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

November 10, 2016

The Council of Park City, Summit County, Utah, met in open meeting on November 10, 2016, at 2:45 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property and personnel at 2:48 p.m. Council Member Worel seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, and Worel. Council Member Matsumoto was excused.

CLOSED SESSION

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

WORK SESSION

<u>Council Questions and Comments:</u>
Council Member Henney attended Mountainlands Board meeting, and reported they had great success from the Live PC/Give PC event. He also commented that he was proud the community backed the open space bond and Propositions 9 and 10 with regard to transit at the election.

Council Member Worel indicated she had lunch with the seniors. Summit Community Power Works (SCPW) was there and had sign-up sheets to change out LED light bulbs. She attended the Chamber lunch and reported that hotel bookings were up for the season. She went to the Arts and Culture Initiative meeting, where they were moving forward with the initiative. She also attended the PC Tots board meeting, and reported they were approved for a loan to buy the space they are in, which will save on rent. They were also successful in finding a second space to lease, which should be open in March and will accommodate 0-3 year olds.

Council Member Gerber also expressed her excitement that the community passed the open space bond and transportation bills, and indicated she hoped the community would continue to work together on issues. She attended the Live PC/Give PC party, the Chamber Fall Forum, as well as the Planning Commission meeting, where Treasure Mountain and CUPs were discussed.

Council Member Beerman indicated he went to the Citizen Open Space Advisory Committee (COSAC) meeting, and noted the Recreation Advisory Board (RAB) members were involved and a recommendation would be presented in a couple of months. He and Mayor Thomas met with Rocky Mountain Power (RMP), and indicated progress was being made. RMP offered to help with installing electric outlets for car charging in an effort to try out some new net zero technologies. He was also pleased that the ballot propositions passed by over 70% which reaffirmed that the three critical priorities were aligned with the community. Council Member Beerman thanked several of the City staff for their work to get the information available to the public.

Mayor Thomas attended the RMP meeting as well and felt it was very productive. He also attended the PC Advocates meeting. He asserted he was proud to be a part of a community that stayed focused on the objective, and felt the turnout for the vote was incredible.

<u>Review Draft 2017 City Council Meeting Schedule:</u>
Foster distributed a draft of the City Council schedule for 2017 and the Council made the following changes: they agreed to hold a meeting on October 24 instead of October 26, and hold meetings on January 5 and March 16. Meetings would not be held on March 9 and 23, April 20 and May 18.

<u>Monthly Affordable Housing Update:</u>
Rhoda Stauffer, Affordable Housing Specialist, presented this item. She updated Council on the status of the City's affordable housing projects. She reported that the1450-1460 Park Avenue homes were stabilized and ready for footings and foundations. The 13 units on the Fire Station lot had the housing plans and that project was moving forward as well. She indicated the housing goal resolution that Council requested would be brought to the Housing Authority for approval at the November 17 meeting. She also reminded Council of the joint City/County Council meeting on December 6, noting that affordable housing would be discussed. She commented that Harrington asked her to define "unit", which she stated was any completed unit, independent of size.

Council Member Worel asked if there was an affordable housing specialist counterpart at the County. Stauffer indicated there was not. Council Member Worel asked about housing the senior center in the rec building. Stauffer stated that was what was agreed upon. Council Member Gerber didn't remember the Council directing the senior housing. It was indicated the minutes would be reviewed for clarification on the direction given.

Council Member Henney stated there was data being collected on the resale of affordable housing and he wondered if owners were making profits on their sales, because some thought that affordable housing locked owners into a welfare situation. Stauffer stated owners went from affordable, deed restricted units to market rate sales. She gave examples of people who bought affordable housing to get their lives stabilized, then they would sell and go back into the market. Council Member Gerber stated renting a place where rents were increased yearly locked people into a welfare situation more than buying an affordable unit.

Council Member Beerman stated affordable housing definitely didn't create a welfare situation. He asked when the Park Avenue project would be completed. Stauffer stated July was the projected completion date. Council Member Beerman asked if there would be more discussion on the rental/ownership mix of the units, housing dedicated to City employees, housing dedicated to essential employees, and housing dedicated to seniors. He also asked about doing a Master Planned Development (MPD) with regard to affordable housing, which would include regulations on setbacks, height, width, etc. Anne Laurent indicated the City just received a new housing report which would be presented to Council at the meeting scheduled for December 6. With regard to updating the Land Management Code, the Planning Commission would be addressing those regulations. Council Member Beerman asked about the listed projects and hoped the Sommer project could be included on the list.

Council Member Henney suggested setting a timeline for completion if the City partners with a developer on a project in the future. Mayor Thomas asked if there had been discussions with Ivory Homes. Laurent stated they talked yesterday and Ivory Homes would be looking at its development agreement.

<u>Review the Site Concept Design for the New Public Utilities Facility:</u>
Clint McAffee and Roger McClain, Public Utilities, and Eric Wood, project architect for RNL Design, presented this item. McAffee stated the Council would be shown a model of the site with buildings to make sure Council was agreeable to this layout. He also stated besides building this space to alleviate crowding in the current building, this project was also about the people and helping employees perform to their best ability.

Wood stated an inventory was taken of current personnel and equipment, and a worksheet was displayed showing the current inventory and the estimated increased personnel and equipment during the next 10 years. He indicated this inventory was the basis for the design layout. He showed a digital layout of the site. Mayor Thomas was complimentary of the energy saving design and putting the bulky sheds towards the back of the parcel. He hoped landscaping could further obscure the building from the highway.

Council Member Gerber asked if there was room to expand in the future. McAffee stated the land was maximized with this design, so they would have to get creative for expansion.

Council Member Worel asked if this would have to go through the Planning Commission. It was indicated the Planning Commission would review this project before it was brought to Council. An inquiry was made as to how many customers would visit the office at this site. McAffee stated it was estimated that maybe one customer would come in per day for a water account set up or a water meter set. He also indicated all the Public Utilities employees would be moving to the new facilities.

Council Member Beerman asked if the storage space would be heated. McAffee stated the sheds would be heated but the yard wouldn't be heated. Council Member Gerber asked if there would be electrical outlets for future electric vehicles. McAffee stated it hadn't been discussed yet, but it could work for this site.

McAffee confirmed that the Council approved of the site plan and stated this would proceed to the Planning Commission. He then addressed possible housing on the site. He showed that a second story could be constructed over the vehicle shed and that transit expressed a need for additional housing for their seasonal employees. Council Member Beerman asked if housing could be erected on the Iron Horse site since this new site was not close to bus service or City amenities and would require employees to use their cars to go anywhere. Council Members Worel and Henney were amenable to looking at Iron Horse and other locations. Council Member Henney stated in speaking with Council Member Matsumoto, she did not want housing at this site. Foster stated not all employees were surveyed about the housing on this site and some of those asked about living on the site wouldn't live anywhere in Park City because of liking where they currently live.

Laurent stated Iron Horse would be filled with Transit expansion and would not be a good spot for housing. She expressed the hope that Council wouldn't cut projects short. Mayor Thomas indicated he knew of other housing that was in noisy areas, and felt housing at this site was a good option. Council Member Gerber did not want to take this option off the table either, noting that this was not a “for sale” unit, and people with families would not be living there.

Council Member Henney clarified he was still open to considering this site as well. Council Member Worel asked if there were security concerns. McAffee could not imagine any concerns. He stated he would continue to pursue housing on the site for transit employees. Council Member Henney noted he was happy to see the net zero features of the projects.

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	Excused
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Member Henney stated he used to live on property adjacent to Item Four on New Business, but he had no relationship to the owners. Council Member Gerber disclosed she worked for the Park Silly Sunday Market (PSSM) in the past. Council Member Beerman stated he was a long time neighbor of the owner of Item Four on New Business.

1. Presentation of the United States Tennis Association (USTA) Facility of the Year Award:

Ken Fisher and Michael O'Keefe presented comments on the USTA Featured Facility Award. O'Keefe indicated after the award was announced, the MARC was featured in four different tennis magazines. He showed a video featuring the wonderful features and programs offered at the MARC. He stated a large plaque was presented to the City, and it now resides at the entrance to the indoor tennis courts. He thanked the staff and the late Candy Erickson for making this facility possible.

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

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

Tina Smith passed out a handout and stated she wanted to discuss solar panels. She was concerned with fracking and drilling, so she became a committee member for Summit Community Power Works (SCPW). She had initiated various programs to reduce residents' carbon footprint. She indicated she was denied a permit to install solar panels on her roof. The Planning Department stated that the panels did not meet the design criteria. She was able to see the solar panels on the City Offices' roof and she thought they looked beautiful. She requested approval to put solar panels on her home.

Council Member Henney thanked Smith for her dedication and commitment to this cause.

Bruce Erickson, Planning Director, stated this request was denied today and indicated there was an appeal process, but he felt it was in the best interest of the Planning Department to stick to the guidelines of the Historic Preservation District.

Mayor Thomas closed the public input portion of the meeting.

IV. NEW BUSINESS

<u>1. Consideration to Approve an Economic Development Grant Contract in the Amount of $20,000 for a Three Year Period for Anomaly Action Sports in a Form Approved by the City Attorney:</u>

Jonathan Weidenhamer, Economic Development, and Ted Ligity, owner of Anomaly Action Sports, presented this item. Ligity stated his company just reached its 10 year mark. He explained how he began his ski gear company. He indicated he had offices in New Hampshire and Huntington Beach, California, and he wanted to combine the two offices here in Park City. He requested an economic development grant to help him move here. He stated there would be marketing, customer service, graphic design, and other jobs created as a result of this move. Weidenhamer recommended awarding $20,000 now and coming back to Council next year for consideration of giving an additional amount.

Council Member Henney recommended that sustainability measures be built into applications for grants, so applicants would know of the critical priorities of the City. He asked if there was a prohibition for grant recipients to come back requesting additional funds. It was indicated that there was no prohibition to requesting multiple grants. Harrington stated one way that additional funds could be requested would be to amend the agreement or another way would be to complete a new application.

Council Member Beerman was happy to see this business come to Park City. He hoped in the future that there could be a benchmark of job creation set for continued funding over the years. Council Member Gerber felt there should be a limit on how many times people could return to request funds. Mayor Thomas was supportive of this application and felt it helped the Complete Community concept.

Council Member Worel asked if the criteria should be reset for these grants. Weidenhamer stated the criteria were reset in 2014 to focus on business retention. He stated the job creation was not quantified in the application but was inferred. The only real criterion was the business had to show the return on investment from this grant.

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

Weidenhamer asked if he should come back to further discuss application criteria. It was decided to discuss this further in the spring.

Council Member Worel moved to approve an economic development grant contract in the amount of $20,000 for a three year period for Anomaly Action Sports in a form approved by the City Attorney. Council Member Gerber seconded the motion.

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

2. Request to Approve the Special Event Temporary Alcoholic Beverage License Applications as Listed on the Agenda for Operation During the 2017 Sundance Film Festival:

Beth Bynan, Business License Specialist, presented this item. She asked for approval for the license requests received.

Council Member Henney noted there was a gallery in the Claimjumper. Bynan clarified that the Claimjumper was located at 573 Main Street but was listed on the agenda as 572 Main Street.

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

Council Member Beerman moved to approve the Special Event Temporary Alcoholic Beverage License Applications as listed on the agenda for operation during the 2017 Sundance Film Festival. Council Member Worel seconded the motion.

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

3. Consideration to Approve Type 3 Special Event License and City Services Agreement with Park Silly Sunday Market (PSSM):

Jason Glidden, Kate Boyd, and Michelle McDonald presented this item. Glidden requested approval for a one year contract for the market in 2017. He indicated the cash management donation from the City would be $20,000, which was $20,000 less than last year.

Council Member Gerber looked at the growth rate year over year and asked if they saw the market continuing to grow. Boyd stated the market had been in Park City for 11 years and they scaled marketing back over the years, but the word was out and people come up and attend this event. Council Member Worel asked why the fee for the Building Department increased so dramatically. Glidden stated the after-hour fee charged had changed and was reflected in that higher amount. Council Member

Beerman asked what PSSM would do if the Tour of Utah finished its race on a Sunday. Boyd stated the market would not be held concurrently with Tour of Utah.

Mayor Thomas opened the public hearing.

Mike Sweeney stated he supported PSSM. He hoped the City would look at a longer contract with this event. He indicated he would like the market extend to the top of Main Street so more people would go up there.

Mayor Thomas closed the public hearing.

Council Member Worel moved to approve Type 3 Special Event License and City Services Agreement with Park Silly Sunday Market. Council Member Henney seconded the motion.

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

4. Consideration of Ordinance No. 2016-49, an Ordinance Approving the 324 Woodside Avenue Subdivision Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:
Ashley Scarff, Planning Department, presented this item. She requested this lot amendment be approved, and stated the property line would be moved. The Planning Commission gave a positive recommendation. Council Member Beerman asked if the driveway would be off of Woodside Avenue or Park Avenue. Scarff stated it would be off of Woodside Avenue.

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

Council Member Gerber moved to approve Ordinance No. 2016-49, an ordinance approving the 324 Woodside Avenue Subdivision pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Worel seconded the motion.

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

V. ADJOURNMENT
With no further business, the meeting was adjourned.