PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060

October 10, 2024

The Council of Park City, Summit County, Utah, met in open meeting on October 10, 2024, at 2:45 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property, advice of counsel, and litigation at 2:45 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, and Toly
EXCUSED: Council Member Rubell

Council Member Rubell arrived at 3:00 p.m.

CLOSED SESSION

Council Member Ciraco moved to adjourn from Closed Meeting at 4:35 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

WORK SESSION

Park City Senior Citizens Annual Report:
Mayor Worel indicated part of the memorandum of understanding (MOU) the City had with the senior citizens included the requirement of presenting an annual report to the Council. Elizabeth Novack and Francie McNally presented this item. Novack shared that 38.8% of Park City's residents were over 50 years old, and almost 74% of the seniors were between 50 and 69 years old. She asserted the crisis for seniors was isolation and noted a support system led to healthy lives. She felt the senior center provided a solution and it was a safe gathering space for seniors. Currently, there were 605 senior center members, and they continued to grow.

McNally stated they received a special services grant from the City and used it to hire a part-time program director. From that hire, the programs increased from 30 to 88. She thanked all the partners who provided fun and education for their group. She also reviewed they visited other senior centers to see what worked and didn't work in other communities and discovered the Park City Senior Center was lacking compared to other centers in the state. They envisioned a new, modern facility that was fully furnished and had dedicated staff.

Novack explained the current hours and programs and how they would be expanding in 2025 and 2026. She stressed the need for an executive director and other full-time staff. McNally reviewed the financials for the center. Their revenue came from grants, Live PC Give PC, membership dues, and interest. Expenses included the payroll for part-time staff, operating expenses, and smaller outlays. Novack indicated the people who made this community alive and vibrant were now part of the seniors group.

Council Member Rubell acknowledged the need for a new center and asked how the City and seniors could work together to move the project forward. He also noted the County was involved in senior programming and thought this should be discussed at the next joint City and County Council meeting.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II. APPOINTMENTS

1. Appointment of Sloane Johnson, Chris Neff, Molly Miller, Ingrid Contreras, Danny Glasser, Lindsay Carreto, and Pam Ross to the Nonprofit Services Advisory Committee:
Hans Jasperson, Budget Analyst, stated the Council authorized this committee to make recommendations on nonprofit service contracts. He reviewed the qualifications needed to serve on the board and noted there was a great response to the call for members. Mayor Worel stated the candidates were all well-qualified and she was excited to see the perspective the appointees would bring to the contract process.

Council Member Parigian indicated certain parameters were set for the board and he thought there was a conflict with one of the members since he was running for the office of school board member because service contracts were given to the schools and to the Community Foundation. He suggested waiting to appoint Danny Glasser until after the election. Council Member Dickey didn't think the criteria made sense, but he felt Glasser would be impartial, and he favored moving forward with the appointments. Council Member Ciraco felt the criteria made sense and a school board member would not conflict with the intent of the committee, and he supported the appointment. Council Member Rubell didn't know if there was a conflict, but he didn't think there was harm in waiting until after the election. He asked if a board member affiliated with organizations seeking funding could recuse themselves for any conflicts and thought a conflict of interest provision could be added to the board policy. Jasperson clarified the Council wanted a conflict of interest provision in the policy. Council Member Ciraco stated members with children could favor school funding, so it was hard to distinguish a line. Council Member Rubell requested a generic conflict of interest statement and for that member not to vote on that item. Plane stated state code regulated volunteer boards with regard to conflicts of interest the same as it regulated the Council. Her team worked with staff who advised boards and commissions, and they could look at board members to see if staff wanted to consider something more restrictive than state code or the City's Ethics Code. Council Member Toly thought this was a slippery slope and gave some examples of things people did that could be considered conflicts. Council Member Parigian stated this committee was set up with parameters to keep its independence. Council Member Rubell supported the recommendations and asked to look at the code again.

Council Member Rubell moved to appoint Sloane Johnson, Chris Neff, Molly Miller, Ingrid Contreras, Danny Glasser, Lindsay Carreto, and Pam Ross to the Nonprofit Services Advisory Committee with direction for staff to come back with an interpretation of the existing state and local rules regarding conflicts of interest. Council Member Ciraco seconded the motion.

RESULT: APPROVED WITH AMENDMENT
AYES: Council Members Ciraco, Dickey, Rubell, and Toly
NAY: Council Member Parigian

III. PRESENTATIONS

1. Consideration to Adopt Resolution 22-2024, a Resolution Acknowledging Myles Rademan's Retirement from Park City Municipal Corporation and Recognizing His Many Contributions in Service to the Greater Park City Community:

Paige Galvin, Executive Office, recognized Rademan for his 30 years of service to the City and community. Mayor Worel thanked Rademan for all he did throughout the years, including adding flower baskets on Main Street. She also thanked him for leading the Leadership Class for the past 30 years. Council Member Toly stated it was the

Leadership Class she was part of that helped her become a Council member. Thousands of people had been impacted by the program and by Rademan. Council Member Dickey appreciated all Rademan did for Park City and the wisdom he shared. Council Member Ciraco stated Rademan's counsel helped him get elected to the Council. He hoped he could make a difference the way Rademan had made a difference in the community. Council Member Rubell stated Rademan was never political, but he looked out for the greater good. Council Member Parigian thanked Rademan for all he did and for always paying it forward.

Mayor Worel opened the public input.

Bryce Rademan indicated it was amazing being in the background as Rademan did his work. He expressed love for his father.

Bob Theobald stated he was the first person in Rademan's office when he came to the City. He watched the Leadership Classes over the years and noted the commitment those attendees had for the community.

Alex Butwinski stated he was in Leadership Class 15 and admired Rademan a lot.

Joy Barrett stated she had been alongside Rademan for years. There was no separation between who he was and who he connected with. He never made a bad statement of anyone. She was humbled to be part of his life. Rademan stated he was glad he married Joy.

Chris Eggleton indicated Rademan had a tremendous influence on the community. He was the first to recognize the values of the City and point out that most people chose to live here.

Peter Marth indicated Rademan had a long run, and it was all about community service. He thanked Rademan for his service.

Mayor Worel closed public input.

Rademan stated it had been a lovely long career beginning Halloween of 1986. He had a lot of feelings, but mostly he felt fulfilled. He thought the City gave more than he gave and the people he worked with were amazing. He thanked the City for everything. The Council read the resolution aloud.

Council Member Toly moved to adopt Resolution 22-2024, a resolution acknowledging Myles Rademan's retirement from Park City Municipal Corporation and recognizing his many contributions in service to the greater Park City community. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

2. Arts Council of Park City and Summit County Presentation by Jocelyn Scudder, Executive Director:
Mayor Worel indicated this item was postponed until November 7th.

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Matt Dias, City Manager, introduced Chris Eggleton as the City's new Director of Economic Development and Housing. Eggleton stated he was excited to be part of the City and noted his previous companies and associations.

Council Member Toly recognized Helen Alvarez who served on the Council from 1980-1984 and noted she passed away this week. Council Member Parigian announced the Library Book Festival October 21-27. Mayor Worel indicated the Scarecrow Festival was going on at the McPolin Barn. She also attended a Council in the Neighborhood event at the library last weekend. Mayor Worel stated the International Olympic Committee (IOC) president visited Utah last week. She and others had lunch with him and he wanted to know about the City's electric bus fleet.

Staff Communications Reports:

1. 2024 Storm Water Management Plan Public Input Website:

2. July Sales Tax Report & August Budget Monitoring Report:

3. Bonanza Flat Conservation Area Fall Projects Update:

V. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Phoebe Halley 84060 stated every year the tennis community was asked to give courts to pickleball. The recent court allocation was unfair to the tennis community. She asked that the schedule be looked at again. She noted tennis provided most of the revenues at the MARC. She hoped other alternatives would be considered as well as capacity.

Bob Theobald 84060 stated he was a citizen who was suing Park City and his discovery found a precedent set in 1999 regarding limits of disturbance (LOD) and sensitive lands overlays (SLO) that would solve all the concerns he had. He wondered why it wasn't implemented. He provided a packet of information to the Council. He stated the City's outside counsel was saying things that were not truthful. The City claimed the LOD did not exist, and Sarah Hall was planting tulips and bushes on her property when in reality she was planting tall trees. The SLO analysis was a one-time event, but he argued it was an ongoing process. He also discussed a well permit for the property. He stated the State Corp of Engineers was investigating.

Lara Herman 84060 indicated she was a tennis player and MARC member, and she was against the reallocation of court time. She asked to reopen this issue.

Tom Klein 84068 was a tennis player and stated last year pickleball was allocated hours and those hours were increased this year. That was a great loss to the tennis community. The players were not informed before the decision was made. He asked to reopen the decision made by the Recreation Advisory Board (RAB). He felt pickleball was not growing as fast as in years past.

Summer Trom 84060 was a tennis player and asserted the tennis community was shocked to learn of the reallocation of court time. When the City looked at capacity for tennis versus pickleball, she felt RAB would change their decision.

Wendy Peterson 84060 played tennis for 34 years. She reviewed the MARC policies throughout the years. She never anticipated hours being taken away from tennis. The tennis community did a lot and now it was time for the pickleball players to do something.

Leslie Goldman Tepper 84098 echoed comments from the other tennis players and asked that RAB reopen the court allocation decision.

Marilyn Berry 84036 stated she moved to Park City in 1982 and reviewed the history of the recreation program and facilities. The tennis community worked hard to get the MARC and tennis courts. She hadn't seen any efforts made by the pickleball community. With the reallocation of court time, tennis players didn't have times to play.

Betsy Werthemer 84060 played tennis and it was upsetting to see the court reallocation for more pickleball time. She asked to reopen the discussion.

Eric Duerr 84060 echoed the sentiments of the tennis community. He had two children who were learning to play tennis and there needed to be court time for kids to play with other kids and improve their game.

Brittany Ewing 84060 played tennis and asked the Council to reopen the conversation.

Kitty Smith 84098 played tennis at the MARC and enjoyed the ability to book courts in the winter. It would now be more difficult to book court time, and she asked that the discussion be reopened.

John Greenfield 84060 wanted to honor Jenny Diersen as she was moving on from Special Events Manager to work elsewhere. He stated Diersen was comforting when people were in uncomfortable situations. He thought her leaving would be a massive loss for the City. He thanked her for her kindness.

Shana Onecteen 84060 played tennis and felt it was important for seniors to have time to play. She asked the Council to reconsider the court allocation.

Patricia Kipp 84060 was an avid tennis player and asked the Council to reconsider the court reallocation. Tennis needed to be consistent for future generations and she noted it was healthy for the community.

Megan Ruscone 84098 was a tennis player, and she disagreed with the court reallocation to the pickleball group. She asked for the discussion to resume.

Jen Feaver 84060 was the sole tennis player on the RAB sub-committee and she asked for this to be sent back for discussion at RAB. She wanted everyone to get along and play sports.

Renae Brooks 84060 echoed previous tennis comments.

Peter Marth echoed Greenfield's comments on Jenny Diersen. She was accessible and walked door-to-door for communication of events with the community.

Chris Roon wanted to play tennis, and he took responsibility for not voicing his concerns for the racquet community. He asked to reopen the discussion.

Jim Doilney eComment: "During my council service in the mid-80's we faced a similar controversy. The only winter usable city owned sports facilities were the 4 MARC courts we use today. Huge number of athletes lobbied us to turn one of the tennis courts into a gym. At a similar public hearing of 84060 sportsmen, jocks, and tennis folks, Council agreed to put on a bond election to fund building the gym we use today. That bond passed with huge turnouts of tennis players and other sportsmen. A recent bond to fund a mixed use, pickleball centric, facility failed to gain 84060 residents' support. I suggest the 84060 pickleball community conceptualize and promote another city bond initiative for council consideration. Even better, 84060-ers should join 84098 players, likely the majority of MARC pickleball players, to lobby Summit County to offer Pickleball facility bond election. Tennis players worked for decades to get today's tennis bubble and other MARC facilities. Pickleball players need to work, not try to harvest the fruit of 84060 tennis advocates. Recent court allocations granting pickleball more court time should be reversed."

Mayor Worel closed the public input portion of the meeting.

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Partial Termination Agreement of Pedestrian Easement #1 Located in the 2017 Yard Subdivision, in Exchange for a Perpetual 15-Foot-Wide Easement along Kearns Boulevard in Front of 1251 Kearns Boulevard:
Council Member Rubell thought the first step for getting the five acres on the corner of Bonanza and Kearns activated was making a 12-foot-wide path from SR224 to Bonanza Drive on the south side of the street. Currently, the sidewalk was in bad shape and this would be a great improvement for the community.

Council Member Rubell moved to approve the Consent Agenda. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VII. OLD BUSINESS

1. Consideration to Approve Resolution 23-2024, a Resolution Amending the Public Art Advisory Board and Public Art Policies:
Jenny Diersen, PAAB Staff Liaison, and Jess Griffiths PAAB president, presented this item. Diersen stated this was not a new policy, but Council had requested a few changes for the percent for art section, specifically to ensure funds would be used at the project site and to clarify when renovation projects would apply to that policy. The qualifying projects were City capital facility projects over $1 million. Other updates included language clean up and an electronic voting procedure.

Mayor Worel opened public input.

Bryan Markkenan 84060 stated he was on this board at one time and he knew revamping the policy was a lot of work.

Mayor Worel closed public input.

Council Member Rubell stated this was the result Council was looking for and he thanked Diersen and the board for their good work. Council Member Ciraco noted this was a way to generate more public art. Council Member Parigian stated he appreciated Diersen for all she did. Mayor Worel also thanked her for her work at the City.

Council Member Dickey moved to approve Resolution 23-2024, a resolution amending the Public Art Advisory Board and Public Art Policies. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

2. Discuss Fraud Risk Assessment Next Steps:
Mindy Finlinson, Finance Manager, reviewed this came to Council last June and they discussed the internal audit function that the City currently did not implement. She was here to discuss that tonight. She noted the City received a low risk score from the state the last four out of five years. Regarding the internal audit, the City currently had an external auditor. Per the State Auditor's Fraud Risk Implementation Guide, an audit committee may focus on financial operations, systems, processes, or compliance. This committee would review the performance of the external auditors. Currently, the Finance team performed a check on the external auditors. They looked at some other cities and most had an audit committee. Per the guide, the audit committee assists the governing body in its financial oversight responsibilities. Finlinson reviewed efforts made to ensure safeguards, which included hiring a procurement manager, overhauling the procurement policies, implementing a new ERP system, and significantly enhancing the City cybersecurity systems and safeguards.

Council Member Rubell discussed the internal audit function and stated there was a lot of room within that area. He asked where the City would fit in that area. Finlinson stated having a full-time internal auditor would not be a good fit. She thought some kind of internal audit function on a specific project would be a better option than a full-time position. Council Member Rubell asked about the cost. Finlinson stated the hourly rate was $150-$175 per hour for contract audit work.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Council Member Rubell stated a score of Very Low Risk was better than Low Risk. He thought some cities were using internal audits and the City could implement an internal audit six months after the annual external audit. Council Member Ciraco stated there were many upcoming big projects and it would be helpful to lower any internal risk. The external audit could begin the process and then they could increase the function as things got bigger. Council Member Parigian thought it was important to have independent eyes on the City to make sure the money was going to the right place. Council Member Dickey was fine with it, but he didn't want to create problems that didn't exist. He didn't want to add bureaucracy that could hold up business functions.

Matt Dias asked if the Council wanted this to go through the budget process. Council Member Rubell agreed there were strong controls in place, but he wanted to be proactive in validating the great things in place. He suggested that staff select a major capital project and have an independent internal audit on it. Dias clarified the Council didn't want to create a committee or hire an internal auditor, but they wanted to pick a project after the project's completion and perform an audit. Finlinson clarified a third party could be contracted to audit a project or a department. Dias asked if the timing was this fiscal year or if it could be put it in the next budget. Finlinson reviewed the annual audit would occur this October through December. Council Member Rubell thought the internal audit could occur in mid-2025. Dias stated it would be budgeted for the next fiscal year.

Council Member Toly asked what the City would get from being designated as a "Very Low Risk City." Finlinson stated no action was taken for any score achieved by the City. Council Member Dickey clarified there would still be no audit committee. The Council agreed to move forward with the internal audit planned for FY26.

VIII. NEW BUSINESS

1. Discuss City-Wide Approach to Zero Emissions Buildings:
Luke Cartin and Celia Peterson, Environmental Sustainability Department, presented this item. Cartin reviewed that the Council asked to look at the City-owned building zero emissions policy. He indicated the 2017 resolution only applied to buildings built by the City or buildings built on City-owned land. This resolution was adopted before the solar project and it was the City's best effort to promote sustainability. He asserted efficient buildings were good buildings and the City would pay for inefficient buildings through operating costs until the building was sold or torn down.

Cartin proposed adopting the national definition for zero emission buildings and stated it would allow for on-site or off-site renewables, it would clarify a pathway for a developer to follow, and would set a clear goal by building type. Peterson stated they wanted to capture efficiencies.

Cartin indicated natural gas use in the community went up 33% from 2016-2021. They wanted to incentivize efficient design since it couldn't be mandated. Another option was to require commercial buildings to submit an annual energy disclosure. Peterson stated the stretch code would help them communicate projects using defined criteria.

Cartin explained ambient temperature loops and indicated when the systems were shared, it would create efficiencies. The challenge was the community's energy footprint was increasing, and they needed to identify high impact practices from other communities and unique opportunities in the City. They would create a climate action and resiliency plan and would prioritize the impacts based on funding and a timeline. They also wanted to identify climate-related hazards to support community well-being. Council Member Ciraco asked if the ambient temperature loops could be tested on the City Park building. Council Member Parigian asked if the efficiencies were more expensive. Cartin stated it was more expensive upfront, but it would decrease operating costs. He indicated the utilities were involved early and the City would receive incentives and paybacks. The return on investment was about six years.

Council Member Rubell asked what the value would be. Cartin stated the natural gas line coming into the City had to get upsized recently. The national definition would give the City flexibility so we wouldn't have to do onsite renewables. This could be looked at on a case-by-case basis. Peterson stated there was a lot of money available from the Department of Energy now for those showing they were using the national definition.

Council Member Dickey asked if the national definition came from the federal government, to which Cartin affirmed and clarified it was the Department of Energy. Council Member Dickey asked if the LEED certification was no longer required for the Parks building. Cartin stated it the new definition would allow the City to have onsite or offsite renewables. Council Member Dickey asked for a work session to discuss the ambient temperature loop option, and he wanted to move forward with the feasibility study. Council Member Ciraco asked if a heat exchange was being looked at for MARC. Cartin stated they were looking at that and they would be coming back to Council with more information.

Mayor Worel opened public input.

<u>Bryan Markkenan</u> supported moving this forward. He was an architect who tried to make green structures and most the time it was the first thing cut in a project. He liked the national definition and the ambient temperature loop.

Mayor Worel closed public input.

Council Member Rubell stated the Council would support the initiatives so they could share them with other mountain towns. Council Member Parigian supported updating the resolution and having more policy discussions. Council Member Toly thought the stretch code could be applied to the Bonanza Park Small Area Plan for exemptions. Council Members Dickey and Ciraco supported updating the resolution, having policy discussions on the stretch code, commercial building disclosure, and education/outreach, and pursuing the ambient temperature loop feasibility study and the climate action and resiliency plan. Council Member Ciraco noted solar panels would have to be replaced every 10-15 years, so the ambient temperature loop was a great move.

Council Member Parigian asked if the Council wanted to reopen the tennis hours discussion. Council Member Toly said yes. Council Members Dickey, Ciraco, and Rubell supported a discussion but deferred to RAB. Council Member Rubell wanted to discuss innovative ideas and not just reallocating hours.

2. Consideration of a Property Owner's Request to Remove 37 Hillside Avenue, a Significant Historic Site, from Park City's Historic Sites Inventory:
Rebecca Ward, Planning Director, and Clinton Weaver, property owner, presented this item. Ward asserted there were benefits of having homes listed on the Historic Sites Inventory and noted exemptions from height and parking among other things. She indicated the owner requested the home be removed from the Historic Sites Inventory because of the alterations made, the materials used didn't meet the historic standards, changes occurred to the front of the property, and the property was denied a historic grant in the late 1980s because they were told they were not a historic structure.

Ward indicated there were standards the Historic Preservation Board (HPB) reviewed to see if the request to remove the property from the list had merit. They reviewed the request and unanimously recommended denying the request. She explained each criteria and how the home met the criteria for being on the Historic Sites Inventory. She noted the historic sites were codified in 2017.

Weaver stated his family was the property owners for 90 years, but it didn't meet their needs anymore. They wanted the option to reconstruct. In the 1980s, his father was denied a grant for the home and was told it wasn't historic. Then in 2007 it was deemed historic. He felt it should not be on the list.

Council Member Parigian asked if an addition could be constructed on this property. Ward stated there were processes for applicants to request approval to increase the living area. Council Member Parigian asked if the back portion of the home was an addition. Ward stated the applicant could come to the HPB and request which part of the home they wanted to restore.

Council Member Rubell asked if the property would be restricted once the City designated it as historic. Ward stated the designation process had a public notice process. In 1982, there was just a review, but now as the homes were added to the Historic Sites Inventory there would be a public process. Council Member Rubell asked if it was the owner's decision to be on the inventory. Ward stated the process would go to the HPB first, then to the Planning Commission because it would be an addition to the code, and then to the Council. Property owners were not part of the designation process, but the property was evaluated by the criteria set forth. Property owners could apply to have their homes designated to the Historic Sites Inventory.

Council Member Ciraco asked when the last Historic Sites review took place. Ward stated in 2017 there was a review of the Historic Sites Inventory and then the list was codified. Council Member Ciraco asked if any homes were removed in that process, to which Ward stated the number was consistent. Council Member Ciraco stated there was inconsistency over time on the variances put on the property. He noted the hall and the addition on the back was changed to a salt box. Ward stated there were often changes to the historic sites. Additions were common as people moved in and stayed in town.

The process of adding additions was part of the historic site. Just because it was modified did not mean it lost its historic integrity.

Mayor Worel opened the public hearing.

Peter Marth owned 27 Hillside and had seen changes over the years. The town had an authentic nature which drew him to the community. He thought a lot of the history was being lost. Many people came to the City because of the historic structures. He supported the HPB's decision.

Bill Hummer 28 Prospect Avenue which abuts the property in question. He noted the property in question was for sale and was being marketed as uninhabitable. People were moving to town and rehabilitating those homes. We shouldn't allow historic homes to be torn down. He asked Council to preserve the property.

Dalton Gackle 84060 represented Park City Historical Society and Preservation, and stated the HPB unanimously recommended to keep the house listed on the inventory and he concurred with that decision. He noted the homes were altered throughout history but when looking at the façade, it retained its historic character. The home could be easily modified to look the same as it did originally. There were ways to expand historic homes without delisting them.

Randy Scott 84060 Park City Museum and HPB member, stated the HPB unanimously recommended denying the request. The LMC and the General Plan had specific criteria for historic structures. The HPB took all requests seriously. There was no gray area with this case.

Matt Melville 84098 supported denying the request and agreed with the HPB decision. His great grandfather probably knew the original owner and he supported preserving the past.

Mike McGinley, 32 Prospect Avenue, supported the HPB recommendation that the request be denied. Connecting the City's beauty to the past was one thing that made Park City unique and beautiful. Reconstruction concerns could be addressed on an individual basis rather than just tearing down the structure. He indicated there was a significant elevation change on the east side of the property and any changes to the property should take that into account.

Mayor Worel closed the public hearing.

Council Member Toly trusted the opinion of the HPB. Her family owned several historic structures, and several changes had been made. She read the criteria set forth in the code for removing a structure from the list. Council Member Dickey knew this infringed on property rights, but this was a historic district. He knew people could be creative in those districts. He didn't see a cause to remove it. Council Member Ciraco was disposed to historic preservation and did not want to overturn the decision made by the HPB.

Council Member Rubell had an issue with this because of property rights. But if there was an issue, he would request a change in code. He didn't know if they were applying the code or interpreting the code. He suggested continuing the item to learn more about the code. Council Member Parigian stated the HPB put in a lot of work and knew the community. He could trust what they said and supported the denial. Council Member Rubell asked what happened if a structure stayed uninhabitable. Ward stated there was a process in place to stabilize the structure and work with the owners. Mayor Worel respected the HPB and noted the criteria for this board required members with a high level of expertise.

Council Member Toly moved to deny the property owner's request to remove 37 Hillside Avenue, a Significant Historic Site, from Park City's Historic Sites Inventory. Council Member Dickey seconded the motion.

RESULT: DENIED
AYES: Council Members Ciraco, Dickey, Parigian, and Toly
NAY: Council Member Rubell

Council Member Rubell asked if the Council supported having Planning discuss this code further. Ward stated most of the 400 sites had been rehabilitated. Council Member Toly did not support a discussion. Council Member Dickey stated there was not a problem disposing of property in Park City. Council Member Rubell didn't think it was right to tell an owner who owned the property before it was designated that they couldn't do what they wanted. He wanted to discuss the policy. Council Member Ciraco favored a discussion to tighten up policy for homes that hadn't been renovated yet. Council Member Rubell stated it could be a retreat topic and they could see if the policy could evolve. Council Member Parigian favored a discussion.

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

October 10, 2024 Council Meeting Public Comments

Fiora Dal Canto eComment: “I would ask to consider additional playing time for pickleball in the bubble at the Marc this winter. i I am favorable for more equale time between tennis and pickleball. It will be also great if we could have the opportunity to reserve courts in the bubble for pickleball " Lady League "once a week for two hours . Last year the league was in the gym, but many players had problems with light in seeing the ball and the floors are more desirable in the bubble.”

Amy Watson eComment: “I’m writing to express my opposition as a voter in 84098 to the recommendation to prioritize court usage to 84060 residents as well as to give away tennis access for pickleball usage at PC MARC. Tennis cannot be played anywhere else during winter. Pickleball could be played in gyms or in other temporary spaces such as unused warehouse or retail spaces. It is already a struggle to get tennis court access.”

Michael Watts eComment: “Regarding Lot 2 Willow Ranch: I believe a plat amendment is necessary to expand the LODA, to accommodate the well and landscaping activities which have occurred. Lot 2 Willow Ranch is located in the Estate Zone/District which requires a SLO analysis be performed. A SLO analysis is required to evaluate wetland impacts and a visual assessment of the impacts. I would ask that the CITY follow it's guidelines listed in the LMC.”

Stacey Sayers eComment: “This comment concerns Lot 2 at Willow Ranch. Based on past building documentation for the property, a plat amendment is likely necessary to increase the LODA and allow for additional landscaping of trees etc. on Lot 2. A SLO analysis of the property would provide important information, particularly regarding whether the property would still be classified as wetlands, which is crucial for understanding the potential impact of planting trees and installing a well. A SLO analysis would offer a visual assessment as well.”

Kristen Case 84098 eComment: “I've played tennis at the MARC for 20 years, played league for 15 years. I think that the new allocation of court time at the MARC for tennis/pickleball is unfair; too much time has been taken away from the tennis community. Please re-visit this issue.”

37 HILLSIDE AVENUE
DETERMINATION OF SIGNIFICANCE

City Council

PL-24-0139 | October 10, 2024

37 HILLSIDE AVENUE

Hillside Avenue—between Marsac Avenue and Main Street—includes three Significant Historic Sites, including 37 Hillside Avenue, and one Landmark Historic Site.


1940s


1995


2021

37 HILLSIDE AVENUE

The Applicant requests the Significant Historic Site be removed from the Historic Sites Inventory :

- The original structure was altered – compromising the historic design and workmanship.
- Renovation projects used materials that would not meet the historic standard.
- The structure was built in 1885 but there are additions and materials that date within the last 50 years.
- Changes have occurred to the front of the property, brought on my traffic patterns, realignment and encroachment, requiring retaining walls, compromising the historic feel of the property.
- The property has never received a historic grant and was denied a grant in the late 1980s.

37 HILLSIDE AVENUE

The Historic Preservation Board recommends denying the request:

a. The Significant Historic Site is at least fifty years old.

b. The Significant Historic Site retains its Essential Historic Form:

- It was identified as a historic resource as early as 1982.
- It is listed on the Historic Sites Inventory.
- It has been identified as Significant on a reconnaissance survey of historic resources.

c. 37 Hillside Avenue retains its historic scale, context, and materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic addition.

d. 37 Hillside Avenue is associated with an era of Historic Importance to the community.

37 HILLSIDE AVENUE

Staff recommends reviewing the request, opening a public hearing, and denying the request to remove 37 Hillside Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft final action letter.

ARTS & ECONOMIC PROSPERITY 6

HIGHLIGHTS PRESENTATION

ARTS COUNCIL PARK CITY SUMMIT COUNTY

Americans for the Arts | ARTS & ECONOMIC PROSPERITY 6

WHAT'S AEP 6?

The Arts Council of Park City & Summit County partnered with Americans for the Arts, the nation's leading nonprofit organization for advancing the arts and arts education, to conduct Summit County's first ever Arts & Economic Prosperity Study ('AEP6'). AEP6 demonstrates the significant economic and social benefits that arts and culture brings to communities, states, and the nation.

WHO'S REPRESENTED?

AEP6 is a national study based on local data from 373 regions from across all 50 states and Puerto Rico — ranging in population from 4,000 to 4 million — and representing rural, suburban, and large urban communities. This provides Summit County, UT with a consistent methodology, providing opportunities to accurately benchmark our Arts & Culture impact with communities nationwide.

HOW WAS THE DATA COLLECTED?

As part of this study, the Arts Council collected data from 750+ cultural event audience intercepts surveys as well as surveys from 20 local Arts and Culture nonprofit organizations. From the data collected locally, AEP6 uses a rigorous methodology to document the economic and social contributions of the nation's nonprofit arts and culture industry.

WHY DOES THIS DATA MATTER?

AEP6 helps our community better understand the contributions of the Arts and Culture sector from an economic and social benefit perspective. This data supports local advocacy efforts for increased investment in Arts and Culture. By participating in this high-regarded national study we now have a consistent methodology, providing opportunities to accurately benchmark our Arts & Culture impact with communities nationwide. This provides further context and insights to demonstrate how Arts and Culture is truly a critical piece of life in Summit County for both residents and visitors.

$176.8

MILLION

in Economic Activity in 2022

$6.6 MILLION

Local Tax Revenue
(city and county)

SUPPORTS

2,003

JOBS

$84.09

PER PERSON, PER EVENT

Average attendee spend at nonprofit arts and culture events (not including cost of admission)*

*Audience and event data do not include the Sundance Film Festival. The Arts Council, AFTA, and Sundance Institute agreed to exclude this data to avoid inflating data. Audience spend numbers are likely significantly underestimated given the increased cost and spending during Sundance. The Sundance Institute did participate in the nonprofit organization survey and their impact is reflected in metrics such as economic activity, tax revenue, and resident income.

ATTENDEES ARE

59%
NON LOCAL VISITORS

41%
LOCAL VISITORS

WHEN SURVEYED AT THE ACTIVITY OR VENUE:

48%

of nonlocal attendees reported that the primary purpose of their visit was specifically to attend the performance, event, exhibit, venue, or facility where they were surveyed.

38%

of attendees who live in Summit County said they would have "traveled to a different community to attend a similar arts or cultural activity."

74%

OF ARTS AND CULTURE ATTENDEES SAY:

"I would feel a great sense of loss if this activity or venue were no longer available."

84%

OF ARTS AND CULTURE ATTENDEES SAY:

"This activity or venue is inspiring a sense of pride in this neighborhood or community."

68%

OF ARTS AND CULTURE ATTENDEES AGREE THAT THE VENUE OR FACILITY WHERE THEY WERE SURVEYED IS:

"an important pillar for me within my community."

WHEN SURVEYED AT THE ACTIVITY OR VENUE:

39%

of local attendees indicated it was the first time they had ever attended

72%

of non local attendees indicated it was the first time they had ever attended

Benchmark Communities

REGIONAL COMPARISONS

CITY OF PORTLAND, OR
Population:**652,503**
Economic Activity: **$405,142,123**
Jobs: **6,446**
Local Government Revenue:
$10,488,795

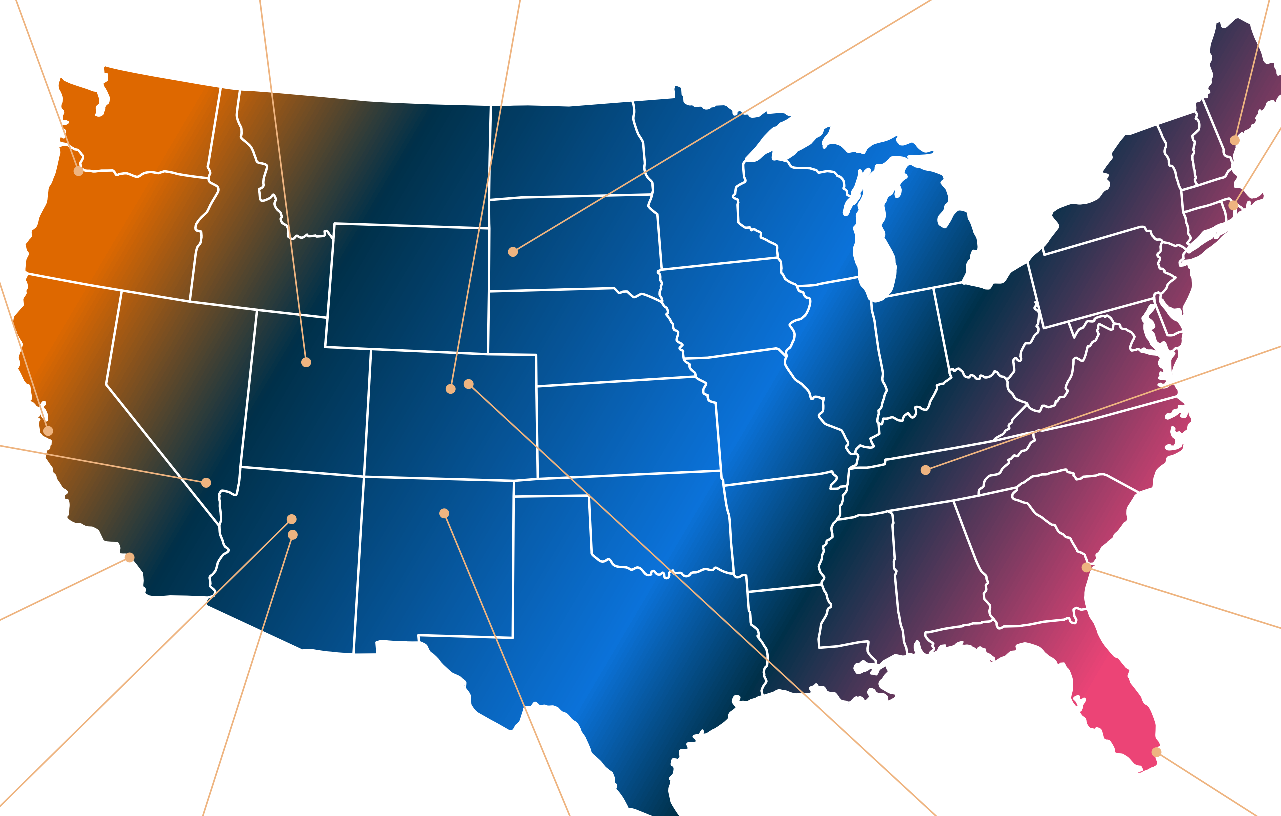
SUMMIT COUNTY, UT
Population: **42,145**
Economic Activity: **$176,888,822**
Jobs: **2,003**
Local Government Revenue:
$6,653,324

CITY OF BOULDER, CO
Population: **105,673**
Economic Activity: **$115,129,233**
Jobs: **2,451**
Local Government Revenue:
$4,609,015

CITY OF RAPID CITY, SD
Population: **75,258**
Economic Activity: **$204,105,202**
Jobs: **3,296**
Local Government Revenue:
$5,165,794

CITY OF PORTLAND, ME
Population: **66,125**
Economic Activity: **$85,970,513**
Jobs: **1,872**
Local Government Revenue:
$2,687,617

SANTA CRUZ COUNTY, CA
Population: **273,213**
Economic Activity: **$68,168,031**
Jobs: **1,437**
Local Government Revenue:
$3,470,490



CITY OF PROVIDENCE, RI
Population: **179,883**
Economic Activity: **$207,457,615**
Jobs: **2,774**
Local Government Revenue:
$6,791,234

CITY OF LAS VEGAS, NV
Population: **651,319**
Economic Activity: **$294,395,467**
Jobs: **4,111**
Local Government Revenue:
$10,642,372

CITY OF NASHVILLE, TN
Population: **2,027,984**
Economic Activity: **$676,845,937**
Jobs: **10,692**
Local Government Revenue:
$28,398,236

CITY OF LAGUNA BEACH, CA
Population: **22,991**
Economic Activity: **$88,285,994**
Jobs: **1,878**
Local Government Revenue:
$3,465,710

CITY OF SAVANNAH, GA
Population: **145,403**
Economic Activity: **$120,532,394**
Jobs: **1,811**
Local Government Revenue:
$2,659,371

CITY OF FLAGSTAFF, AZ
Population: **75,038**
Economic Activity: **$85,616,702**
Jobs: **1,062**
Local Government Revenue:
$1,403,891

CITY OF SEDONA, AZ
Population: **10,339**
Economic Activity: **$13,482,061**
Jobs: **230**
Local Government Revenue:
$546,654

CITY OF SANTA FE, NM
Population: **84,683**
Economic Activity: **$353,842,388**
Jobs: **3,828**
Local Government Revenue:
$6,472,169

CITY OF FORT COLLINS, CO
Population: **170,243**
Economic Activity: **$26,038,540**
Jobs: **582**
Local Government Revenue:
$1,020,952

CITY OF MIAMI BEACH, FL
Population: **88,885**
Economic Activity: **$334,937,244**
Jobs: **5,201**
Local Government Revenue:
$12,166,129

UTAH COMPARISONS

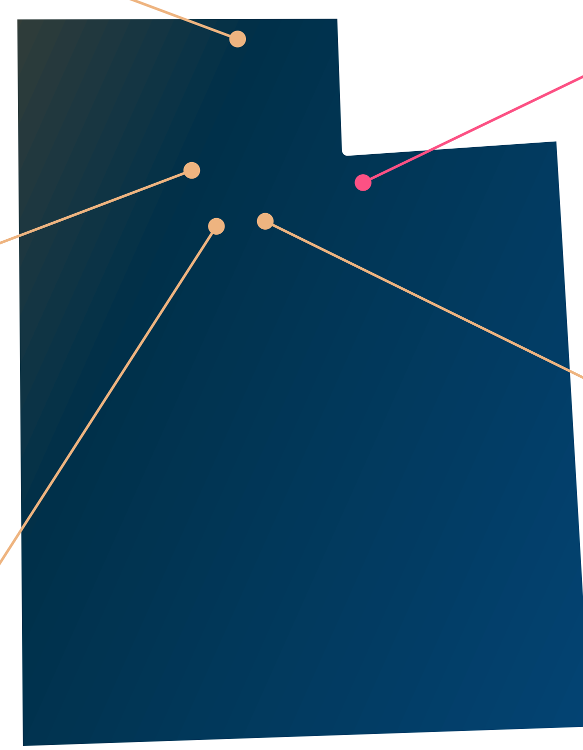
The State of Utah is a leader, and Summit County contributes substantially to the State's success.

STATE OF UTAH
Population: **3,161,105**
Economic Activity: **$1,066,418,930**
Jobs: **17,471**
Local Government Revenue: **$36,565,191**

CACHE COUNTY
Population: **128,289**
Economic Activity: **$31,218,306**
Jobs: **549**
Local Government Revenue: **$818,020**

DAVIS COUNTY
Population: **355,481**
Economic Activity: **$13,169,742**
Jobs: **521**
Local Government Revenue: **$217,628**

SALT LAKE COUNTY
Population: **1,160,437**
Economic Activity: **$593,063,591**
Jobs: **10,297**
Local Government Revenue: **$19,552,398**



SUMMIT COUNTY
Population: **42,145**
Economic Activity: **$176,888,822**
Jobs: **2,003**
Local Government Revenue: **$6,653,324**
$ 17% OF TOTAL INDUSTRY SPEND IN UTAH

SALT LAKE CITY
Population: **200,567**
Economic Activity: **$512,078,907**
Jobs: **8,485**
Local Government Revenue: **$17,164,737**

DISCUSSION

PARK CITY
SUMMIT COUNTY

ARTS + CULTURE MASTER PLAN

SHARE
YOUR
VISION

Fraud Risk Assessment

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Background

In 2020, the Office of the Utah State Auditor implemented a Fraud Risk Assessment for municipalities designed to help measure and reduce the risk of undetected fraud, abuse, and noncompliance in local governments of all types and sizes.

The Auditor's risk score is based upon a points system assigned to each measure that reduces the risk of fraud. Since the inception of the Auditor's program, the City has scored low risk for 4 of the past 5 years.

There are only 2 items on the fraud risk assessment that the City does not score points: Formal Internal Audit Function and Formal Audit Committee.

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Internal Audit

Per the State Auditor's Fraud Risk Implementation Guide (the Guide), an internal audit may focus on financial operations, systems, processes, or compliance. Typically, only the largest of the State's local governments can justify a full-time internal auditor.

Most local governments can execute an effective internal audit program by contracting with an audit professional.

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Audit Committee

Per the Guide, an Audit Committee assists the governing body in its financial oversight responsibilities.

An audit committee:

1. Makes recommendations to the governing body regarding the appointment of the city's independent annual auditor.
   a. Currently, Park City issues an RFP and procures an external auditor for annual reporting.
2. Evaluates the performance of the independent annual auditors.
3. Reviews and resolves issues identified during the independent audit.
   a. Currently, Park City finance staff does this work and reports to Exec and Council any findings.
4. Ensures management develops and enforces systems that accomplish its mission effectively and efficiently while complying with laws and regulations.
5. Investigates Hotline complaints and helps assess the findings as they are considered and addressed by the governing body.
   a. Park City's hotline has been in place for 3 years and to date we have received no complaints

*Most municipal audit committees meet bi-annually to review the external audit and present a report to City Council.

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What do other Cities Do?

We surveyed a handful of cities to obtain information on how they reported to the Office of the State Auditor for the functions mentioned above:

City	Internal Audit	Audit Committee
Heber City		X
Moab City	X	X
Murray City		
Provo City		X
Salt Lake City	X	X
St. George City		
Ogden City		X

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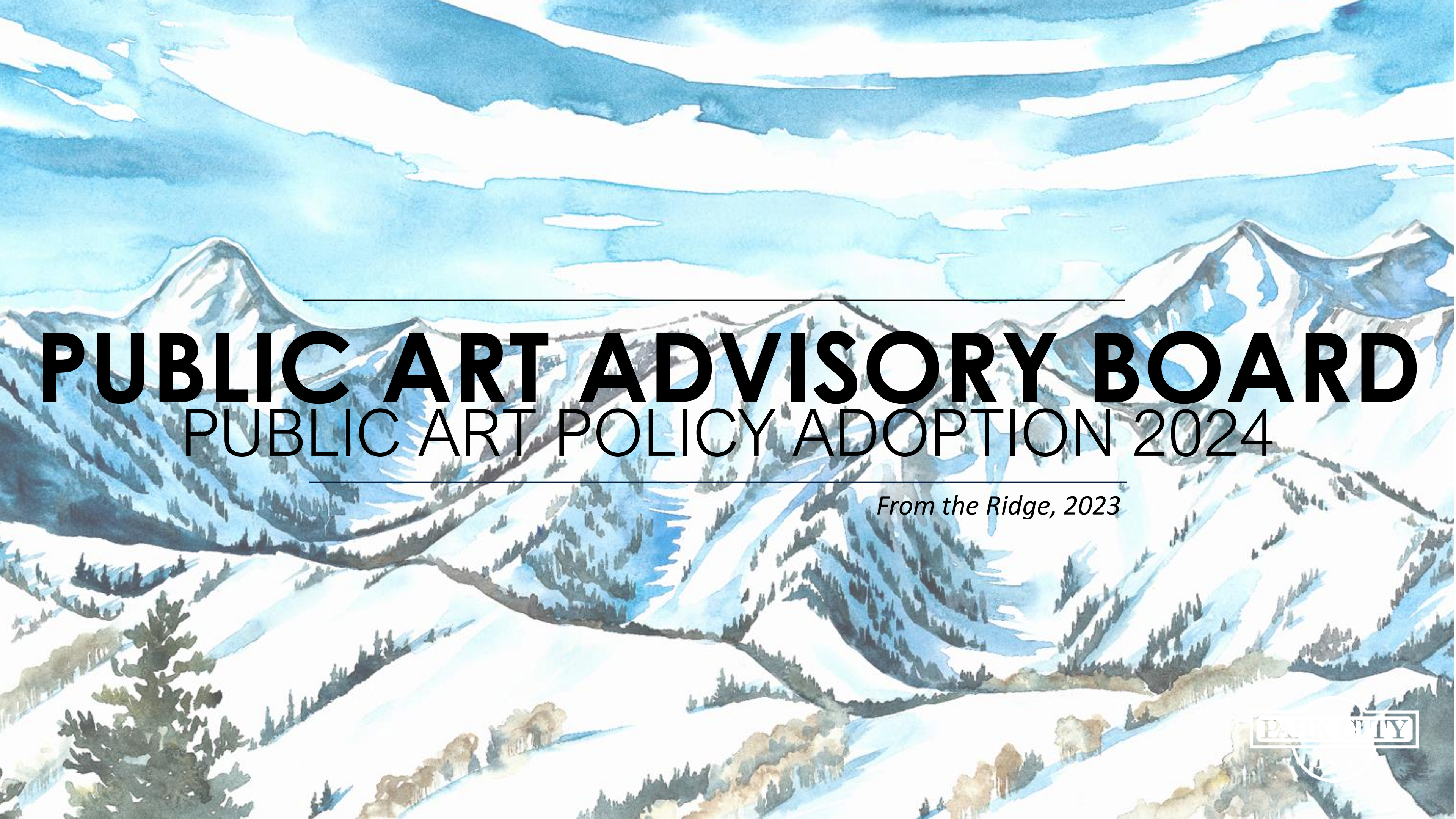
Questions

PUBLIC ART ADVISORY BOARD

PUBLIC ART POLICY ADOPTION 2024



From the Ridge, 2023

WHY WE ARE HERE?

Follow up from City Council's May direction, and request Council adopt Resolution 23-2024 modifying Public Art Policies.

At the last meeting, City Council requested clarity to the Percent for Arts Policy including:

1. Ensure funds would be used at the project site.
2. Clarify when renovation projects would apply.

<u>Updates Since May</u>:

1. Defined Percent for Arts Qualifying Projects.
2. Clarified Percent for Arts funds spent at project site.
3. Policy Clean Up: Easier to read, and other updates such as electronic voting.
4. Updated Administration of Public Body Updates.

Remnant, 2024

2024 STRATEGIC PLAN

<u>CIP Funding Projects (~$375K)</u>:

1. Utility Box Ph. 3: Install by end of Oct.
2. Library Study Rooms: RFP Due Oct. 25
3. Bus Stops (19): RFP Due Oct. 30
4. Shade Structure-Creekside Park: RFP Due Nov. 5
5. Connections & Pathways: TBD
6. Neighborhood Art Program: TBD

<u>Percent for Art Projects ($225K):</u>

1. MARC Pool Renovation ($75k)
2. Community Center ($150K)

Old Town, 2023

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Questions & Discussion

We recommend City Council take public input and consider adoping resolution 23-2024.

Tunnel Vision, 2019

ZERO EMISSIONS BUILDINGS

Work Session

Agenda

- Updates to Resolution 28-2017 for City buildings and major remodels
- “Systematic” projects and programs
    - Stretch Code
    - Building Disclosure
    - Ambient Temperature Loops
    - Climate Action and Resiliency Plan

Resolution 28-2017

City Facilities and Major Remodels

2017 Resolution:

- Focuses on building energy use per sq ft (EUI)
- Zero emissions on-site
- Multiple Certification Pathways
- On-site renewables
- Council can waive any/all requirements

Proposed Modification:

- Adopt National Definition for Zero Emission Buildings
    - Clarifies pathway for developer to follow and sets a clear goal by building type
    - Efficiency focused
    - Allows for on-site or off-site renewables
    - Zero emissions on-site
    - Excludes onsite EV charging
    - Applies to Residential and Commercial
    - Council can waive any/all requirements

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Zero Emissions Buildings

National Definition for Zero Emission Buildings:

- Created by the U.S Dept. of Energy, Office of Energy Efficiency & Renewable Energy
- Applies to residential and commercial new buildings and major remodels.
- Provides clear direction and criteria
    1. Energy efficient
    2. No on-site emissions (e.g. no natural gas)
    3. Powered solely from clean energy. Off-site power generation must also meet zero emissions requirements.
- Provides diversity of options for meeting criteria of the policy
- Specifies that off-site energy production must also be zero-emissions.

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Systematic Concepts

- Stretch Code
- Building Energy Disclosure
- Ambient Temperature Loop
- Climate Action and Resiliency Plan

Building Energy Use

Challenge:

- Park City cannot set Energy Code
- 2016 to 2021 there was a 33% increase in natural gas use

Potential Solutions:

Stretch Code:

- Incentivizing efficient design
- Align with Resolution 28-2017
- Sets bar for projects that ask for LMC exemptions

Commercial Building Energy Disclosure:

- Applies to commercial over certain sq ft
- SLC has had a program since 2017
- Has been shown to reduce energy use 2.4% per year, 7% w/in 3 years
- Could be done in phases

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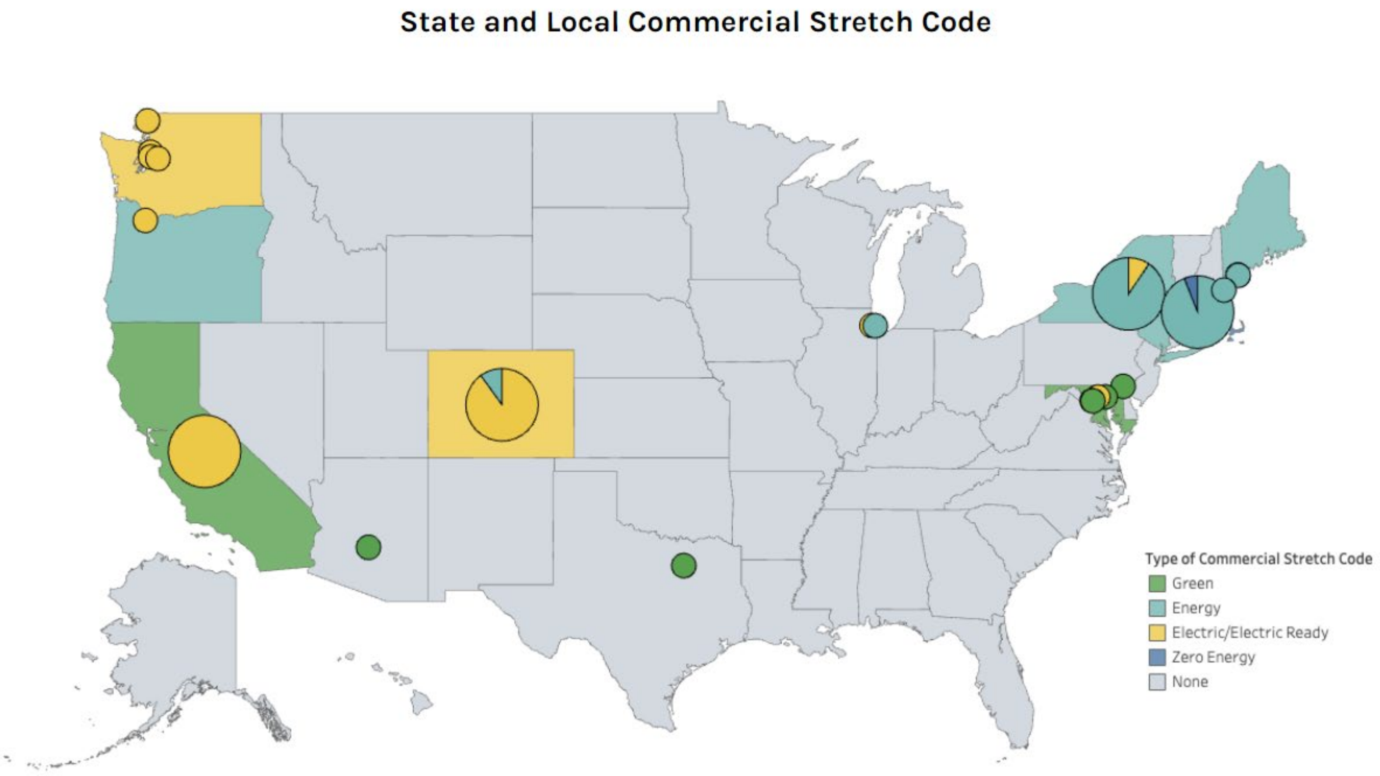
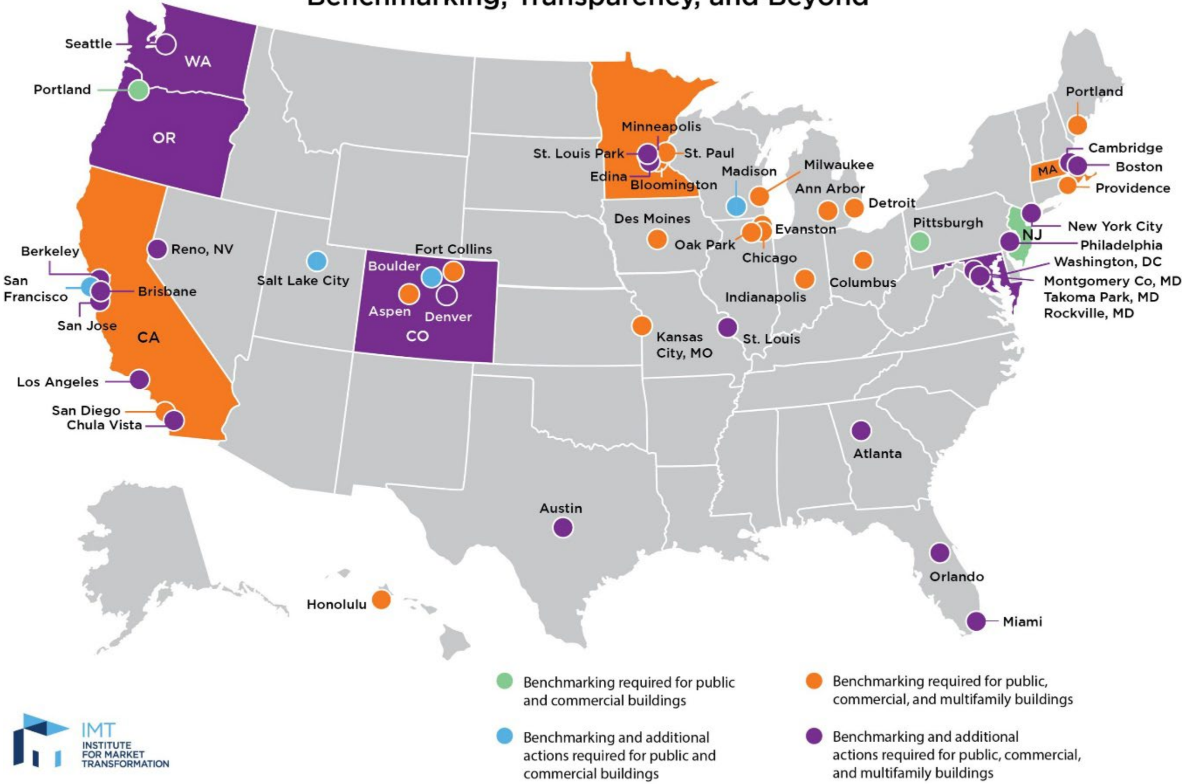
Energy Stretch Codes



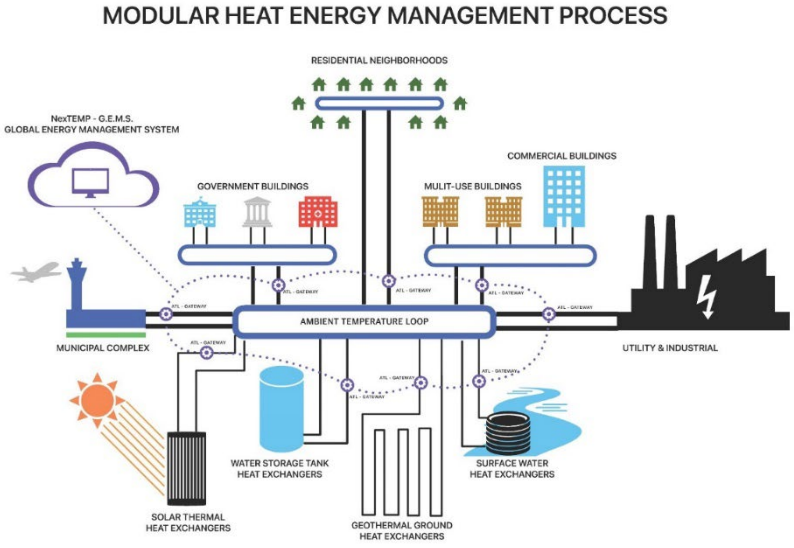
Building Disclosure Policies

U.S. City, County, and State Policies for Existing Buildings: Benchmarking, Transparency, and Beyond



Ambient Temperature Loops

- Ambient Temperature Loops (ATL) share heating and cooling between facilities and geothermal systems
- Very efficient, accepts rejected heat from refrigeration/chilling systems
- Can be used for district heating and cooling
- Prioritize water quality protection



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Solution for Mountain Towns

CARBONDALE GEOTHERMAL PROJECT WINS DEPARTMENT OF ENERGY DESIGN GRANT

By Dave | October 26, 2023 | No Comments

A local team has kicked off the design phase of an innovative geothermal demonstration project in Carbondale, with test drilling likely to begin in early November.

The US Department of Energy gave the official go-ahead to the Carbondale Community Geothermal Coalition to begin work on the project this month. A $716,000 DOE grant will fund feasibility, modeling, design and planning of a large-scale system to heat and cool a 16-acre section of Carbondale comprising a mix of institutional and residential buildings.

The Carbondale Community Geothermal Coalition includes Clean Energy Economy for the Region (CLEER), the Town of Carbondale, the Third Street Center, the National Renewable Energy Laboratory, Garfield County Library District, Roaring Fork School District and national geothermal consulting firm GreyEdge Group. CLEER assembled the coalition and will serve as project lead.

Additionally, the coalition plans to collaborate with Colorado Mountain College to explore how the project could be an opportunity for workforce training and development, according to CLEER executive director Alice

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Solution for Mountain Towns

Keeping College Affordable

- $1.5 million in energy costs are saved each year
- Nearly $12 million in energy savings since 2008
- Provides 90% of the energy required to operate campus
- Cost predictability over time allows CMU to offer the second lowest tuition rate in Colorado

PARK CITY 1884

Climate Action and Resiliency Plan

- Challenges:
  - Footprint is going up, not down
  - Main drivers of increase are natural gas usage (emissions up 33%) and aviation.
  - While emissions from on-road vehicles are only up slightly, VMTs are up 22%
- Opportunities:
  - Identify high impact practices from other communities and unique opportunities in Park City
  - Quantify and prioritize impact based on funding, timeline, etc.
  - Identify climate related hazards and adaptation measures to support community health, safety and wellbeing

PARK CITY 1884

Questions For Council

- 2017 Resolution: Does Council support updating the resolution to the National Definition for Zero Emission Buildings?
- Does the Council want to have an in-depth policy discussion on:
  - stretch code
  - commercial building disclosure
  - education and outreach
- Should the City pursue:
  - Ambient temperature loop feasibility study
  - Climate Action and Resiliency Plan
- What else?