



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
November 13, 2014**

Closed Session

To discuss Property, Personnel and Litigation

Site Visit

Site Visit to the area commonly referred to as the Clark Ranch Properties
Approximately ¼ east of the Quinn's Water Treatment Facility 3800 E. Richardson Flat Road,
Park City Utah

Closed Session

To discuss Property, Personnel and Litigation

Study Session

Mayor and Council met with the Board of Adjustment members for a joint study session where they discussed the role to the Board and the challenges they face. Mayor Thomas stated that he feels their role will become more and more demanding as the community continues to infill. The Council inquired if they needed any tools or training to help them do their job and the Board concurred that they felt they had great staff support. Council member Peek, liaison to the Board stated he is always impressed with the way the Board conducts the meetings. It is a hard job to say no and still show empathy and respect. The Council concurred they too are pleased with the members of the Board of Adjustment.

Work Session

Council Questions and Comments and Manager's Report

Mayor Thomas thanked Sharon for 26 ½ years for her wonderful service. Sharon thanked Council and Staff for the great years. She said has had a great time.

Council member Henney spoke to the joint meeting at Mountain Accord they held on the 31st finding it very informational. Attended the Wilderness Task force meeting that lasted 9hours and felt it was a very good meeting looking at a connection into the Uintah range.

Council member Simpson stated that she attended a Fire Board meeting and Friends of the Farm.

Council member Peek attended the HBP meeting where they discussed the proposed staff changes that were brought to the Council a few weeks ago.

Council member Matsumoto attended a museum meeting and spoke to the free days in the coming months.

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
November 13, 2014**

Page | 2

Council member Beerman has attended many Mountain Accord meetings. Stated that the December 3rd Community Outreach meeting has been postponed until early January. Live PC Give PC killed it and he is very proud of the community for raising over a million dollars.

2015 Legislative Update

Matt Dias spoke to the Council gearing up to the upcoming Legislative session. Spoke to the platform he created in the staff report discussing transportation, land use. Mayor and Council feel that the framework is a great idea and feel comfortable with the outline presented to Council. Dias stated that he did not want to look into the crystal ball but feels that there will be a push for transportation as well as the usual hot topics of clean air, health care. Discussed a proposed resolution that he will be bringing back to Council next week. Council member Beerman stated that he got a preview of the proposed transportation tax stating that it will be a very broad definition of transportation with this bill. He inquired about what the tax would mean to Park City. Dias stated that he will have a better number next week following the kickoff meeting. Council member Simpson inquired if this money will stay within our City. Dias stated that a city-wide option is available and he will have more information next week as well. Simpson inquired if there is any LGBT movement this time as the door was closed on those bills last year awaiting the Supreme Court ruling. Dias stated that anything is possible. Dias will be bringing back updates at each Council meeting until the close of the session.

Temporary Winter Balcony enclosure discussion

Planner Grahn stated that in September 2013 the Riverhorse approached the City regarding winter balcony enclosures. Staff is not in favor of the temporary winter enclosures as they would interrupt the view along Main Street as well as cause possible damage to the historic structures. Grahn outlined the LMC and International Building Code that would be against permitting these temporary enclosures. John Allen, Building Department, stated that he can agree that there is not a desire for the tent structures, as well as being unsightly they have energy efficiency deficits. Mayor Thomas feels that this winter program would be redesigning Main Street for the winter season and he agrees with Staff.

Council member Matsumoto stated that she does not have a problem with the dining decks and stated that there are only 5 restaurants with decks and they may not all want to participate and would be inclined to a shorter period of time. She also thanked staff for the wonderful report but does not see this as a negative aspect. Council member Peek stated that he feels that it will change the architectural pattern of Main and feels with the snow load impacts would be too great. Council member Henney stated he agrees with Matsumoto and would like to think that staff could make certain adjustments to make this work. Council member Simpson agrees with the Mayor. Council member Beerman agrees with Matsumoto and Henney and feels that there is not an impact and feels that during the summer there are large umbrellas up that interrupt the vibe and flow and also remembers the hurdles we had with the summer decks. Allison Butz spoke for the HPCA stating that they do not have a problem with adding square footage to the restaurants during the winter season.

Mayor Thomas spoke to the structural design and snow load issues of the property. Allen stated that each deck would have to go through a design review. Mayor Thomas stated that even with

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
November 13, 2014**

Page | 3

a pilot program it would still impact the character of Main Street. Council member Simpson stated that she feels that this will be a lot of pain for not a lot of gain. Council member Matsumoto stated that she does not feel it should be allowed up year-round and looks at health and safety as a paramount issue and would suggest the HPCA take a look at this item but is still in favor. Sintz suggested a compromise that would allow the restaurants to keep the tents up for longer than the currently allowed 14 days to allow for more seating during the winter season. Council agreed that the proposed enclosures looked nicer than the tents. Mayor and Peek spoke again to the architectural load.

Seth Adams, Riverhorse, stated that he has worked with architects and have looked at the snow load and fire codes. They are looking at just adding time through the ski season and would like to give a different perspective to our visitors. Spoke to the impact to the adjacent buildings as well as the process of taking the structure up and down.

Kasey Crawford, business owner, spoke to the tent structure stating that it detracts from the appeal of Main Street.

Mike Sweeny took this from a perspective as a business owner and stated that he supports creative and innovative ideas to bring people into Main Street.

Mayor Thomas expressed his continued concern regarding this item. Foster spoke to the items staff will bring back a proposed lease agreement and a policy program as well as a read from the HPCA and the Historic Preservation Board as well as building guidelines.

Main Street Employee Parking Initiative

Blake Fonesbeck, Public Works Director; Brian Anderson, Transportation and Allison Butz, HPCA spoke to the parking initiative stating that this has been an evolving plan to better serve our parking issues. Fonesbeck stated that the Task Force that included HPCA members as well as staff looking at peak hour/peak day data to develop a final recommendation for Council. Fonesbeck recognized the parking problem apparent in Park City. Outlined the recommendations stating that they looked at China Bridge proposing 6 hours per vehicle instead of the current 6 hours per space where they have identified spot jumping in the garage.

Council member Henney thanked staff for looking at resolving actual parking issues. Fonesbeck outlined the changes for the China Bridge Pass with increased fee and restrictions on Friday and Saturday reserving the current restrictions during Sundance and Arts Fest. Council member Simpson stated her concerns with the transferrable pass and will exacerbate the problem. Council member Peek stated that in his mind the goal is to free up parking for visitors and feels that if there are problems then the task force should be able to change those restrictions. Council member Henney stated that he feels this is an appropriate step to help mitigate the issue. Fonesbeck outlined the transportation system that will help encourage people to use the bus routes and the shuttle service. Mayor Thomas thanked staff and looks forward to the item coming back in a future meeting.

Introduction of new Park City Mountain Resort Chief Operating Officer Bill Rock

Mike Gore introduced Bill Rock as the Chief Operating Officer of Park City Mountain Resort sharing that the Council and Community will find his involvement outstanding. Gore asked the record to reflect that Bill brought the snow storm this evening. Rock thanked Gore for the great introduction and is very excited to be in the Community. Stated that his family is so excited to

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
November 13, 2014**

Page | 4

move here and sent props to his wife for all her involvement in the communities they have lived in. He stated that Vail and his family are thrilled to be a part of Park City.

Summit Community Power Works, Entry into Georgetown University Energy Prize

Matt Abbot, Sustainability and Mary Christa Smith, Program Manager for Summit Community Power Works, discussed the Georgetown Energy Prize spoke to the overview of the project plan. Stated the goal is to reduce the use of electricity and natural gas within the municipalities and residents. Smith spoke to the mission statement as well as the SCPW's role. They have already found traction with the residents and the County schools. They have four initiatives including LED lighting, Smart Controls, Infrastructure; weatherization and retrofits and renewable energy. Staff and the SCPW team feel that with great community support we have a great chance at winning this 5 million dollar prize.

Regular Meeting

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. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Matt Dias, Acting City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder;

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications or disclosures from Council or Staff.

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

Bill Humbert, stated that staff has done a really great job with the parking plan but he does have one concern regarding the safety of the shuttle system drop off stations late at night.

IV. APPOINTMENTS AND RESIGNATIONS

1. Consideration of Sharon Bauman's resignation/retirement as Senior City Recorder/Elections Official

Mayor thanked Sharon for her service to the City and the Community.

Council member Simpson begrudgingly, unhappily and reluctantly moved to accept the resignation/retirement of Sharon Bauman as Senior City Recorder/Election Official

Council member Peek seconded

Henney- Aye

Simpson-Nay

Beerman- Aye

Matsumoto- Nay

Mayor Thomas broke the tie with an Aye

Approved

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*)

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
November 13, 2014**

Page | 5

predisposition for approval and may be removed by motion and discussed and acted upon)

1. Consideration of the Gamble Oak easement
2. Consideration of the Stoneridge Bench Donation
3. Consideration of the Historic Preservation Consulting Services contract

**Council member Simpson moved to approve the consent agenda
Council member Peek seconded
Approved unanimously**

VI. NEW BUSINESS

1. Consideration of the 1185 Empire Avenue Plat Amendment located at 1185 Empire Avenue, Park City, Utah, pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney.

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

**Council member Peek moved to Continue to November 20, 2014
Council member Simpson seconded
Approved unanimously**

2. Consideration of the 508 Main Street Subdivision plat amendment and consider approval based on the findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney.

Planner Grahn stated that this is a re-approval of the plat amendment due to a plat modification that had inconsistent dates.

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

**Council member Beerman moved to approve the 508 Main Street Subdivision plat amendment and consider approval based on the findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney
Council member Matsumoto seconded
Approved unanimously**

City Attorney Harrington advised to reopen the Council comments portion of the meeting to view Council member Beerman's CAST presentation

**Council member Simpson moved to reopen the Council
comments portion of the meeting
Council member Peek seconded**

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
November 13, 2014**

Page | 6

Approved unanimously

Council member Beerman showed the Council a slide show from the Colorado Area Ski Towns preview. Spoke to the historic plaques that lined Main Street to help understand the history. Spoke to the three presentations they held during the CAST tour speaking to tourism, revenue-neutral carbon fee and real estate data.

VII. ADJOURNMENT

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

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 12:00p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Brooke Moss, Human Resources Manager; Heinrich Deters, Trails and Open Space Manager; Ann Ober, Community Relations Manager; Matt Abbott, Sustainability; Thomas Eddington, Planning Director; Nate Rockwood, Capital Budget, Debt and Grants Manager; **Council member Simpson moved to close the meeting to discuss Property, Litigation and Personnel. Council member Beerman seconded. Motion carried.**

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

The City Council met in a closed session at approximately 2:45p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Brooke Moss, Human Resources Manager; Heinrich Deters, Trails and Open Space Manager; Ann Ober, Community Relations Manager; Matt Abbott, Sustainability; Thomas Eddington, Planning Director; Nate Rockwood, Capital Budget, Debt and Grants Manager; **Council member Beerman moved to close the meeting to discuss Property, Litigation and Personnel. Council member Matsumoto seconded. Motion carried.**

Council member Beerman moved to open the closed session. Council member Peek 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

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
November 13, 2014**

Page | 7

Marci Heil

Marci S. Heil, City Recorder

