



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
November 20, 2014**

Closed Session

To discuss Property, Personnel and Litigation

Study Session

Economic Development and Park City Project Update

Brad Dixon and Jeremy Lund, Park City Project Developers, discussed the Park City Project as being a business-based approach for creating and fostering businesses in Summit County. Council member Henney inquired how they plan to incorporate affordable housing in with this plan as well as the broadband aspect. Mayor Thomas inquired about the current anchors in the community and what needs to be incorporated to become a full-throttle community. Council member Matsumoto stated that she would not want to do anything that would be detrimental to the resort community and felt that the best way to go is to have a small business in Park City that will feed off of the brand of Park City, fears that it will grow so large and become an industrial area. Council member Beerman stated that he would like to continue to focus on the quality of life to draw people here. The challenge of affordable housing with a resort community is that many of the jobs cannot and do not pay well enough to live in Park City, he would like to see businesses brought in that would provide middle class income. Council member Simpson touched on the discussions of incubation spaces to help bring businesses in where the housing allows. Foster spoke to the adaptation of this project in conjunction with the Council's goals. Council member Peek spoke to the broadband portion as well as the incubation space. Dixon stated there is a link with the Universities as well as bringing in like-minded business people in as mentors, to help collaborate and innovate other people. Lund spoke to the mentor piece of the puzzle creating a sense of place on the micro-scale with incubation hubs. Spoke to the Park City Angle Network that was started two years ago focusing on a small business incubator as a seed for economic development. Discussed how they can partner with the City and County to help get this program up and running. Matt Abbott stated that staff is in a consistent process of weekly and monthly meetings with the Project, and County to see how they can all work together. Council thanked Dixon and Lund for the hard work they have accomplished in a short amount of time.

Work Session

Council Questions and Comments and Manager's Report

Council member Matsumoto attended the Recycle Utah meeting, looking forward to a great partnership. Stated she read an interesting article in Time Magazine regarding incentivizing mass transit riders to eliminate parking problems in Dubai. Wished everyone a Happy Thanksgiving.

Council member Simpson had nothing to report.

Council member Peek attended the leadership meeting enjoying the new group and format. Attended the HPB where they had two applications for setbacks with one approval and one denial.

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Council member Beerman commented on the Marsac Munch-out stating that he felt they gave Sharon a great send off. He attended the leadership group event and spoke to Ski Utah regarding Mountain Accord.

Council member Henney stated that he and Beerman visited the US-40 tunnel with Heinrich Deters, Trails and Open Space, where they watched the interesting process of placing bridge pieces. Attended the HPCA meeting where they discussed outdoor dining decks and peak parking.

Mayor Thomas also attended the leadership class and is impressed and excited to see where this goes. Attended a COG meeting where they discussed sustainability and the PAAB where they discussed not having enough money to spend on Art.

Boards and Commissions Discussion

Matt Dias and Karen Anderson, Executive department, discussed the proposed changes to the Boards and Commissions selection process. Dias outlined the proposed changes including staggering terms, no phone interviews and keeping an active roster. Council member Simpson stated that she feels that the no phone interviews is a good recommendation but feels that if the person being interviewed is known by the Council then they could make an exception. She then inquired about the expiration dates stating that she understands the consistency factor and would like to keep this consistent; however, she feels moving the term expiration date to the end of September so that the interview process is not competing with the budget process would be a better solution. Dias stated that he feels that this last year was an anomaly.

Council member Matsumoto felt that if the boards were staggered it would allow candidates to apply for different boards if they are not selected for one. Council member Peek also agreed that the terms should be moved off the budget time and would prefer not to hold phone interviews but would allow Skype interviews. Council member Beerman agreed with staggering and no phone calls. He then inquired about the Recreation Advisory Board members' resident requirement, inquiring if they should be allowed to finish their term even if they have moved out of the City. Council member Simpson stated that she felt that if the boards are spending money they need to be tax payers. Council member Henney agreed with staggering and no phone interviews as well as the active roster list. Mayor Thomas worried about the active roster list stating he felt it could preclude the rest of the community from applying. Harrington stated that the goal of an active roster is to add to community involvement. Council member Matsumoto discussed the wording on the Historic Preservation Board requirements of "at least 1" outside member of the community.

Staff will bring a manager's report back to Council next week clarifying the actual language in the code related to the HPB. Council concurred that the interview process will begin earlier in the year, staff will maintain the active roster incorporating Harrington's suggestions, as well as staggering the terms and discouraging the phone interviews.

Park City Chamber of Commerce | Convention & Visitors Bureau Winter 2014/2015 Preview

Bill Malone and Kathy Miller outlined the Summer Recap and what awaits for the Winter. Miller showed the Council the commercials that will be running on multiple networks in many cities as well as digital campaigns and magazine articles. Council thanked the Chamber for their hard work.

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, November 20, 2014. 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; Mark Harrington, City Attorney; Marci Heil, City Recorder;

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Karen Anderson, Executive; Kirsten Whetstone, Planner; Tricia Lake, Assistant City Attorney.

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*)

Eric Nelson stated that he is here representing Karen Coleman who is ill and cannot attend tonight and has been having problems for 5 month regarding her property. Karen owns a piece of property at 555 Main as well as a 25x25 parcel behind the Main Street parcel. There is an encroachment by the City on the property due to the trash compactor unit as well as a sidewalk, sprinkling system as well as landscape maintenance. There is also a power transformer on city property which requires a 20 foot setback that encroaches onto her property 17 ½ feet. This piece of property would be ideal to add on 1500-2000 square feet of building space to her property. The piece of property in today's market would be worth \$400,000. They are requesting the City help resolve the issue with the power company so she can use this property.

IV. CONSIDERATION OF MINUTES FROM THE OCTOBER 30 AND NOVEMBER 13, 2014 COUNCIL MEETING

**Council member Beerman moved to approve the minutes
from the October 30 and November 13, 2014 City Council meetings
Council member Henney 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 a Contract authorizing the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Tunnel Radio of America Inc. for installation of Tunnel Communications Equipment in an amount of \$236,967.00
2. Consideration to authorize the City Manager to execute an agreement, in a form approved by the City Attorney, to assent to the assignment of the 1995, 1994, and 1987 water agreements to Vail

**Council member Simpson moved to approve the consent agenda
Council member Beerman 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.

Planner Whetstone stated that this item is amending the title of the current ordinance.

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

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Council member Matsumoto moved to approve 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

Council member Simpson seconded

Approved unanimously

2. 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 hearing.

Council member Peek moved to continue the Subdivision Plat Thayne's Creek Ranch Estates Phase II located at 510 Payday Drive, Park City, Utah to December 4, 2014

Council member Matsumoto seconded

Approved unanimously

3. Consideration of Land Management Code Amendments regarding 1) zoning regulations for Pet Service Uses in the General Commercial (GC) and Limited Industrial (LI) zoning districts, and associated definitions (Chapters 2.18, 2.19, and 15).

Planner Whetstone stated that staff is requesting minor amendments to the LMC regarding pet services and allowed uses. The planning commission reviewed the proposed changes and has forwarded a positive recommendation. Whetstone stated that Summit County has discussed the option of commercial kennels but the final draft minutes of the discussion have not been released, Whetstone inquired if the Council wanted to discuss the kennel option or wait to see what the County has decided as the City falls under the County's animal control ordinance. Council concurred skipping the kennel discussion at this time.

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

Council member Simpson moved to approve the Land Management Code Amendments regarding 1) zoning regulations for Pet Service Uses in the General Commercial (GC) and Limited Industrial (LI) zoning districts, and associated definitions (Chapters 2.18, 2.19, and 15).

Council member Beerman seconded

Approved unanimously

4. Consideration of an Ordinance Of Park City, Utah Repealing Municipal Code Of Park City Sections 8-6-1, 8-6-3, 8-6-4, And 8-6-5 Pertaining To Firearms; And Amending Municipal Code Of Park City Section 8-1-14 Pertaining To Firearms And Dangerous Weapons

Tricia Lake, Assistant City Attorney, stated that the City Attorney's office received a letter from the Second Amendment Foundation challenging Park City's code as it relates to State Law. After further review it was found that they City code did indeed need to be updated. Lake confirmed that the discharge ordinance will remain intact as it is consistent with State law.

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Council member Peek moved to approve an Ordinance Of Park City, Utah Repealing Municipal Code Of Park City Sections 8-6-1, 8-6-3, 8-6-4, And 8-6-5 Pertaining To Firearms; And Amending Municipal Code Of Park City Section 8-1-14 Pertaining To Firearms And Dangerous Weapons

**Council member Henney seconded
Approved unanimously**

5. Consideration of a Service Agreement in support of the effort to encourage the State to improve transportation funding in a form approved by the City Attorney in the amount of \$2,000

Matt Dias, Assistant City Manager, stated that this coalition kicked off this week in Farmington along with a letter to the Mayor, municipalities will contribute 1/3 of the funding and the other 2/3 will be from private sectors.

Council member Beerman moved to approve the Service Agreement in support of the effort to encourage the State to improve transportation funding in a form approved by the City

Attorney in the amount of \$2,000

**Council member Simpson
Approved unanimously**

VII. ADJOURNMENT

Council member Simpson moved to adjourn the meeting

Council member Henney seconded

Approved unanimously

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 2:00 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, Assistant City Manager; Tricia Lake, Assistant City Attorney/Prosecutor; Ann Ober, Community Relations; Clint McAfee, Water Manager; Heinrich Deters, Trails and Open Space; Tom Daley, Deputy City Attorney, Jim Blankenau, Sustainability. **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 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.

Marci Heil

Marci S. Heil, City Recorder



