



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
September 18, 2014**

Study Session

Recreation Advisory Board Joint Meeting

Mayor and Council thanked the Recreation Advisory Board for meeting with them. Many members of Council and Recreation Advisory Board attended City Tour in Vail. They spoke to the lessons they learned while on City Tour. Ken Fisher spoke to the “Hat Fence” at the Jack Sutton Baseball Field. They spoke to idea of a plaque being placed to memorialize Jack Sutton and explain the importance of the hats. Council inquired about the construction going on at the MARC. Ken Fisher stated the roof is being repaired due to the lack of ice and water paper and City Manager Foster stated that Deputy Attorney Dayley is working with the warranty of the roof to cover these costs.

Council member Simpson inquired about the involvement of the Recreation Advisory Board with the Ice Arena. Fisher stated he was not sure about the involvement with the Ice arena but they were very involved with the MARC, playing a very valuable role in the creation of the MARC. Fisher feels that the Recreation Advisory board should be involved with the discussions for a second sheet of ice. Council member Simpson stated that she feels it is very important for the Recreation Advisory Board to be very involved with the public in terms of designing a second sheet of ice.

Council member Beerman inquired about ideas for a water dog park. RAB members discussed ideas both one for the current area as well as looking at other areas. Foster inquired how the RAB board feels about the strategic plan as to a second sheet of ice, year-round pool, dog parks etc. Fisher spoke to staffing being the largest cost of a year round pool. Council member Beerman inquired about the use of energy to keep a pool heated in the winter. Fisher spoke to the differences between heating the pool and heating a bubble. Council member Simpson brought up the idea of an indoor/outdoor aquatics center with retractable roofs, sides, etc.

Work Session

Council member Peek stated he took a brief tour of the library and found the ideas they have used on the floor to be interesting and innovative. Had a great time on City Tour. Attended HPCA where they discussed the peak parking demand that needed an update.

Council member Henney enjoyed a twelve day tour of Chicago, Vail and Jackson

Council member Matsumoto attended the Mountain Accord Public meeting and felt that it was well presented and would love to see more of the public involved in these meetings. Recycle Utah meeting where they discussed next steps.

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Council member Beerman went to Sonoma California to view a solar project. Attended Several Mountain Accord meetings. Heard positive things come from the BOPA meeting and that there were numerous members of the public that attended but felt they did not get an appropriate amount of time to comment. Council member Simpson spoke to this as she attended the entire meeting stating that Chair Worel explained when public comment would be taken and allowed over an hour of comments.

Council member Simpson attended the Utah League of Cities and Towns conference. Attended a great session given by Ogden City on diversity to include LGBT and Seniors as well as race. Spoke to a session regarding media and pop-up community projects. Inquired about the transportation app, Fonnesbeck stated they are still working out the bugs and will promoting it soon. Simpson stated it was a great app.

Mayor Thomas stated that he had an overwhelming week with many media discussions.

Events and Parking Garage discussion

Jon Weidenhamer and Jason Glidden, Economic Development, discussed the process of the parking garages and temporary occupancy during Sundance. Spoke to the public health, safety and welfare aspect of the events held in parking garages. Spoke to the proposed changes to include a more thorough review to include all the code questions. Staff felt that the City took an enabling posture to allow these activities in the main commercial area of town rather than sprawling into the neighborhoods. Weidenhamer stated that they have looked at Mike Sweeney's space who has been very cooperative with the process.

Weidenhamer stated that staff is looking at facilitating these events with the Chief Building official as well as staff being able to moderate these events. Mayor Thomas inquired about the consequence the loss of parking. Glidden stated that with any event staff looks at parking and develops a transportation plan. Council member Peek inquired if the egress would pass through the other area. Glidden stated that due to national fire code it is not allowed for egress to cross areas. Peek stated that he feels that this should be a limited window during Sundance only. Council member Beerman also identified Arts Festival and Tour of Utah as possible opportunities.

Council member Matsumoto stated that Sweeney's property has been very successful and there is an obvious need for these venues but she would like to look at limiting the number of garage venues and feels that the expectations should be increased. Council member Henney inquired if there are other alternatives for these temporary venues. Sintz stated that due to the Sundance activities along the Main Street corridor and there are only so many areas that will hold a maximum number of people. Council member Beerman stated that he would feel that keeping this contained to the commercial area as well.

Mike Sweeney complimented Weidenhamer and Glidden about being proactive and helpful introducing this to the business community. Sweeney spoke to the filters and fan system that his garage currently has. Stated that the max number of people they can have in the garage is 499. Mayor Thomas felt that staff has a great handle on this item.

Water Conservation Plan Update

Jason Christensen and Brenda Wilde, Water Department, spoke to the conservation plan update. Spoke to the 2013 Water usage for PCMC showing that 26% is residential and 21% is water loss. Christensen stated that PCMC is very fortunate to have a system that will measure

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the water input and output and the water in that does not pass through accounts for water loss. He stated that it can be attributed to leaks, illegal connections, and breaks in the system. Beerman inquired how PCMC benchmarks with other communities. AWWA benchmarks 15-20% so PCMC is still within the range. Christensen stated that the city has miles of pipe and feels that the water loss could be attributed to the age of the pipe. Christensen stated that he currently does not have a targeted goal for the system. Henney inquired about what the goals would be for the City to combat this loss. Christensen stated that as more data is collected it would be easier to set a goal.

Wilde spoke to the positive aspects of the water portal. Wilde thanked the Council for being so supportive with the technology. Christensen will return to Council at a future date for adoption.

Wasatch Back Vision Map Discussion

Ann Ober, Sustainability, stated that they have been working with Mountain Land Association to draft a Park City 2040 map. Stated there will be a public outreach piece in the near future. Discussed the regional development as to the impacts of the future Park City. Multiple discussions continued regarding different current and potential residential areas as well as a different indicator showing the density of these areas.

City Tour Debrief

Myles went through the debrief of City Tour of 2014 to Vail and Steamboat Springs, Colorado outlining lessons learned and takeaways.

Vail Resorts Update

Blaise Carrig, Vail Resorts, started by recognizing the turmoil that the City has been through. Stated they were committed to the resolution from the beginning. Carrig stated that they did not start the fight but they came in with the idea of a resolution and are proud of what they have accomplished. They purchased a successful resort and look forward to building off of that success. Stated that he is a ski bum at heart and that is the passion that drives him. He stated that he knows they need these relationships to make this successful for everyone. Stated that they are very successful as a resort operator and feels that they are reliable and sturdy. They focus on the resort operations, hospitality, and real estate. Spoke to the revitalizations that they have done in Breckenridge, Vail, etc. They have 11 resorts and a 10 story building of corporate offices. Spoke to the Epicpass that is purchased anywhere in the world and can be used at any of the 11 resorts. Stated that they respect the difference of each of the communities that they are involved with. Stated that they, Vail Resorts, support the COO's of each of the resorts and help them to be the best. Community service and Volunteerism are huge for Vail resorts. Stated his focus has been about talking with the staff of Park City Mountain Resort. He is very impressed with the quality of people. His second focus will be outreach to the community. He looks forward to working with the City and the County. He does feel connecting the Canyons and PCMR would be great. It would create the largest ski resort in the United States while keeping the brands separate. Stated this is the 6th acquisition/transition he has completed since 2010 and has a personal connection to Park City. Thanked the Mayor and Council for the opportunity to speak tonight and for the opportunity to work together.

Regular Meeting

6:00 pm

I. ROLL CALL- Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, August 7, 2014.

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Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Mark Harrington, City Attorney; Kirsten Whetstone, Planner; Christy Alexander, Planner; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications from Council or staff.

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

Michael Wolf, owner of Sports Authority, spoke to the BoPa Form Based code plan. He stated that his first opinion of the form based code is that it will take away the look and feel of the mining town. He stated that his heart almost stopped when he saw the number of roads within the project. He felt that there was not any thought to draw trade into the town. He inquired if form based code has been used in an alpine ski town and if the Council has visited that site and spoke to the stakeholders.

Bill Colman, stated that he has been working with the consultant as much as he has been invited in and feels the frustration and would like to discuss the problems that have been ignored since 2007. Stated the consultant spoke to building closer to the stream and did not see the sense in traffic calming along Bonanza. Stated he does not have a problem with the 5 stories but does see issues with the 2 story incentives. Spoke to employee/affordable/attainable housing that is not going to be financially feasible because the leading world does not understand Form Based code. He feels the worst part of this code is that the owner cannot rebuild if something happens to the building.

Jane Patten, Peace House, invited the Council and public to the upcoming event on Sunday 10:00am "Walk a mile in her shoes" enlisting the men in the community to walk a mile in high heels to bring awareness to domestic violence.

Peter Yocum- Park Meadows resident- stated he feels the BOPA plan as a fatal plan. Feels that the BoPa today is a thriving and listed the ways he interacted with the BoPa neighborhood. The common theme was that he was able to park within 30 feet of each activity. Gave 3 scenarios that outlined the hassle of the BoPa plan. Spoke to the envision of the BoPa plan and how it will destroy the local business and housing in BoPa. Felt that we would lose all the jaw dropping views and would ruin the community.

Seth Adams spoke to the Riverhorse on Main Winter Dining Program- would like to discuss a demountable glass structure that would organically fit in with the Main Street. Showed a picture of the temporary structure and would love to work with the City to make the space appealing year round. Foster stated that there is not currently a way to address the issue in the code and if Council is in favor staff can bring this back as a discussion item. Council concurred to bring the item back to a future meeting.

Sarah Kingenstein stated that she and her husband Chuck have been looking at the BoPa plan. Pointed out that there needs to be more time and more understanding before Planning Commission could present a well thought plan to the Council. Would like to see what it would look like through digital modeling and see what it will feel like to be on those roads, etc. Spoke to the empty store fronts in New Park and how up front and personal an empty store front would

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be in BoPa. Feels that when the elected officials have a lot of information along with public input they can make the best decisions.

Terri Thomas concurred with Sarah's comments.

Ron Sharp also spoke to the BoPa plan, resident of Summit County. Stated the process that the City is engaged in is not unique but the community is and needs to stay that way. He encouraged Council to seek out successful Ski communities who have implemented a form based code. Feels that a model of the plan is a necessity for the public to get an idea of what the outcome is.

Hans Cooney, Silver Cloud resident, state that it is a wonderful place to live, he is a real estate developer by trade and has developed all over the world and chose not to develop in Park City because he wants to live here. He is very concerned with the BoPa plan and feels that there have been eloquent, diverse comments made tonight and he supports what has been said. He understands the financial aspect of this plan stating that there are a lot of problems with the vision. There is no hurry and this needs to be a thoughtful process or it will fail and the City will be burdened with the responsibility.

Christine Reynolds-Park Meadows resident- inquired about the households in the Park City Proper using this space feels that it will not be a practical use of residents in the area

Alex Butwinski, Park Meadows, heard some astonishingly negative scenarios tonight and he is looking at the positive and feels that it is the Councils responsibility to shape the new development. The idea of modeling is a very good.

Robert Reynolds stated while attending a Planning Commission meeting he witnessed a struggle from the Commissioners to grasp the idea of the BoPa plan. He stated he feels there is no rush and encouraged Council to slow down and take a good look. There needs to be more public input and full consideration of the residents and property owners. The second issue relates to the view corridor stating that the high density and large buildings will have to impact the view corridor. Stated that the view of the mountains is an amenity.

Clay Stuard spoke to the flyer that was passed out and how deceptive it is and how it needs to stop. He attended a form base code meeting where none of the stakeholders were present, he spoke to the planning staff and they said that they had e-notified everyone. He is very concerned this plan will not keep "Park City, Park City".

Mayor and Council thanked the residents for coming and giving public comment.

IV. CONSIDERATION OF THE MINUTES FROM AUGUST 21 and SEPTEMBER 4, 2014

**Council member Simpson moved to approved the
minutes from August 21 and September 4, 2104.
Council member Beerman seconded
Approved unanimously**

V. OLD BUSINESS

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1. Consideration of the 333 Main Street Commercial Condominium Plat pursuant to the findings of fact, conclusions of law and conditions of approval stated in an attached ordinance in a form approved by the City Attorney

Planner Whetstone stated that the purpose of this plat is to create convertible commercial space as well as common space. Staff finds no issues with this plat and feels that it will provide a positive and vital aspect to Main Street. Planning Commission forwarded a positive recommendation.

Mayor Thomas opened the Public Hearing. There were no comments. Mayor Thomas closed the public hearing.

**Council member Beerman moved to approve the 333 Main Street Commercial Condominium Plat pursuant to the findings of fact, conclusions of law and conditions of approval stated in an attached ordinance in a form approved by the City Attorney
Council member Peek seconded
Approved unanimously**

VI. NEW BUSINESS

1. Consideration of the 15 Anchor Avenue Subdivision Plat Amendment pursuant to the findings of fact, conclusions of law and conditions of approval stated in an attached ordinance in a form approved by the City Attorney

Planner Alexander stated that this request is for the purpose of combining the 11 lots as outlined in the staff report and to as two lots of record to build one new home and preserve the historical home. The Planning Commission forwarded a positive recommendation.

Council member Simpson inquired about the issues in the Planning Commissions minutes that were raised by Staff stating she could not find these issues of the utilities upgrade and the historic soils in the conditions of approval. Council member Peek discussed the parking space requirement. Applicant stated they are adding a one car garage to the historic home on the proposed lot one.

Mayor Thomas opened the public hearing.

Rudolf Otrusnik, 57 King Road, neighbor of the applicant had numerous concerns with the addition of a second lot. Sent a letter to the planning department regarding these concerns. Stated that in 1985 the easement was created to create access to three properties and is not wide enough to service the three homes currently built. He recently built a house on this road and is concerned with the construction destroying the brand new road he paid to put in. He would like to see a construction bond to guarantee that the road will be restored to the current condition. He would also like to see the cost of maintenance of the easement be divided by the number of lots that access the road.

Mayor Thomas closed the public hearing.

Council member Simpson inquired if the condition of the road is part of the construction mitigation process. Alexander stated that Building may require a bond. Simpson also inquired if

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the City can require a cost share agreement of a private easement. Harrington stated that currently it is a civil issue between the parties to address the legalities of the easement. Harrington stated that Council could table this item for a week to get information. Council felt that all their concerns had been addressed.

Council member Simpson moved to approve of the 15 Anchor Avenue Subdivision Plat Amendment pursuant to the findings of fact, conclusions of law and conditions of approval stated in an attached ordinance in a form approved by the City Attorney as amended with a condition of approval #9 related to soils mitigation and condition #10 related to the new lot one providing adequate off-street parking.

**Council member Peek seconded
Approved unanimously**

VII. ADJOURNMENT

**Council member Peek moved to adjourn the meeting
Council member Henney seconded
Approved unanimously**

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



Marci S. Heil, City Recorder

