contract policies. The Mayor asked how Council felt about this. Councilwoman Simpson likes the consistency of \$25,000, Councilwoman Matsumoto felt as long as it came in on a consent agenda. She also wanted to know if there was a process for an extension. Ms. Grahn stated she felt it was up to Council, she thought they would encourage them to reapply, then the HPB would review it and determine if they wanted to award or have as a consent item on the agenda.

Councilwoman Simpson feels there are so many problems with lot lines, she would feel comfortable with an administrative extension possibly for a year then have the owner reapply to HPB. Councilman Henney agreed with Councilman Simpson. Councilman Henney stated 90 days would be a bare minimum. Ms. Grahn clarified that they have to pull the building permit within the 90 days of the grant hearing and two years to complete work. That's when the grant funds go away and ask the owner for a status. Councilwoman Simpson felt that the two years is reasonable although the 90 days may not be. The owner couldn't pull the building permit if it's a lot line problem. Councilman Henney thought the building department could give feedback on the timeline if it's reasonable for their application process. Mayor Thomas thought the extension could be for 120 days, it seems more reasonable. Councilwoman Simpson had a question regarding a homeowner having to pay the grant back if they have to sell the home. Ms. Grahn explained that has been in place since the beginning of the grant program. Councilwoman feels this piece does not make sense. Councilman Beerman believes the primary goal is to preserve the property, if the City wants to make sure it's a benefit to flip a spec home then Council puts a year goal or something that can be tracked. Councilman Peek felt the limited resources put into the grant program should be for preserving historic structures. The mix of primary versus second homeowner and the different reimbursement ratio should be equivalent for each. The second homeowners pay a greater amount of taxes that fund this program so he feels it should be kept equal. He's in favor of giving incentive for taking significant and bringing it up to landmark status. If it has landmark status and dilapidated is there additional incentive? He is also on board with not recapturing the funds based on resale because the funds are for preserving the home. Ms. Grahn asked Council if they were in agreement on the property owner if they receive a grant has to own the house for a year after the grant is award or eliminate all together? Council would like to have it eliminated. Councilman Henney wanted to know what the purpose of this was in the first place. Mr. Eddington stated that the criteria was for preservation work. The unintended consequence was explained as not wanting the owner to be able to flip it after receiving the free money. Councilwoman Simpson felt she would like to give primary residence a bit of a bump. The Historic Grant Program is meant to incentives to some of extent; she doesn't believe anyone is going to apply for the Historic Grant to do \$50,000 worth of work to get the \$25,000 to flip it. If they are incentivizing to preserve a historic structure that is what they should be doing. Councilwoman Matsumoto feels the landmarks may need an extra bump to stay a landmark. Ms. Grahn asked if Council would like to leave at 10% as the bump. Councilman Beerman felt that there is enough of a substantial change should it be sent back to the HPB. Councilwoman Simpson suggested sending a signal to the HPB that Council is in support of significant to landmark and they would be willing to hear some extraordinary requests.

Mayor Thomas asked if there was any public comment. Brad Olch addressed council stating that he began the Historic Grant Program while on council in the late 80's. He feels this has become very complicated, back then they were only concerned about trying to save as many house in Old Town as they could.

Gary Bush also addressed Council by stating he would like to encourage Council to fund the grant program. He also thought Council might consider tax relief, some residence are being forced to sell their properties because the tax burden has become difficult for the owner. Ms. Foster stated the challenge is that the municipal portion of the property tax is a small percentage. The City would be better to fund it rather than provide tax relief. Councilman Henney explained that Mr. Bush was saying is there a way to blend the tax relief into a consideration as a criteria for Historic Preservation, find a way to blend that into part of the granting criteria offset property tax over a period of time, that could be \$2,000 for ten years which is \$20,000. In a package of \$45,000 is their request and \$20,000 is for property tax relief over ten years maybe something we might consider. Nate Rockwood addressed Council and interjected that Utah State tax law does not allow tax relief, better to focus on the incentives.

Gary Bush would like to state he would not like to see any restriction. Ruth also wanted to address Council. She is very happy that Council extended the time it takes to get a building permit from 90 days to 120 days. Many homeowners do it themselves and they can use the additional time. The bump for primary residents is important; in regard to the landmark situation she believes the City should stay at 50% to include second homeowners because this is the only incentive the City has. HPB does not have to give 70% in any situation. She also wanted to cover the source of the funding. There are three funding sources two are in the RDA's. The Main St. RDA and the Lower Park RDA covers a lot of area – the Main St. RDA goes up the east side of Woodside. The Lower Park RDA goes up to Empire; also the Main St. RDA goes up to Ontario. She mentioned the RDA has a cap if the HPB needs it, the Lower Park there's a cap although more funds if needed. All other areas are Daley and Prospect. There is a third source that is the \$47,000. She will find the complete list of addresses that are limited to the \$47,000. Councilmember Matsumoto would like the HPB to know that \$50,000 is less than one house. Mr. Rockwood explained that a budget needed to be adopted, within either RDA's there can be additional projects that need to be funded; there is a process to have it brought back to Council. If Council would like to set the limits higher within the RDA they can do this. The Main St. RDA is not generating money any longer. The Main St. RDA's bond was refunded, it should not have a fund balance. Mr. Rockwood stated that although when it was refunded he told Council staff would come back to allocate it through the budget process. Mr. Rockwood stated that there is \$47,000 every year. The program is funded more than it was previously funded.

Courchevel Sister City Program Discussion

Matt Dias, Assistant City Manager introduced his guests Bob O'Connor Principal of Park City High School, Tina Quayle who has managed the Courchevel Sister City program and the student exchange program over the many years. If the City did choose to move forward with this program these two individuals would be very involved. He also introduced former Mayor Brad Olch, Sue Gleason who is also involved in the student exchange program, Sally Elliott and Shirley Smith. Mr. Dias explained that this program was part of a much broader organization, there is an International Sister City organization with tens of thousands of relationships across the world and additionally there is a Utah Sister City Coalition with forty Sister City relationships. He asked Tina Quayle to share the history of the program, where it started, who founded it. Ms. Quayle stated she had been part of the organization since 1984. Then the Mayor of Courchevel Michel Zigler was looking for a sister city, he looked at Colorado and New Mexico; he felt Park City was the perfect fit. Everyone was very enthused with great ideas although there proved to be a number of obstacles. The governments hadn't shaken hands on the program, visas were difficult to acquire, the employee exchanges were not coming together and there was no one local to lead the program, therefore it fell apart. The student exchanges did continue, about every two years they would take twenty plus people over to Courchevel. They would immerse our students with a French family and then the following summer the Courchevel contingent would stay in Park City. About a thousand people have participated in some type of exchange since 1984. Ms. Quayle would go over to Courchevel about every two years herself. The City Council of Courchevel has asked why Park City is not going forward with the program. She spoke with Mayor Thomas and asked if Park City had an interest in taking over this program. She believes this would be a win win for everyone especially with One Wasatch being at our back door. She stated that in 1972 Courchevel began their inter-connect with it taking about twenty years to become the largest ski resort in the world. Courchevel is one resort of eight resorts that are inter-connected, they call themselves Les Trois Vallees, The Three Valley's. Ms. Quayle believes there is a lot Park City can learn from them, the ticketing system, the bus system, how they shared the money that was garnered from the lift tickets.

Another benefit for the City to reengage is in our school system. She asked Bob O'Connor to speak about this. Mr. O'Connor mentioned he traveled to Courchevel two years ago with John and Susan Gleason and Tina, the reception they received was amazing. He explained that the Park City School District has two dual emersion French elementary schools, in approximately five years those students will arrive in the High School and would be totally immersed in the French language and be able to take the AP exam. While in Courchevel two years ago they were given a tour of the school, met with the school district administration of Courchevel and the Sister School program was created. The following year the Park City School District sent four students to attend school in Courchevel for a quarter and Courchevel in turn sent four students to attend school in Park City. Mr. O'Connor stated that to continue this program the organization needs funding and is hopeful for the support of City Council. Benefits to Park City would be great although the volunteer committee cannot manage the potential the program offers. They would like to have employee swaps between the ski areas, employee swaps with the City and County, cultural exchanges and house swaps. As Mr. Dias stated in the staff report an invitation to visit Courchevel had been extended to Mayor Thomas. Mr. Dias is requesting direction from Council on how they'd like respond to the invitation and level of participation in the program. Mayor Thomas shared his own experiences with exchange programs and believes the program offers a great opportunity to our students. Councilmembers stated their support of the program and their support for the Mayor's acceptance to the invitation. Council also suggested having a staff member and or a PC Chamber representative join the Mayor. Mayor Thomas opened the meeting for public comment. Former Mayor Brad Olch encouraged Council to support this program; feels there is much for Park City to learn from Courchevel. He has visited the resort many times and continues to be amazed at their hospitality. Sally Elliott also spoke to Council expressing her support and to encourage Council to embrace this opportunity. She offered her volunteer time and energy to the committee. Ms. Foster recommended to Council they direct staff to reciprocate via a letter of invite to the Courchevel Mayor. She reminded everyone Vail has a very good relationship with Courchevel and Vail has the Epic Pass. Mr. Dias suggested a summary of the visit be written in the form of a staff report for Council's review. Council expressed their support of the program.

Blue Ribbon Commission Mayor/Council Compensation Recommendation

Matt Dias, Assistant City Manager and Phyllis Robinson, Communications and Public Affairs Manager addressed Council with an update on the five recommendations by the Blue Ribbon Commission on Mayor and Council compensation. Mr. Dias reviewed the five recommendations and the one additional item. The first item was the ability to limit campaign expenditures for the Mayoral race. Staff determined this violates the first amendment, so it would not be allowed to be restricted. Councilman Henney was curious if there were other ways to accomplish this. Mr. Dias responded there is nothing they can regulate without violating the First Amendment. Tom Daley, Assistant City Attorney stated that Mr. Dias was correct.

Mr. Dias moved to the next recommendation, setting term limits for the Mayor and Council. It is permitted to set term limits for locally elected officials and in larger cities it is more common. After much research staff recommends not pursuing term limits. Councilman Peek believes term limits should not be limited; Councilwoman Simpson and Councilwoman Matsumoto both were in agreement with Mr. Peek. Councilman Beerman stated he was in favor of term limits primarily because he feels it's a huge deterrent for new people who would like to be involved. Mr. Dias mentioned that in reviewing the last twenty-five years there were only two individuals that served more than two terms.

Ms. Robinson addressed the next recommendation, Campaign Academy. In the past Park City and the Park Record conducted a "how to run for public office" program. This program would be

for individuals that are running for office specifically in Park City. She would like to invite current and former elected officials to participate in mentoring those individuals. The Park Record has expressed interest in partnering with the City again in February/March of 2015. Council thought this was a very good idea.

Ms. Robinson then moved on to the next recommendation, Create a new committee of Park City residents with long community tenure and deep ties to our civic history and community affairs. This program could provide community history to new residents. The City has done this in the past, brining individuals together sharing their stories. If Council would like to have staff look into this Ms. Robinson can put together a committee. She does not feel this should be a long term ownership by the City, could possibly be an annual piece. Councilman Beerman stated that the Mayor has met with a group and taken feedback from some of town's founding mothers and fathers. He believes it might be a good idea when the City does their public outreach with the longtime community members to include a youthful counterpoint. Councilwoman Simpson would like to have a community open house that could include the Leadership Class then evaluate from there. Ms. Robinson asked for a recommendation from Council. They felt this was a great opportunity to share their stories to consider recording them.

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 in the Council Chambers on Thursday, December 4, 2014. Members in attendance were Jack Thomas, Liza Simpson, Cindy Matsumoto, Dick Peek, Tim Henney, Andy Beerman. Staff members present were Diane Foster, City Manager; Tom Daley, Assistant City Attorney; Jody Morrison, Acting Assistant City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

Mayor Thomas opened the public hearing.

Alex Butwinski thanked the Blue Ribbon Commission on their dedication to the program and stated he would like City Council and Mayor to consider term limits for Mayor and Council.

Mike Sweeney gave an update on Sundance stating he had four areas of concern he wanted to bring to councils attention: Restrooms @ 1:40 are not enough facilities for the large numbers expected / liquor license date Dec 8 may not be allowing enough time / Rules of the Road a pamphlet with information on How to do Sundance (downloaded PDF version – he tried all 23 links referenced in pamphlet only 4 of the links worked) / on pre inspections, issues are very real. Mr. Sweeney complimented Planning Dept. on their help and Jason Glidden in Sustainability for his help. Jonathan Weidenhamer stated the restroom issue is being addressed currently and will give an update to Council.

IV. CONSIDERATION OF MINUTES FROM THE November 20, 2014 COUNCIL MEETING

**Councilman Peek moved to approve the meeting minutes of November 20, 2014,
Councilman 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 the annual Summit Land Conservancy monitoring contract in the amount of \$30,391.58 in a form approved by the City Attorney.
2. Consideration of the authorization of the annual insurance premiums to fund the City's insurance placements for the 2015 calendar year.
3. Consideration of authorization for the City Manager to execute the First Amendment to the Professional Services Agreement, in a form approved by the City Attorney, with URS Corporation for services related to the Natural Resource Damage aspects of the Richardson Flat Tailings Site OU4 (the Prospector Drain) Administrative Order on Consent (AOC) for an increase to the contract in an amount not to exceed \$21,450.

**Councilwoman Simpson moved to approve the Consent Agenda, Councilwoman Matsumoto seconded
Approved Unanimously**

VI. OLD BUSINESS

1. Consideration of the subdivision Plat Thayne's Creek Ranch Estates Phase II located at 510 Payday Drive, Park City, Utah, pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney.

Senior Planner Kirsten Whetstone briefly reviewed the subdivision application with Council; she also introduced her guests Frank Richards, and Jeff Peterson, Utah Home Builders. Mayor Thomas opened the Public Hearing.

John Phillips and Melissa Band both Park City Planning Commissioners addressed Council to discuss discrepancies in the footprint of the house. Michael Jorgensen addressed Council that he thought that all the houses should have a 33' height limit because that is the case with all the surrounding houses. He felt that no houses would be built anywhere if the adjacent house's views had to be considered. Mr. Jorgensen also stated that if there is an adjacent lot next to you and they build a house then someone's view would be altered (something to that effect)

Council settled on a compromise relative to the no build zone and recommended a no build zone line at 275' from the north property line. Council did not recommend an increase in foot print or height for the building. They recommended staying with original annexation agreement numbers.

**Councilwoman Simpson moved to approve the Thayne's Creek Ranch Estates Phase II with the condition Pg. 32 amended to indicate a no build zone on Lot 7 shall be the northern most 275' of the lot (as opposed to the 300' originally indicated)
Councilman Peek seconded.**

Approved unanimously with condition

VII. NEW BUSINESS

1. Consideration of the Main Street Parking Initiative and Water Fee Schedule Resolution amendment.

Mayor Thomas opened the Public Hearing.

Business owner Craig Elliot spoke to Council to request clarification of the fee increase for the Business Permit. Blake Fannesbeck with the Public Works Department reviewed the increase. He stated the existing permit for China Bridge unlimited parking in covered areas is \$100; the proposed permit increase is \$150 for unlimited parking in covered areas Sundays-Thursdays all day, unlimited parking Fridays and Saturdays until 6pm.

Mayor Thomas closed the public hearing.

**Councilwoman Simpson moved to approve the Main Street Parking Initiative and Water Fee Schedule Resolution Amendment
Councilman Beerman seconded.**

Approved Unanimously

VIII. ADJOURNMENT

**Councilwoman Simpson moved to adjourn the meeting.
Councilman Beerman seconded.
Approved unanimously**

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 Jody Morrison, Acting Assistant City Recorder.