



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
October 30, 2014**

Closed Session

To discuss Property, Personnel and Litigation

**PARK CITY COUNCIL REDEVELOPMENT AGENCY
SUMMIT COUNTY, UTAH
October 30, 2014**

Lower Park Avenue Redevelopment Program Update

Jonathan Weidenhamer, Economic Development Manager; Phyllis Robinson, Communications and Public Affairs Manager; Thomas Eddington, Planning Director and Steve Brown, Consultant discussed the Lower Park Avenue Program. Weidenhamer discussed the RDA at a high level discussing the three main goals of this discussion: first, if the Board was ready to move ahead, second, is the Board supportive in beginning a third major community engagement and does the Board support including 1450/1460 Park Ave. Weidenhamer stated that they are here to talk next steps on the community neighborhood redevelopment portion of the City Owned property. Outlined the City owned property in the area including the fire station parcel and 1450&1460 Park. Weidenhamer outlined the current Council goals and reaffirmed them by outlining the discussions from the May 15th RDA meeting. Stating that use of existing facilities, reduce traffic congestion, increase affordable housing, while focusing on traffic and walkability. Robinson stated that this meeting precedes the Lower Park Avenue neighborhood plan. The goals of the community engagement process are: create meaningful opportunities for resident to identify, and articulate their goals. Staff is looking to identify a range of development options and prioritize these options then create a design. Robinson spoke to the possibilities of a design completion outlining the process.

Mayor Thomas stated that he is in favor of moving forward on this project. Would like to see cross section housing and create a micro community.

Council member Matsumoto stated she hates to postpone this key project but feels with the holidays and the amount currently on the Council's plate that this needs to be postponed. She stated that it seems premature to move forward until the City is clear on Vail's intentions. Felt that the Park Ave could be designed on its own as long as it completes the area as well as reassess Miner's Hospital for a reuse.

Council member Beerman stated that he agrees with Matsumoto stating he feels that we would be asking too much of the community at this time. Would also like to include the Bonanza Park area in the RDA discussions. He also feels that moving forward with affordable housing on Park Avenue sooner than later would be a great idea.

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Council member Simpson stated that she also agrees with Council members Matsumoto and Beerman and would like to take a break and have a fresh look at the vision from 5 years ago.

Council member Peek stated that with the funds established and now that we know we have a concrete partner with Vail, feels that holding off on the mechanical component of the East/West Connection at the resort as the last piece to worry about. Feels that there is no harm at looking at this further and create the vision and proceeding now.

Council member Henney stated he agrees with the other Council members and feels the landscape has changes drastically and feels we need to wait 'til Vail proposes their intentions. Stating that Vail will go forward with the plans they want regardless of what the City is doing in the RDA. Stated he is ok with the Park Ave property if staff feels that needs to be done.

Staff is comfortable pushing the item to February in order to start setting the parameters of the non-negotiable items. Weidenhamer stated that staff believes that we would be a very important tool in creating new growth to become a strong partner.

Council member Matsumoto inquired if RDA monies could be used for affordable housing outside of the RDA. Weidenhamer concurred. She then inquired about using funds for parking outside of the RDA. Weidenhamer stated that the parking aspect would need to be in the RDA boundaries or touching the boundaries.

Staff will bring back the RFP guidelines for affordable housing on the 1450/1460 Park Ave property.

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Work Session

Council Questions and Comments and Manager's Report

Council member Henney attended COSAC meeting where they honored Staff and Council with a proclamation of a job well done. Attended a Joint Mountain Accord meeting and attended the HPCA meeting where the highlight was a Peak Parking Demand discussion.

Council members Peek and Matsumoto had nothing to report.

Council member Beerman thanked Ann and Phyllis for bringing Charles Buki in for a Mountain Accord meeting. Attended a CAST meeting and found it very informational. He would like to bring back a slide show to spark interest to get other Council Members attending in the future. Attended a ULCT meeting and many Mountain Accord Meetings. Stated he is concerned with the Joint meeting scheduled for tomorrow feeling that the Council has not had sufficient time to discuss the matrix. Simpson suggested Council use the time to work through the matrix without the County Council present. Mayor Thomas feels uncomfortable canceling with short notice but will call the County.

Council member Simpson stated that she attended the Planning Commission meeting, Chamber Fall Tourism event stating the speaker was great and many more meetings.

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Mayor Thomas stated that he was out of town during the USC parade and was very pleased with the outcome of the Utah game.

Council Simpson inquired about the Manager's report regarding Parking specifically ADA parking in China bridge and the parking of the preschool teachers at the Sanity. Brooks Robinson stated that all stalls in the China Bridge lot are paid stalls and that staff is working with on a teacher parking solution. Simpson stated she felt all ADA stalls should be free.

Council member Henney inquired about the street lighting Manager's report along Deer Valley and McHenry. Cassel stated that when staff does an OTIS project they work with the neighborhood to discuss sidewalks and lighting. Discussed the pedestrian lighting. Henney inquired about an offset to do this project in a green way. Cassel stated staff is working toward a standardized lighting system.

Council member Beerman congratulated the Library on receiving recertification as a Quality Library, the highest level for library certification.

Regular Meeting

I. 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; Kirsten Whetstone, Planner; Heinrich Deters, Trails and Open Space; Jonathan Weidenhamer, Economic Development Manager; Jason Glidden, Economic Development Project Manager/Interim Ice Manager; Chad Root, Chief Building Official; Tommy Youngblood, Special Events.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications and disclosures from Council and Staff.

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

Rory Murphy- felt compelled to speak to Council regarding the no construction rule during the 9 days at Christmas stated that it hurts the guys that are least able to absorb the costs. Stating that the wage earners are not working and for some of them it is really hard for them financially but they will not complain. Stated that he understands the policy but feels that it could be less impactful by allowing inside work to continue.

Rich Weinum- came to discuss Mountain Accord stating that he spoke to Council last year regarding wildlife crossings and when he went to the Mountain Accord meeting at the Marriot and found silence and lack of conversation in town and feels that it needs to be a top priority in the community stating he would also like to see wildlife corridors on the Mountain Accord plan. He attended A Mountain Accord transportation meeting and found the voting process to be to forward everything on to the Executive level including the opening of Guardsman Pass. Council member Simpson clarified that Guardsman Pass would not be opened year-round. Simpson also clarified that wildlife crossings have been discussed at every meeting she has attended.

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Council member Beerman reiterated that in both the Environmental and Economy groups were strongly against opening Guardsman Pass.

Chief Building Official Chad Root introduced Park City Live full-time manager Ryan. He stated he has 28 years of entertainment experience and is ready to make it great.

IV. CONSIDERATION OF MINUTES FROM OCTOBER 2 AND OCTOBER 9, 2014 COUNCIL MEETINGS

**Council member Beerman moved to approve the minutes from the
October 2 and October 9, 2014 City Council Meetings
Council member Matsumoto seconded
Approved unanimously**

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 of the Contract with Ward Engineering for Design of McHenry Avenue
2. Consideration of an Amendment to the Professional Services Agreement with Zion's Bank Public Finance for Water financial modeling services
3. Consideration of Amendment No. 2 Ward Engineering for Deer Valley Drive Phase 2
4. Consideration a Water Agreement by and between Park City and Ivory Homes, in a form approved by the City Attorney.

**Council member Simpson moved to approve the Consent Agenda
Council member Beerman seconded
Approved unanimously**

VI. NEW BUSINESS

1. Consideration of a Resolution proclaiming November 1, 2014 as "Extra Mile Day" in Park City, Utah

**Council member Beerman moved to approve a Resolution
proclaiming November 1, 2014 as "Extra Mile Day" in Park City, Utah
Council member Simpson seconded
Approved unanimously**

2. Consideration of the Round Valley Park City Annexation –Annexation of 1,368 acres located in Sections 28, 33, 34 and 35 T1SR4E and Sections 2 and 3, T2SR4EEast of US 40 and North of SR 248. Park City Municipal is the applicant. The requested zoning is Recreation Open Space (1,262 acres) and LI, Limited Industrial (2 acres). The property is primarily City owned open space encumbered with conservation easements,

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with the exception of two 1 acre City owned, non-encumbered parcels, and includes the 120 acres Osguthorpe conservation easement area:

Planner Whetstone and Heinrich Deters, Trails and Open Space Project Manager, stated that this an annexation of 1368 acres located in Round Valley. The parcel is zoned Recreation Open Space. Whetstone stated that Park City, UDOT, and Osguthorpe Group are the applicants on this project. Whetstone discussed the property boundaries in depth and outlined the process that staff and the Planning Commission have been though regarding this annexation. Stated that this application came in under the old general plan but meets the current general plan with the goal of open space.

Council member Simpson inquired about the essential municipal uses in the ROS zone. Staff stated that the original application was to include Limited Industrial; however, since then, Planning Commission has proposed the entire property as ROS with the essential municipal uses being permitted through the CUP process.

Council discussed making a zoning change to an RD zone, Mayor Thomas felt it was wrong to change on the fly, Council member Henney stated that he felt that the Planning Commission has looked at this annexation thoroughly and feels comfortable with their recommendation.

City Manager Foster stated that the City has been very transparent throughout this process on the uses of the land and feels that if the Council is clear that essential municipal uses are a possibility in the future there will not future problems.

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

**Council member Simpson moved to approve of the Round Valley Park City Annexation –
Annexation of 1,368 acres located in Sections 28, 33, 34 and 35 T1SR4E and Sections 2
and 3, T2SR4EEast of US 40 and North of SR 248
Council member Beerman seconded
Approved unanimously**

**Council member Simpson moved to amend the current zoning map
Council member Matsumoto seconded
Approved unanimously**

3. Consideration of the An Ordinance Amending Title 4, Chapter 8 Of the Municipal Code Of Park City, Utah To Include Events In Parking Structures.

Jason Glidden, Economic Development Project Manager, discussed the proposed changes that were outlined in a past work session that staff has implemented into the amendment of Title 4 to include Events in Parking Structures. Glidden stated that they have worked with Chief Building Official Chad Root and Deputy Fire Marsha Kurt Simister to ensure the changes follow the code. Root spoke to the life safety aspects of this ordinance stating that staff has made changes to ventilation requirements as well as limiting multi-uses to the space such as an event and a storage area.

Council member Beerman inquired why staff was limiting the use to two times a year when there could be the potential for a large cost to the property owner and would be easier to justify

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over a period of time and events. Glidden stated that staff felt that this was a release valve for the City during extremely large events. Glidden also stated that this is a trial run and will likely be reevaluated in the future. Council member Beerman then recused himself from the item as he owns a property that could be used in this fashion.

Council member Simpson inquired if the new requirements would be a temporary use or a permanent structure. Root stated that it is a case by case situation but there could be some cost involved for the garage owners.

Jonathan Weidenhamer, Economic Development Manager, reiterated the City goals to mitigate traffic and the parking issues which is where the restriction came into play.

Opened the Public Hearing

Mike Sweeny stated that he represents his brothers as a partial owner in the Town Lift Garage along with the other owners, Vail and the condo HOA. So far the owners have agreed that the only time to run the garage as an event housing is during Sundance. He also spoke to the storage of beer for Stella Artois and feels that it is a benefit to Main Street to be able to store items for quick delivery without having to block the street with delivery vehicles. Feels that staff has been very fair in making this work. Spoke to the number of events stating that he has found only a limited number of opportunities that would warrant the converted use as it is very expensive to set up and take down. Spoke to a change in the State code regarding restrooms and feels that this will put people off Main Street. Feels that the City could bring in restrooms on the Main Street as they do during Arts Festival, Tour of Utah, etc.

Mayor Thomas closed the public hearing.

Council member Simpson inquired if Sweeny was putting in a permanent system. Sweeny stated that it is a conversion of a current system to be used during Sundance only. Simpson stated that she has no problem moving forward and reevaluating in the future.

Council member Matsumoto stated that she is in favor and would like to check-in down the line as well as direct staff to look at the restroom situation.

Council member Peek agreed with Matsumoto

Council member Henney stated that he agrees with the current plan and also likes the possibility of increasing the number of events.

Weidenhamer stated that when staff started looking at this change they looked at the level of service Sundance and the City provide to determine if it was feasible to offer this level during other events. Root spoke to the restroom issue Mr. Sweeney spoke to stating that it is outlined in the International Plumbing Code that venues with bars, restaurants, etc have one bathroom per 40 customers.

**Council member Peek moved to approve the Ordinance Amending Title 4, Chapter 8 Of
the Municipal Code Of Park City, Utah To Include Events In Parking Structures**

**Council member Simpson seconded
Council member Beerman recused himself
4-1 Approved**

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4. Consideration of the Park Silly Sunday Market contract extension

Tommy Youngblood, Special Events, Jason Glidden, Economic Development Project Manager, and Silly Market Representatives Kate Boyd and Michelle McDonald discussed the successful season Park Silly Sunday Market had. Youngblood thanked the working group for all their hard work. Stated that the market growth is consistently growing 10% per year and even though the Silly Market is very successful with the new measures this year there are some parking issues that have surfaced again this year. Staff will bring a parking plan back to Council by March 2015 to mitigate these impacts. Boyd thanked the Working Group who participated this year, it was a great asset to the Market.

Council member Beerman thanked Silly Market for the hard work they have put in to move merchants off Park Ave.

Council member Simpson also thanked Silly Market staff and was very impressed with the report card.

Mayor Thomas opened the floor for public input.

Mike Sweeny stated that the Silly Market is near and dear to his heart as he helped start the market. Feels the event is growing and is a great event. He has partnered with PSSM to provide parking and restrooms. He would love to see the numbers continue to grow stating he would love to see new people discovering Main Street every day.

Mayor Thomas closed the public input portion.

**Council member Matsumoto moved to accept the finding that they
are in compliance for an automatic renewal.**

**Council member Simpson second
Approved unanimously**

5. Consideration of the Subdivision Plat Thayne's Creek Ranch Estates Phase II located at 510 Payday Drive, 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. No comments were made. Mayor Thomas closed the public hearing.

Council member Peek moved to Continue to November 20, 2014

**Council member Simpson seconded
Approved unanimously**

6. Consideration of an Ordinance approving a second one year extension of the August 9, 2012 approval of the Ontario Mine Bench Subdivision located at 7700 Marsac Avenue in Park City, Utah, pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney

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Planner Whetstone stated that this is a request for a second extension to August 9, 2015. Whetstone stated that the applicant has been working with staff on a number of issues to finalize this plat. There are final trail head improvements that have not been completed and the biggest issue is with the water impact fees. This building was brought into the City on an annexation and the water impact fees were not paid at the time. With the change in use of the building the Water Department suggested using the Water Smart Portal to determine water usage and the proper fees. When the usage was evaluated it was found that there was a leak on the property, the leak has been fixed but the water department and the applicant concur that they would like to see the water usage for May, June, and July before the impact fees are assessed.

Council member Peek inquired if this individualized water usage is acceptable, Harrington stated that it is currently in the code to allow the applicant to gather information from an agreed upon source to determine water usage and impact fees.

Harrington suggested Council move the expiration date to one year from tonight's meeting in order to give the applicant the summer months to determine water usage.

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

**Council member Simpson moved to approve a second
one year extension expiring October 30, 2015
Council member Beerman seconded
Approved unanimously**

7. Consideration of an Ordinance approving a second one year extension of the August 9, 2012 approval of the Ontario Mine Bench Condominiums located at 7700 Marsac Avenue in 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. No comments were made. Mayor Thomas closed the public hearing.

**Council member Matsumoto moved to approve a second one year
extension expiring October 30, 2015
Council member Simpson seconded
Approved unanimously**

VII. ADJOURNMENT

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

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 3:30 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were: Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias,

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Assistant City Manager; Polly Samuels McLean, Assistant City Attorney; Phyllis Robinson, Public Affairs; Ann Ober, Community Relations; Rhoda Stauffer, Housing Specialist; Nate Rockwood, Capital Budget, Debts and Grants Manager; Clint McAfee, Water/Streets Supervisor; Jim Blankenau, Environmental Sustainability; Roger McClain, Water Department; Troy Dayley, Streets Supervisor; Heinrich Deters, Open Space and Trails Manager; Jason Glidden, Economic Development Project Manager/Interim Ice Manager. **Council member Beerman moved to close the meeting to discuss Property, Litigation and Personnel. Council member Simpson seconded. Motion carried.**

Council member Simpson moved to open the closed session. Council member Matsumoto 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.



Marci S. Heil, City Recorder

