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

December 1, 2016

The Council of Park City, Summit County, Utah, met in open meeting on December 1, 2016, at 2:00 p.m. at the Park City Old Town Transit Center, located at 558 Swede Alley.

OFF SITE RIBBON CUTTING CEREMONY

The Council met at the Old Town Transit Center to participate in the unveiling of the new trolley. It was indicated that this trolley would operate on clean diesel fuel, and would be more efficient. Afterwards, the Council proceeded to the Council Chambers for the remainder of the meeting.

Council Member Gerber moved to close the meeting to discuss property and litigation at 2:30 p.m. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting. Council Member Worel seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

STUDY SESSION

1. Summit County Mental Health Services and Needs Assessment Discussion:

Council Member Worel introduced Rich Bullough, Summit County Health Director, and indicated he initiated the Mental Health Needs Assessment.

Bullough gave credit to Mayor Thomas for his help with getting this project going. He reviewed the process for gathering the information in the assessment and stated the next step would be to develop a strategic plan to implement programs that could help members of the community.

The results of the assessment were obtained through a citizen survey. From the responses, it was learned there was a shortage of mental health providers and services in Summit County. From a providers' survey, Bullough learned the County had good therapists, but there was a long wait time before patients received treatment, there was no residential treatment and there was not equitable pay, which resulted in fewer therapists staying within the community long-term.

Strategic directives resulting from the assessment were to educate and cultivate awareness of mental illness within the community, increase capacity and access to timely treatment, improve coordination of treatment between providers, focus on building community partnerships and address funding gaps.

Mayor Thomas stated mental illness touched most families in this day and age. It was a big expense dealing with these issues and it affected all demographics, economic groups and ages. He was hopeful that this assessment would be the beginning of more help to come.

Council Member Henney asked about the emotional component of mental illness. Bullough stated having an active lifestyle helped people emotionally. He stated tools should be provided at a young age to help those stay emotionally well throughout their lives. He was a proponent of the Communities that Care program, which gave youth tools to cope with their emotions.

2. Discuss Lower Park Avenue Affordable Housing in the 1300 Block of Woodside and Empire Avenues (Location of the Current Senior Center Parcel):
Jonathan Weidenhamer, Economic Development Manager, Anne Laurent, Community Development Manager, Rhoda Stauffer, Housing Specialist, Nate Rockwood, Budget Manager, and Craig Elliott and Steve Brown, Elliott Group, presented this item. Elliott brought a model of the project and site plans for three options for this project. Option One would accommodate three apartment buildings with 27 units in each building and underground parking for a total of 81 units. Option Two would include one apartment building with underground parking and three multi-unit townhouse buildings for a total of 61 units. This option would provide a variety of housing types. Option Three included two apartment buildings with underground parking and one multi-unit townhouse building for a total of 68 units.

Council Member Matsumoto was in favor of larger square footage in order to accommodate roommate situations. She also favored ownership for units that would have accessory units that could be rented. Council Member Gerber felt there was a great need for affordable units since many families shared two bedroom condos with other relatives.

Laurent indicated staff was trying to understand who the employees in the community were and their associated needs, so they wouldn't have to commute to work. She felt the design of the project was also important so it could be marketed and enhance the neighborhood.

Council Member Beerman favored Option Two because of the mix of apartments and townhouses. He thought housing should be created that would make people want to stay for a stage in their lives. Council Member Gerber stated all the affordable housing projects thus far were geared towards families and this would be the first project that could potentially have many units. She favored Options One and Three.

Mayor Thomas liked Option Two because of the variety of the design. Council Member Henney favored Options Two and Three. Mayor Thomas reviewed that the majority of the Council favored Option Two. Elliott stated he could work on Option Two to further increase the density. Weidenhamer stated an RFP would be created to obtain a design and construction team, and construction should begin by the spring of 2018.

WORK SESSION

Council Questions and Comments:

Council Member Beerman attended the Coffee with Council and Mayor at the Library with Mayor Thomas and Council Member Gerber and about 30 people were in attendance. The major questions were about housing, energy and transportation. He inquired about the applicant seeking solar panels in the Historic District. Bruce Erickson, Planning Director, indicated the Planning Department wanted to ensure that the code was in place and the Historic District was protected, and indicated a clause was found that allowed the solar applicant to get her panels. Council Member Beerman stated he attended the Planning Commission meeting where code amendments to accommodate the critical priorities was discussed. He asked when the amendments would come back for approval. Erickson stated the housing overlay zone would be coming in the first quarter of 2017. Council Member Beerman also noted a bus route changed and the residents weren't prepared, and indicated better communication needed to be provided. He commended the Transit Department for their efforts in rectifying the situation.

Council Member Matsumoto indicated a resident had planned an event and Council was invited, and she asked if this event would be noticed. Foster stated it would be noticed. Council Member Matsumoto asked if interviews to fill a vacancy on the Historic Preservation Board (HPB) had been done. Erickson indicated interviews for that vacancy had been performed and things were progressing.

Council Member Worel stated she rode the trolley for the Electric Light Parade, she met with the Senior Center board to discuss the relocation of the Senior Center, and helped the Peace House interview for a new executive director.

Council Member Henney commented on the bus rerouting, stating the City needed to have a different form of public education, and Coffee with Council and three minute videos were evidence of creative ways to have public engagement. He suggested a liaison walking door-to-door to educate people and having online open houses as other means of public outreach. He attended the Chamber board meeting, and noted people wanted to come to Park City, whether as groups or individuals, and the City needed to be prepared for that.

Council Member Gerber stated she and Mayor Thomas spoke with Ecker Hill Middle School students about their concerns. She went to the Electric Light Parade with Council Member Worel, and also attended Coffee with the Council. She attended the Planning Commission meeting, where changes to the Land Management Code (LMC) with regard to housing, transportation and energy was discussed, as well as Bonanza Park. She was invited to discuss housing by Latinos in Action at the high school. They had a great fear about housing and many had moved to Heber, although they continued to go to school in Park City because their parents were giving false addresses to the administration.

Mayor Thomas indicated he enjoyed speaking with Council Member Gerber at the Ecker Hill Middle School. He judged the Electric Light Parade and asked for more vehicles in next year's parade. He noted Coffee with Council was fun and interesting. He attended the Epic Promise at Vail, where donations were made to the non-profits in town. He attended the Historic Society meeting and stated they needed to generate money as well. He was also in attendance for the unwrapping of the new Trolley.

Consideration of Relocating the Senior Use/Program to a Shared Community Center at City Park:
Jonathan Weidenhamer, Economic Development Manager, Kim Clarke, Community Engagement for Summit County, and Craig Elliott, Elliott Workgroup, presented this item. Weidenhamer indicated the current senior facility was too small and the process for this project needed to begin now so construction could begin in the fall of 2018.

Weidenhamer stated that he spoke with the seniors and there were challenges with having the new senior center at the MARC, but the seniors felt confident that staff would be including all the amenities that were important to them.

Mayor Thomas indicated there was synergy with the library and the site at the park so he felt City Park made sense for accommodating the seniors. Council Member Worel stated the facility would be used more than two days per week, and that was a big factor in considering the location. Council Member Beerman agreed that the center should be housed at City Park. He asked if Summit County would be helping with this project. Weidenhamer stated the City provided the facility and the County provided the meals and programming. Foster confirmed that Council agreed the center would be part of the rec center at City Park and an agreement would be worked on with the County with regard to this project.

Mayor Thomas opened the meeting for public comment. No comments were given. Mayor Thomas closed the public comment portion of the meeting.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Tom Daley	Deputy City Attorney	Present
Polly Samuels McLean	Assistant City Attorney	Present
Michelle Kellogg	City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Luke Cartin introduced Celia Peterson, a new employee in the Sustainability Department.

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

Mayor Thomas opened the meeting for those who wished to address Council on topics not listed on the agenda.

Rory Murphy, Sally Elliott, and others that were part of the Friends of Ski Mining History were in attendance. Murphy thanked the Council for matching donated funds to help preserve these structures.

Bill Humbert was concerned about taxes and conflicting goals in the City. He saw new buildings going up and new projects, he voted for the open space tax, and he asked that the Council work with the County to decide what the middle class people should pay for rent. Then make sure that all the taxing groups don't bang up against that limit. He hoped properties would be kept affordable and that taxes would be kept low so rentals wouldn't keep going up.

Mayor Thomas thanked the Chamber, resorts, and voters for supporting the transportation tax initiative. He also acknowledged the difficult day yesterday with the funeral of Officer Eric Ellsworth, a West Valley City police officer, who died in the line of duty.

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from November 3, 2016 and November 10, 2016:
Council Member Gerber indicated the minutes of November 10, on Page 46, Line 14 of the packet should be changed to reflect her sentiment that the event hadn't grown last year.

Council Member Henney indicated the minutes of November 10, on Page 41, Line 21 of the packet should reflect the corrected name of Marth.

Council Member Worel moved to approve the City Council Meeting minutes from November 3, 2016 and November 10, 2016 as amended. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel
ABSTAINED: Council Member Matsumoto (November 10, 2016 minutes)

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Exercise the (3) Three Year Contract Extension Option in a Form Approved by the City Attorney with "Republic Services" for Municipal Solid Waste and Recycling Collection Services for the Commercial/Business Sector Within the Main Street Area Including Park City Municipal Buildings for an Annual Amount Not to Exceed $17,000 for City Facilities and $68,000 for the Historic Park City Alliance (HPCA) Main Street Area:

Council Member Worel moved to approve the Consent Agenda. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VI. OLD BUSINESS

Update on Possible Acquisition of the Southern Portion of 1251 Kearns Boulevard (The Yard):
Weidenhamer indicated the $60,000 earnest money for this property would go hard, so this would be the last opportunity for Council to express any concerns. The Council members had no concerns with regard to this property acquisition.

Mayor Thomas opened the meeting for public comment. No comments were given. Mayor Thomas closed the public comment portion of the meeting.

VII. NEW BUSINESS

1. Request to Authorize the 2017 Annual Insurance Premiums to Fund Insurance Placements for Park City Municipal – Property Insurance: $185,273.00 to Affiliated FM; Public Entity Liability Insurance: $185,319.00 to States Self-Insurers Risk Retention Group, Inc.; Workers' Compensation Insurance: $201,637.27 to Workers Compensation Fund; Cyber Liability Insurance: $44,944.20 to Beazley Insurance Co.; and Crime Insurance: $3,950.00 to Travelers Insurance Company; in a Form Approved by the City Attorney:

Heinrich Deters presented this item because Matt Dias and Katie Madsen were not able to attend. Deters asked that Council approve the annual insurance premiums for 2017. He indicated the insurance broker, Moreton & Company, put the different insurance policies out to bid to get the best premium for the City. He noted that the annual workers comp insurance premium had decreased by $53,000 due to fewer claims, and he credited Hugh Daniels, Emergency Manager, for implementing safety training and procedures that resulted in those fewer claims.

Council Member Worel asked what crime insurance covered. Tom Daley responded that it would cover white collar crime.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Henney moved to authorize the 2017 annual insurance premiums to fund insurance placements for Park City Municipal – Property Insurance: $185,273.00 to Affiliated FM; Public Entity Liability Insurance: $185,319.00 to States Self-Insurers Risk Retention Group, Inc.; Workers' Compensation Insurance: $201,637.27 to Workers Compensation Fund; Cyber Liability Insurance: $44,944.20 to Beazley Insurance Co.; and Crime Insurance: $3,950.00 to Travelers Insurance Company; in a Form Approved by the City Attorney. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Consideration to Approve Resolution 27-2016, a Resolution Adopting the 2017 City Property Disposition List:

Heinrich Deters, Trails Coordinator, explained this list provided transparency about the properties owned or leased by the City. He noted 664 Woodside was removed from the list when the City disposed of it. The 1364 Woodside property purchased was added to the list. The affordable housing was removed from the list. The Sommer parcel was also added and would be used for open space and affordable housing. A small space was also acquired adjacent to the City limits for snow storage.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Worel moved to approve Resolution 27-2016, a resolution adopting the 2017 City Property Disposition List. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

3. Consideration to Approve Ordinance 2016-51, an Ordinance Approving the Tram Tower Subdivision Located at 664, 672, and 698 Woodside, Park City, Utah, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:
Anya Grahn, Planning Department, presented this item and indicated the proposed changes to the plat, which would combine two parcels. This would enable the owner to develop the property.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Matsumoto moved to approve Ordinance 2016-51, an ordinance approving the Tram Tower Subdivision located at 664, 672, and 698 Woodside, Park City, Utah, pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

4. Consideration to Approve Ordinance 2016-52, an Ordinance Approving the Second Amended Aspen Springs Ranch Subdivision Phase II Plat Amendment, Amending Ranch Lot 3 and Lot 46, Located at 2636 and 2644 Aspen Springs Drive, Park City, Utah:
Kirsten Whetstone, Senior Planner, indicated this amendment would shift a lot line, and both lots were owned by the same person.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Worel moved to approve Ordinance 2016-52, an ordinance approving the Second Amended Aspen Springs Ranch Subdivision Phase II Plat Amendment, amending Ranch Lot 3 and Lot 46, located at 2636 and 2644 Aspen Springs Drive, Park City, Utah. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

5. Consideration to Continue a Public Hearing Regarding the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, for Goldener Hirsch Inn, Located at 7520-7570 Royal Street East, Park City, Utah:
Kirsten Whetstone, Senior Planner, stated the Planning Commission heard this request for a plat amendment last night and it would be coming before Council on December 15.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Gerber moved to continue a public hearing regarding the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, for Goldener Hirsch Inn, located at 7520-7570 Royal Street East, Park City, Utah to December 15, 2016. Council Member Henney seconded the motion.

RESULT: CONTINUED TO DECEMBER 15, 2016
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder