



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
NOVEMBER 21, 2013**

Work Session

Council questions and comments and Manager's Report

City Manager Foster introduced Ann Ober who has joined the City from Salt Lake City and will be working with Regional ties, Leadership program and environmental issues.

Council member Peek attended the Board of Adjustments meeting.

Council member Matsumoto attended the Summit Lands meeting stating they are doing great and had a great Live PC Give PC turn out

Council member Beerman attended the COSAC meeting and discussed the Risner Ridge item that will be brought before Council in the next few weeks. He also attended the Startup Ogden grand opening stating it was very neat.

Council member Simpson had nothing to report

Council member Butwinski attended the Economic development meeting stating they will be coming before Council on December 5th. He stated the Leadership evening was very fun. Also attended the HPCA meeting stating that Insa Riepen, Recycle Utah, made a pitch to Main Street businesses to carry the recyclable bags. Attended Planning Commission made significant progress on the General Plan. Also attended Startup Ogden and is eager to read the book they received about Startup communities.

Mayor Williams attended the Leadership night stating it was great. Council government (COG) Meeting stating Summit County presented their emergency management plan, and economic development draft. There was also a presentation from Derek Radke on asphaltting stating that if the Cities and County planned together more roads could be completed. Mayor Williams is going to speak at a Debate competition in SLC on the ban of plastic bags topic. Mayor Williams was honored as Recycler of the Year from Recycle Utah.

Post Office Gang Boxes

Matt Cassel, City Engineer and Thomas Eddington, Planning Director presented the information on Post Office Gang boxes, stating this item has been before Council numerous times. Staff discussed the Post Office's meaning of deliverable stating that they will deliver to a point in the neighborhood such as a cluster or gang box.

Council member Peek stated he would like to see the post office boxes remain in the post office. He feels it is safer for the delivery people as well as the residents and it keeps the boxes out of the weather.

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Council member Beerman suggested if the post office would not budge then could the city keep all the gang boxes in one location behind the post office creating a community gathering place.

Council members Simpson and Matsumoto voiced their opinions stating they felt gang boxes were inappropriate for Old Town.

Engineer Cassel stated that the City would have to maintain the locations and parking areas with snow & ice removal .

Many comments were made on how frustrated Council is with the Post Office.

City Attorney Harrington stated that this decision is not motivated by malice, the post office is working to do their jobs efficiently. He counseled the Council to be pragmatic about the decision to work with a partnership.

Planner Eddington feels there is an argument made to health, safety and welfare.

Mayor Williams accepted public input on this subject.

Scott Petler- Empire Avenue- stated he has issues with the deliverable vs. non deliverable status. He also feels if the City goes to battle with post office the residents will suffer. He is also worried if the City does not allow the gang boxes then the residents will get locked out of the current boxes.

Mayor Williams stated that he would like clarification from the post office on why they chose this area.

Jan Scott, resident, stated that Old Town is very fragile and would not like to see gang boxes.

Charlie Wintzer, resident, stated that the City should purchase the post office and rent out post office boxes, run a coffee shop and place affordable housing on the top two floors. He felt it would make a great hang out.

Puggie Holmgren, Park Avenue, stated she is concerned about keeping the historic feel of Old Town.

Council is frustrated with the Post Office and would like staff to continue to have discussions with the Post Office looking at other options than gang boxes and would also like to look at the code for Old Town being a historic district and gang boxes are not an approved structure.

Quarterly Goals

Jed Briggs, Budget Manager & Kory Kersavage, Budget intern, presented the changes updated from last week.

Council member Beerman stated that he would like to see the name and titles on the report for the sake of the public.

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The Council then went line by line commenting on the goals of each of the following departments: Public Works, Library and Recreation.

General Plan Discussion

Council member Butwinski stated that the Planning Commission will have another opportunity to discuss the General Plan on December 11, 2013. Council member Beerman inquired if there was discussion with the Planning Commission to hold a special meeting on December 4th.

Planner Eddington stated that staff looked at that option and has decided to hold the December 11th meeting for the additional look.

Council was concerned with the number of opportunities for public comment. Staff felt the schedule was tight but they would be sure to work with the community for public comment opportunities. Council concurred that they will be flexible with the deadlines but would like to see this current Planning Commission complete this monumental project.

Planner Eddington stated that this General Plan has incorporated the core values that were brought up during the 2009 Visioning session. Tonight Council will review the Small Town section. Staff has recommended eliminating the executive summary and by breaking the plan down by core values it makes the entire plan readable.

Council member Simpson thanked staff and the Planning Commission for their hard work.

Council discussed the task force policy issues, along with TDR's. City Attorney Harrington stated that Council needs to be direct with the language used and needs to be clear with the community and the Planning Commission.

Council concurred they are at an "it depends" stage. They continued to discuss language changes to clarify what they want to regulate.

City Attorney Harrington stated this is a blue print for the vision of Park City and the direction Council would like to go.

Regular Meeting

6:00 pm

I. ROLL CALL- Mayor & Council present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council member Butwinski stated that the HPCA presented a survey with positive comments for a mostly great Main Street construction project.

Phyllis Robinson, Public Affairs Manager & Rhoda Stauffer, Sustainability, presented the Mayor and Council with the Robert C. Larsen Workforce Housing Public Policy Award.

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

There was no public comment.

IV. MINUTES FROM MEETING ON NOVEMBER 14, 2013

**Council member Beerman moved to approve the meeting minutes
for November 14, 2013 meeting.**

Seconded by Council member Butwinski

Motion carried

Peek- Aye

Beerman-Aye

Simpson-Aye

Butwinski-Aye

Matsumoto- abstained

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 to Authorize the City Manager to enter into a contract 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 \$17,500 for City Facilities and \$55,000 for HPCA Main Street area.

Council member Peek moved to authorize the City Manager to enter into a contract 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 \$17,500 for City Facilities and \$55,000 for HPCA Main Street area.

Council member Simpson seconded.

Approved unanimously

VI. RESIGNATIONS AND APPOINTMENTS

1. Consideration of Planning Commission Appointments as new Planning Commissioners: Preston Campbell, Steve Joyce and John Phillips all with a 4 year term expiring July 2017

Council member Simpson moved to accept the Planning Commission appointments Preston Campbell, Steve Joyce and John Phillips all with a 4 year term expiring July 2017

Council member Butwinski seconded.

Approved unanimously

VII. NEW BUSINESS

Council member Peek moved to move item number 3 to item number 1.

Council member Simpson seconded.

Approved unanimously

3. Discussion of General Plan to include areas of Values, Goals, and Strategies

Mayor Williams opened the public hearing.

Jo Scott, resident, thanked Council for moving this item to the beginning of the agenda and for being sensitive to the holidays as a busy time for public input. She would like to see a complete, great document. She stated she sees conflict in the General Plan within the Thaynes 1 neighborhood. It raises a possibility for loop holes. Stating section 1.4 states Thaynes should remain a quiet neighborhood then 1.5 contradicts the quiet residential feel and goes against the HOA covenants. She also stated she has a meeting set up with the planning department to make sure her comments are incorporated.

Planner Sintz stated that Mrs. Scott also made public comments at the previous night's Planning Commission meeting and they will be addressed in the General Plan discussions.

Rob Sletten, Board of Directors for the HOA Thaynes 1, clarified the boundaries of Thaynes. He also stated that throughout the town there are a number of HOA's and the Planning Commission discussed the wording "where applicable". He is also concerned with proposed bus service feeling it would negatively impact their neighborhood. He thanked staff for the great effort they have put into the plan.

Brad Smith, President of the HOA Thaynes 1, stated that they only have two paragraphs in the entire plan and it has already created controversy. He feels if the City can identify the issues ahead of time it will be more effective.

Cindy Sharp, Aspen Springs Drive resident, requested more time for public comments and stated she felt the General Plan should not be in conflict with the CC&R's.

Mary Wintzer, resident, thanked the Mayor and Council for the thoughtfulness of the holiday season. She stated she feels the Planning Commission has made leaps and bounds with this General Plan. She would like to see a sense of community and neighborhoods. Would also like to see affordable housing put in appropriate areas. She is also concerned with putting more roads in a walkable town.

Mary Olshe, Holiday Ranch, stated that the HOA's need to be considered when writing a document. She knows this is a work in progress but urged the Council to go slow and watch for generalizations.

Bill Ligety, Aspen Springs, stated that what attracted them to the area were the strong CC&R's. He does not expect the City to enforce the CC&R's but does want to see the City undermining the CC&R's. He is concerned with the City not upholding the City's current code as is. He stated he feels the City is too wrapped up in affordable and workforce housing.

Mayor Williams stated that the goal of the General Plan is not to sneak in affordable housing in every area. The General Plan is a guideline for the City. He also stated that CC&R's go above and beyond the City codes.

Council member Peek stated that a CC&R is a contract that can be stricter than the Land Management Code.

Council member Simpson moved to continue the public hearing to December 5, 2013
Council member Beerman seconded
Approved unanimously

- 1 Consideration of amending the Land Management Code of Park City, regarding existing Historic Structures and Building Height in the HRL, HR-1, HR-2, and RC Districts

Planner Francisco Astorga addressed the Council discussing the height of existing Historic Structures. The Planning Commission and staff have discussed the definitions of story and levels and clarified what could be allowed in a split level or a three story house. This amendment will be able to add an internal height up to 35 feet and will not touch the original 27 feet on natural grade; it also applies to the green roof aspect.

Council member Simpson is very pleased with this amendment and feels this is what Council wanted to begin with.

Council member Beerman inquired about the tandem garages referred to in the staff report. Planner Astorga stated that was a reference to the tandem garage in the 2009 amendment. It will not be affected by this amendment.

Mayor Williams opened the public hearing.

Ruth Meintsma, 305 Woodside, presented pictures of her concerns with visualized mass.

Mary Wintzer, 320 McHenry, stated she would like to see more analysis of the green roof.

Staff stated that they wanted to be able to provide the opportunity for a green roof.

Jack Thomas- speaking as a Planning Commissioner- stated that the Commission did address this issue and feels that a flat roof on a third story will have a negative visual appeal rather than the pitched roof. The planning commission championed the flexibility of this amendment.

Council member Simpson would like to have the discussion to keep the flat roof green.

Mayor Williams stated that part of the amendment is to create diversity in architecture.

Council inquired about the difference between staff's recommendation and planning commission's recommendation.

Planning Director Eddington clarified staff's recommendation

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Mike Sweeny, resident, wants to know how this amendment will fit with the RC zone (Recreational Commercial)

Planner Astorga stated that the draft ordinance only changes the single family and duplex sections. The recreational commercial properties would not be affected.

Ruth Meintsma, 305 Woodside, spoke again in favor of the amendment.

Mayor Williams closed the Public Hearing.

Council member Simpson asked for clarification on the ordinance.

Planner Astorga clarified the height of the green roof.

**Council member Butwinski moved to approve with amendment by staff
Council member Simpson seconded
Approve unanimously**

2. Consideration of an Ordinance amending Title 12, Sign Code, Chapter 4, Sign Standards, Section 12-4-4, Location on Building, of the Municipal Code of Park City P. 12-2

Planner Christy Alexander stated this would allow special exceptions to signage in the RC and RD zones approved by the Planning Director. This would only affect the resort related structures. Planner Alexander stated the Planning Commission looked at this item and had positive comments.

Council member Peek inquired about the lighting standards.

Planner Alexander stated that the lighting ordinance allows for upward or halo lighting and non reflective surfaces. Stated that the Planning Commission also looked at the lighting issue as well.

Council member Butwinski inquired about the appeal process and was concerned with no public notice requirement in the case of appeals.

City Attorney Harrington stated that in the instance where no public notice is required then it comes down to discovery and the time period for the appeal would begin when the appellant makes their appeal.

Planning Director Eddington stated that the City could add a noticing like they do with the Admin CUP process. This process requires staff to notify the adjacent properties and post signs up on the property.

Mayor Williams opened the public hearing

Tom Bennett, attorney for the applicant St. Regis, recommended additional noticing alternatives and also stated that it can get complicated and in essence to seek a variance.

Mike Sweeny, resident, stated with respect to dealing with the Planning Director it is a very simple process and feels it would work great to give the planning director that authority. His only issue is that this amendment precludes the GC zone.

Mayor Williams closed the public hearing.

**Council member Simpson approved with staff's amendment
Council member Butwinski seconded.
Approved unanimously**

VIII. ADJOURNMENT

With no further business the meeting was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 2:00 p.m. Member is attendance were Mayor Dana Williams, Alex Butwinski, Andy Beerman, Cindy Matsumoto, Liza Simpson and Dick Peek. Staff present were Diane Foster, City Manager; Mark Harrington, City Attorney; Thomas Eddington, Planning Director; Anya Grahm, Planner; Jonathan Weidenhamer, Economic Development Manager; Tom Dayley, Assistant City Attorney; Heinrich Deters, Trails & Open Space Manager; Nate Rockwood, Capital Budget Manager; Lori Collett, Finance Manager; Tommy Youngblood, Special Event; Tim Henney, Council member-elect. **Council member Beerman moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Butwinski seconded. Motion carried.**

Council member Simpson moved to open the closed session. Council member Butwinski seconded. Motion carried.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Marci S. Heil, City Recorder.


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