



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
January 29, 2015**

Closed Session

To discuss Property, Personnel and Litigation

Work Session

Council Questions and Comments and Manager's Report

Council member Henney attended the Police Quarterly meeting stating it was great to see all the awards given. He was a bus host, riding the bus during the festival telling the riders about the new transit app. He also participated in a "ride along" with Chief Carpenter, whom he stated had a great presence and was very well respected at all the venues. Stated the Day at the Leg was great.

Council member Matsumoto congratulated Craig Sanchez on the nice letter that was sent to the council from the HPCA. Thank you to the Planning Department for putting together the We love our Historic District meeting on the 18th. Appreciated the updates from the "command center" regarding Sundance. Attended the Chamber board meeting where they discussed the push for Martin Luther King occupancy.

Council member Peek discussed his "ride along" with Sgt Randall. Attended the Day at the Leg with Leadership

Council member Simpson thanked everyone for working so hard to make the first weekend of Sundance a success. Attended a Women's Leadership function where Sara Pierce was honored as one of the top 10 honored at this celebration that had teamed with the Geena Davis foundation. Also thanked staff and Karen Anderson, new Leadership administrative assistant, for the great Day at Leg.

Council member Beerman thanked all the staff that has ramped up for the Sundance festival. On Friday night spent an hour walking through buildings with the code enforcement team. Spent time with the transit guys where they walked them through the software where he found that you can set up a profile to send a text or email to send alerts. Also congratulated Craig on the complimentary letter from the HPCA. Attended the Leadership day on the Hill, thanking Matt, Ann and Karen. Attended the Locals Day with Mayor Thomas, Matt and Mark Harrington where they discussed transportation on a creative level above and beyond roads. Attended Mountain Accord System group meeting where they have pushed the decision day to the first week of April

Mayor Thomas had a great visit of Courchevel France where they toured the facilities stating he will be giving a full update during the Feb 12th meeting. He also enjoyed the Local's day.

McPolin Barn Preservation and Structural Plan discussion

Denise Carey, Hannah Turpin & Anya Grahn, Planning Ann Oliver, SWCA, and Brett Goodwin, Structural Consultant along with members of the of Friends of the Farm discussed the McPolin Barn Preservation. Carey stated that following the work session they dove into the study and found it to be quite daunting. Carey spoke to the water system pressure valve that the Water department will put in by spring. Goodwin spoke to the structural engineer's report touching on the findings. He stated that the roof is extremely stressed at over capacity for snow load up to 600% as well as the high wind/horizontal load. Goodwin outlined four options. First, no change would allow use as long as the wind was under 40 mph and had no snow load. Second, Dangerous Building use where it would be tagged as a dangerous building but could be used under the same condition as no change. Third, Code level upgrade fixing the gravity items and exchange the cable bracing and bring in steel as well as seismic upgrades and windows and

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lighting and ADA upgrade. Fourth, Full upgrade if it was desirous to use as a fully functioning building.

Council member Simpson inquired if any of the upgrades would allow public access to the second floor. Goodwin clarified that the full upgrade

Council member Matsumoto stated that in the report she read they were looking at 2x4's and plywood sheeting and she expressed her concerns with keeping the historic look and feel. Goodwin stated that they have talked about that exact issue with the Friends of the Farm and they are very important aspects.

Council member Peek also interjected his concern about keeping it historic and is fine with the steel and showing the old and new upgrades.

Council member Simpson inquired if staff has the cost for the full upgrade. Goodwin stated that the full upgrade would require decisions on what the use was before cost can be proposed.

Mayor Thomas stated that his office is in a barn and he has upgraded that barn and knows the cost and feels that replacing the cable bracing would aesthetically make it look and feel more authentic. Stated that the important issue for him is to strengthen the building but keep it authentic.

Council member Peek stated that he is in favor of the fire sprinklers and keep it standing upright.

Ann Oliver, touched on the preservation plan including historical research, evaluations of current conditions, recommending overall treatment and individual features as well as cost estimates.

Council member Matsumoto inquired if preserving it now would preclude from a full restoration. Oliver stated that it will not hinder the progress in the future.

Council member Beerman stated that he supports what Peek said that they do not want another coalition building and supports the preservation.

Carey discussed the Friends of the Farm recommendations stating that they are recommending the code level upgrade, moving the signs up to the farm, picnic pavilion across from the farm as well as putting focus on the tunnel. Discussed tree preservation, maximize the community events sponsored by PCMC open to the public to purchase tickets. Carey stated that for an outdoor event it is 150 people and an indoor event it is 100 people per event. Farm folks suggested that the CUP process be changed for the City to be able to hold city meetings there as well for example transit training etc.

Council member Matsumoto inquired if the Friends of the Farm had discussed holding private events to help make money. Carey stated that the Farm does not hold private events in high priority as it is an open park and they would like to keep it a community space.

Council member Simpson stated that as a liaison to the Farm they have held many robust discussions to keep it open to the community. Stated that fundraising is hard work for not a lot of money and it could be a private fundraiser lottery weddings etc

Council member Beerman inquired what the Farm folks would think of holding private events to raise money.

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Council member Matsumoto inquired why it would only be available to staff only and would not want to set a negative precedence. Oliver stated that the Farm is maxed out on staff time with the 3 events and parking is also an issue.

Council member Henney stated that he is in agreement with everyone that preservation of the barn is very important. Inquired what the preservation of the barn play into the events that are currently held on the property. Inquired about the cost breakdown of the 1,000,000 dollar code level upgrade asking if it would it be better to call it a dangerous building.

Mayor Thomas stated it is a very sensitive site and is a moniker for Park City and would like to see what the community would like to see as to the future of the Barn and the property.

Council member Matsumoto stated that she agrees with Henney that the current events use the shed and outside area and would not affect the events. She too would also like reassurance that the preservation will not screw up the barn in this process. She also agrees with the aspect of public outreach.

Council member Simpson clarified that she was not looking at intensifying the use when she commented on running it like the pavilion at City Park. She too agrees with the public outreach.

Council member Henney also agrees that the missing piece is the community input regarding the use of the Barn.

Council agreed that they are 100% in favor of preservation.

Goodwin stated that they also did an evaluation of the building across the street that needs immediate maintenance.

Council member Beerman clarified that he is hearing that the Council is looking at moving from minimal use to light use. Council concurred.

Oliver stated her hope was to have the input from the Friends of the Farm and Council to present the use options to the community for input. Council disagreed with Oliver, they would like to hear from the public prior to making any recommendations.

Council member Simpson also commented that it would help to reach out to “let’s talk park city” with specific questions.

Turpin stated the Barn turns 100 in 2020 and staff would like to see the improvements completed by then.

Council member Simpson stated that on Nov 7, 2015 it is the 25th Anniversary of the purchase of the Farm and she would like to have a party. Council concurred.

Renewable Energy Update

Matt Abbott outlined the progress of our renewable energy progress. Showed the Park City carbon footprint and the nation’s average as well as Utah’s average. He then pointed out the potential portfolio. Discussed the current portfolio pointing out the internal efforts to include: ASTI, SWEEP, C-PACE and renewable energy fee waiver program. Discussed the planned projects including: Micro-hydro at Spiro and Quinn’s. Discussed the possible projects to include: large solar array and Anaerobic Digester units.

Council member Simpson inquired why the solar array would not be a good idea. Abbott stated

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that there is a high admin cost with Rocky Mountain Power

Council member Matsumoto inquired about the micro-hydro timeline. Abbott stated that the Water department is looking into the projects.

Council member Beerman inquired if staff has looked into a private/public partnership with Rocky Mountain Power to provide the land.

Ober touched on purchasing land elsewhere in the state as another option to consider.

Abbott stated that he feels that the Anaerobic Digester is closer on the books than the solar array.

Council member Matsumoto was in favor of the Anaerobic Digester stating she felt we would be a good candidate with all the food waste produced by the restaurants and hotels.

Council member Peek inquired about the carbon foot print of the digester as well as looking at offsite geothermal partnerships.

Abbot stated that the methane is collected in the digester. Also the geothermal would run into the same type of problems with Rocky Mountain Power.

Council member Peek inquired if Midway was under Heber Power inquiring if we could partner with them instead of Rocky Mountain Power. Abbot stated that staff is looking into all options.

Council member Simpson stated that she agrees with Abbott's priorities.

Council member Beerman also agreed with Abbott's priorities.

Council member Henney also agrees with the priorities. He then inquired if the School District rooftops have been looked into for solar. Abbott stated that he was treading lightly but would take the question back to the school board.

Ober stated that the Council will be meeting with the School board on March 6th and will add this item to the agenda.

Mayor Thomas opened the floor for public comment.

Glen Perry, All Pro Energy, stated that he is working as a private/public partnership working with a anaerobic digester with Central Valley Waste. Discussing the avoided cost is the value you get when you keep power off the grid.

Ski Era Architecture

Council member Beerman recused himself as his property is on the list to be discussed.

Hannah Turpin presented a Voluntary Designation Program for Ski Era Architecture. She stated That staff has completed a windshield survey and is looking at completing a Reconnaissance Level survey in June 2015 and will then open the option up for the properties on the survey to be able to volunteer the property to be listed on the historic register stating that the inclusions and plan have been modeled after Aspen's program. There would be two separate sets of guidelines one for the ski era and one for mining sites. Hannah also stated that LMC would also have to be updated.

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Discussed the language regarding the inclusion and demolition and the process.

Council member Simpson clarified that currently there is not a process and this would open up for the those properties that are identified in the survey. Turpin concurred.

Mayor Thomas stated that he is not in favor of the 45 day discussion period and when it is all said and done he is not sure if that would be a benefit to either side.

Council concurred with the program and incentives taking out the 45 day discussion period.

Bonanza Park/Lower Park Avenue Transportation and Parking Planning Request for Proposal

Kent Cashel, Transportation Manager, Jon Weidenhamer, Economic Development Manager and Nate Rockwood, Capital Budget, Debts and Grants Manager, spoke to the request for proposal for transportation and parking planning for the Bonanza park and Lower Park Ave neighborhoods. Staff has begun working on a draft RFP.

Council member Matsumoto directed staff to think big and ask for creative ideas for the area to help answer the problems.

Cashel stated that they will create the best environment that they can and would not want to get false hopes up for all solutions. Stated that staff is looking at shared uses and would like to find a way to park cars and help people move around town without the use of cars.

Council member Simpson inquired about the Treasure Master Plan. Weidenhamer stated that the overall master plan looks at the concept thinking with all the options on the table.

Council member Beerman stated that he thinks this is timely with all the changes in the City and County. He would also like to have this expedited.

Council member Simpson also agreed that this should be expedited and may be willing to pay a little extra for a shorter time frame but agrees with staff they need quality work.

Council member Peek inquired what would be provided to the consultant in the RFP regarding the base plan for PCMR. Weidenhamer stated that there will be a lot of speculating on the entire project.

Mayor Thomas stated that he feels that this is a community master plan and wants to see planning involved in the discussion as well. Cashel stated that this is a higher level of planning to see if it will gel with the system or make things worse.

Foster reminded Council that this RFP showcases the broad picture stating that they will be discussing transportation at the retreat next week as well.

Council member Beerman stated that it would be nice after the retreat to find a way to communicate that to the public as soon as possible to show what we are working towards.

Regular Meeting

6:00 pm

- I. **ROLL CALL-** Mayor Jack Thomas called the regular meeting of the City Council

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to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, January 29, 2015. 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; Matt Dias, Assistant City Manager; Polly Samuels McLean, Assistant City Attorney; Marci Heil, City Recorder.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None

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

Ryan Dalstrom, Park City Live, stated that they have had a very successful Sundance taking tonight to show council the progress they have made this year discussing the RFID wrist bands that will show real-time number occupancy numbers so that they will not be fined or shut down like in the past. Demonstrated to Council the count feature and security feature. Root stated that he was a little skeptical due to the problems from the past and it has worked really well, as staff is looking at making this a requirement for other venues.

IV. CONSIDERATION OF MINUTES FROM THE JANUARY 8, and 13, 2015 CITY COUNCIL MEETINGS

**Council member Beerman moved to approve the minutes from
January 8 and 13, 2015 City Council Meetings.**

**Council member Simpson seconded
Approved unanimously**

V. NEW BUSINESS

1. Consideration of an Plat Amendment Extension for 1255 Park Avenue 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 Plat Amendment Extension for 1255
Park Avenue pursuant to findings of fact, conclusions of law and conditions of
approval in a form approved by the City Attorney**

**Council member Simpson seconded
Approved unanimously**

VI. ADJOURNMENT

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

CLOSED SESSION MEMORANDUM

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; Diane Foster, City Manager; Matt Dias, Assistant City Manager; Heinrich Deters, Trails and Open Space Manger; Jonathan Weidenhamer, Economic Development;

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Tom Daley, Deputy City Attorney. **Council member Simpson moved to close the meeting to discuss Property, Litigation and Personnel. Council member Beerman seconded. Motion carried.**

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



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