



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
March 19, 2015**

Closed Session

To discuss Property, Personnel and Pending Litigation

Study Session

Recreation Annual Report

Ken Fischer reports Parks & Rec are the recipients of two awards from the Utah Recreation and Parks Association Conference. They won Department of the Year for population of less than 15,000 and Innovation of the Year for the Memorial Wall in the cemetery.

Tate Shaw, recreation supervisor, states he is prepping for seasonal operations such as the pool openings, staff development and the annual wellness meet. He is also helping oversee the solar panels project at the MARC.

Heather Todd, rec coordinator/overseer of childcare and fitness classes, is keeping up on national fitness trends, getting fitness plans going at Quinn's and staffing childcare. She is working on an innovation project and was accepted into the UPR Leadership Group.

Sadie Henefer, team leader, oversees data operations and administrative duties, is working on improving department communications via the front desk, improving front desk functions and setting up a member database to get to know clientele better.

Heather Nicholas, fitness program overseer/pro shop, is in the process of hiring a part-time employee in the pro shop and is busy working with junior programs and camps.

Michael Keith, tennis director, will be opening the courts a month early this year. He is also prepping for summer camps and will be hosting Park City club championships. He states the MARC will be a host site for the No Boundaries athletic competitions for adaptive athletes.

Michelle Stucker, front desk operations, is focusing on teamwork and communications between departments through check-in meetings. Her individual goal is professional development for front desk personnel to help them stay engaged; is also working on department orientation for seasonal/part-time staff to help them feel connected.

Jessica Moran, rec and marketing supervisor, is working on rec programs and heading up the new software system at the MARC. She spoke to the Play magazine put out by Parks & Rec that is now available in digital format, which is saving lots of paper and money; also showed some new and improved rec program flyers.

Karen Yocum, rec supervisor and cemetery sexton, is assessing the old plots section to see if new plots are available for purchase. She reports there are approximately 200 plots left on the

east side. She also does reservations for pavilions, fields and parks and states pavilion reservations can be made online. She will be doing all reservations for special and big events.

Fischer spoke to his department's yearly successes/accomplishments and addresses discussion points: He asked if there anything additional to include in the annual report or if Council has an opinion on balance between open play times vs scheduled times such as tennis courts, pools, gyms, etc. Other questions were: what information would Council want to make a determination on future aquatics at the MARC? Should staff develop a phase II master plan for the MARC?

Mayor Thomas feels the report is complete. Council member Simpson asks about stumbling blocks for online registration. Moran reports those problems have been fixed using new RecTrack software. She also reports they will be working closely with the city as they revamp their website to work out any kinks. Moran says April 1st is their big registration day and reports last year 70% of registrations were made online. When asked about registering for farm events through the Rec, Moran states those registrations do not work well with their software and suggests farm activities work out their own registration process. Council member Henney asks if tennis reservations can be made online and if the public can know when capacity levels have been reached on facilities. Keith states they try to leave two tennis courts available during all hours for open play. He states the national standard for court utilization is 60%; MARC is a lot higher with a 75% utilization rate year round. Council member Peek feels registration for Friends of the Farm activities should be available online as a seamless process that uses the same software. Moran says they will look in to that. Council member Beerman feels the Rec has done a great job routinely filling classes but there are substitute teachers who sometimes don't teach what was on the schedule. He feels the Masters Swim Program should be opened to All Adults Swim program. Mayor Thomas reports Courchevel, France, has spent around \$100 million on a new aquatics center and asks Rec staff what they feel our future looks like for new developments. Council member Simpson would like to look at other aquatic sites and feels a new aquatics center should be on the school district's future development schedule in order to get others to help fund it.

Work Session

Council Questions and Comments and Manager's Report

Council member Matsumoto met twice with the Library. Attended Summit Lands meeting regarding vision and opinions from outsiders.

Council member Beerman attended the joint meeting between the county and school district at the PC CAPS facility and was impressed with their facility. Reports legislative session is over and feels Matt Dias did a tremendous job this year and has become a tremendous resource for ULCT. Attended NEPA workshop through Mountain Accord to learn about the environmental impact study process. Served on a Mountain Accord panel in Salt Lake. Attended Economic Development meeting with Council member Henney, Jonathon Weidenhamer, Jason Glidden and Matt Abbott where they met with new businesses looking to come to Park City. Served on a Summit Lands panel discussing the future of open space in Park City.

Council member Henney reports the Public Lands Advisory Group, made up of preservation activists and ranchers, was able to compromise on a wilderness proposal in the Uintas. He states three areas have been carved out of roadless lands and made into watershed management areas. Attended the Mountain Lands Community Housing Trust Board meeting where housing for seasonal employees was discussed and says we should see things

happening soon regarding seasonal housing with Vail Resorts. Attended Recycle Utah Board meeting where they are anxious to solve their relocation issue and states they have a water festival coming up on April 16, 2015. Attended the Historic Park City Alliance meeting and reports Ken Davis went to Zermatt and came back with interesting parking and transportation solutions, such as paid parking, that he pitched to the meeting; nice to have him on board with these issues. Reports they have a lot of work to do to come to a consensus regarding the tenant mix on Main Street on what to allow.

Council member Simpson reports on the passing of Bob Wells. There will be a tribute to his life this next Tuesday at Silver Lake Lodge.

Council member Peek attended Planning Commission where they discussed land management code amendments and general plan implementation. Reports Friends of the Farm had a successful full moon no snow shoe event with a great turnout and reports they sent out a survey and already have 455 responses.

Mayor Thomas reports we were successful this year with the Legislative Session regarding transportation. An aggressive non-discrimination bill that passed should help people with jobs and housing. He thanks Dias for doing a great job this session. Sent some thank you notes to our representatives for all their help. Thanks all for letting him take a week off for family matters and expresses his gratitude for everyone's kindness on the passing of his brother. Mentions the passing of Gene Mozier, a well-known planner in the community, as well as Bob Wells, who was gracious and patient to Thomas during their interactions in the past. His funeral is 1:00 pm on Friday at St. Marys. Lastly, thank you to Thomas Eddington for all his efforts as planning director and best of wishes on his future endeavors. A send-off party tomorrow for Eddington will be held tomorrow night.

Ice Rink Feasibility Study

Jason Glidden and Amanda Noel speak to the Ice Rink Study and Ice expansion. They report the first steps of the master plan were begun in 2012 in regards to what the community, including both Snyderville Basin and Park City residents, felt were their demands for recreational facilities. The survey showed the Ice Arena expansion was the highest demand for rec facilities. Last summer Council directed Staff to work on gathering information on expanding the ice arena. In November, the open space recreation bond passed with \$2.5 million earmarked for a second sheet of ice. In that vein, Staff comes before Council to ask permission to look into RFPs for a second ice sheet. Glidden then spoke to the scope of service of the RFP with topics being cost, location, amenities and funding options. He puts forth four options for ice expansion: A bare-bones basic ice sheet, a community venue, a regional venue with increased seating, and an Olympic-sized venue that would serve in the event of any future Olympic events.

Council member Simpson asks how a community rink differs from a rink in a box concept that Council is not in favor of, and asks about the ice sheet size of an Olympic venue. Glidden states a rink-in-a-box is a lower standard facility than any of the four options they are proposing. Glidden reports we currently have an Olympic size ice sheet. Council member Simpson also asks what off-ice training space involves. Glidden reports the main difference is just specialized training equipment. Council member Peek asks what the altitude restrictions are for Olympic venues, to which Glidden reports he is unsure. Council member Matsumoto asks where an Olympic-sized venue that seats 10,000 would fit into our community, and also asks for pricing of the four options presented. Glidden reports an RFP study would answers those sorts of

questions and states the only figure they currently have is approximately \$8 million to duplicate the venue we already have. Council member Beerman asks if NHL teams would be able to train/practice here if we built an Olympic-sized venue. Glidden is unsure.

Council member Henney is in favor of going ahead with recommendations and states he feels this is a critical issue that needs to get underway. Glidden says they should know within a year of what an Olympic bid/venue option would entail. Council member Matsumoto is interested in a regional option but only if we have funding partners. She also wants to look at making our existing rink a regional venue since demand warrants it. Council member Beerman concurs. Council member Peek is OK going with a conceptual bond and exploring an Olympic Venue but is against any sprung structures in the entry corridor. Council member Simpson asks a feasibility study be done first and is fine carrying a bigger burden for a venue if Snyderville would carry the bigger burden for an aquatics center.

Format of Future Public Meeting(s) on Growth Issues

Ann Ober spoke to the interest in future community forums on growth issues and states the two options they are considering are using Envision Utah or having a staff-like conversation. Mayor Thomas asks what stats we would use on growth. Ober states we use our own numbers rather than the Governor's as well as numbers from the county through 2040 to make sure our report is correct. Council member Henney states it's not important whose growth projection we use since the numbers are already on the books and could use them to know where our tipping/implosion points are. Ken Cashel reports Staff can get more detailed information but they chose to use the visual representation they demonstrated so people can get a good visual.

Council member Simpson is in favor of moving forward and working with Envision Utah, as long as EU knows what our end questions are before getting started, stating it's important everyone understand what our next step is going forward. Council member Henney states it's our job to get the baseline education out to the community so they can decide what the next steps are. Robert Grow with Envision Utah states they are experts at envisioning future growth. For the first time they have computer models of all open spaces left in the 11 counties that comprise the Wasatch Front. He reports every piece of ground in SL and Davis counties will be full within two years as we add 2 million more people to the state. Grow says Envision Utah can help Council formulate what the big picture should be to help preserve our quality of life. Council member Matsumoto asks who is coming up with our choices for future growth. Ober states Council has given us primary choices over the years that Staff is focusing on that they would work with Grow on to address. Ober asks Council for names and groups of people they would like Staff to coordinate with for forums. Council member Henney says a priority topic to discuss is stopping growth.

Council member Beerman asks Grow to expound on the tools they use to create successful models. Grow states they describe and refine problems first, then test solutions. Envision Utah has all land use databases for the county that they've cleaned up to be able to create successful models. For each model they present cost and outcomes to analyze. Grow says a key tool they use is Envision Tomorrow Plus, a leading national tool on mapping place types into existing land use, adding people, then running that data through models. In terms of solution tools, a lot of has to do with transportation and land use. Other tools they specialize in are transfer development rights and changing entitlements. He reiterates we are not without choices to maintain our community a wonderful place for the world to come.

Mayor Thomas asks if Council is comfortable moving ahead working with Envision Utah. Council answers in the affirmative. Council member Simpson asks for a manager's report from Staff on what we do next after holding community forums. Staff asks for Council liaisons. Council members Henney and Thomas were chosen with Simpson as the alternate. Council member Peek says if these forums help us act faster rather than just resetting the public attitude, then he is in favor of moving ahead with them.

Mountain Accord Switzerland Trip Recap Presentation – Council members Peek and Simpson

Council members Peek and Simpson and Ann Ober spoke to their recent trip to Switzerland. Ober thanks Council for the opportunity to see other mountain communities and be educated on how things are done there. Ober reports they traveled with Summit County and Salt Lake staff. She states special events are a great addition to the visitor experience. They saw additional winter amenities that are different from what we have. One amenity was being able to sled down ski hills. Sledding trails are also used for snowshoeing, cross country skiing and dog walking. Council member Simpson feels this is an ingenious way to take advantage of those who don't ski, thereby bringing more users and dollars to the mountain.

Ober reports time frames are included on signage so hikers/walkers know how much time each route takes. Other signage included lift information in town and bus route information so riders know at all times how much time till they reach their destination. They saw a tunnel being built to straighten out and realign curvy roads. Council member Simpson reports they were on every kind of transportation available and her biggest take-away was realizing that no one mode of transportation is the answer. The Swiss are masters at utilizing many different forms of transportation. Simpson also reports parking garages are very cheap and extremely clean. They do paid parking anywhere from a few minutes to monthly. Ober reports on small town train stations and states those options could work in our community but egress and ingress are substantial. She emphasizes the importance of protecting the view regardless of the mode of transportation you are using. A slide show demonstrated different modes of transportation used in Switzerland such as horse-drawn carriages, street trains, go carts and electric buses. Things they didn't like were the long waits for trams. They all reiterate they are glad the city and county traveled together as it facilitated broader, more productive conversations and idea exchanges.

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, March 19, 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; Mark Harrington, city attorney; Marci Heil, city recorder; Karen Anderson, deputy city recorder; Nate Rockwood, capital budget, debts and grants manager; Jenny Diersen, special events coordinator; Kyle MacArthur, water; Nick Graue, water; John Boehm, planner; Heinrich Dieter, sustainability; Roger McClain, water; Michelle DeHaan, water; Clint McAfee, water manager; Jonathon Weidenhamer, economic development manager and Adriane Juarez, library director.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Matsumoto discloses the artist the selection committee nominated is from her hometown but that fact will not influence her vote.

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

None

IV. CONSENT (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 authorization for the City Manager to enter into a service provider contract for Public Art at the Park City Library in a form to be approved by the Legal Department with Danielle C. Wyckoff, in the amount of Fifty Seven Thousand, Seven Hundred and Eighty Six Dollars (\$57,786.00). The project is not to exceed costs of Sixty Thousand Dollars (\$60,000.00).

Council member Matsumoto states she is confused as to why the art department budget was \$60,000 and not the 1 percent. Dierson reports the 1 percent is part of the hard construction costs only and does not include architect fees or soft costs.

2. Consideration to authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with CRS Mechanical Contractors, Inc., for construction of the Interior Meter Replacement Project in an amount not to exceed \$20,000.
3. Consideration to authorize the City Manager to execute an Amendment to the Water Conveyance-2013 Pipelines Project, Segment B Construction Agreement, in a form approved by the City attorney, with COP Construction, Inc., as Change Order No. 3 for an increase to the contract in an amount not to exceed \$372,202.45.
4. Consideration of Proposed Site for Volunteer Community Mural Project- Poison Creek Trail tunnel north of Vinto.
5. Consideration of authorization to proceed with the Main Street Improvements Project and authorize the City Manager to enter into a construction manager at risk (CMAR) contract in a form approved by the City Attorney's Office with Miller Paving Inc. in the amount of Seven Thousand Two Hundred Dollars (\$7,200) for preconstruction services.

Council member moved to approve the Consent agenda

Council member Simpson seconded

Approved unanimously

V. CONSIDERATION OF MINUTES FROM JANUARY 29, 2015 CITY COUNCIL MEETING AND THE FEBRUARY 4 AND 5, 2015 COUNCIL RETREAT

Council member Beerman moved to approve the minutes from January 29, 2015

Council member Henney seconded

January 29, 2015 approved unanimously

VI. APPOINTMENTS AND RESIGNATIONS

1. Appointment of Jan Wilking to the Citizens Open Space Advisory Committee (COSAC) at-large alternate position to fulfill a vacant term ending January 2016.

Heinrich Deters reports Wilking has served on all COSAC boards and recently served as the stakeholder for the BOSAC chair. He recommends Wilking take the seat vacated by the COSAC alternate at large.

**Council member Matsumoto moved to approve appointment of Jan Wilking to the Citizens Open Space Advisory Committee (COSAC) at-large alternate position
Council member Peek seconded
Approved unanimously**

VII. OLD BUSINESS

1. Consideration of a plat amendment for 9 Hidden Splendor Court pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney.

John Boehm, Marshall King of Alliance Engineering, and Solim Gasparik, architect, spoke to the 9 Hidden Splendor Court request to combine lots into a single lot of record. Staff has found it meets all the requirements and recommends all restrictions placed when land was deeded to owner continue to be recognized as part of its approval. Boehm reports Planning Commission recommends neighborhood compatibility in terms of locations of the homes be maintained and rear-yard setbacks should be consistent with majority of lots in the neighborhood and that a 10-foot rear-yard setback be maintained. Staff recommends approving the plat amendments. King states they are OK with all Planning Commission recommendations except for maintaining the 10-foot rear-yard setback as other property owners have not complied and have built within the setback. King believes the owner should be allowed to build within the setback since it is not written anywhere that once a lot line is removed that building within a setback be restricted. King addresses property owners' concerns that the new residence will block their views and says this will not be the case as the new residence will be moved back only an extra seven feet. Council member Beerman asks why the extra seven feet is necessary in order to make this work. King states it's just a matter of the other residents being able to build in the setback. Harrington asks if the owner can still meet the maximum house size with the setback restriction, to which Gasparik says they can.

Council member Matsumoto asks if in the past restrictions were placed on remnants for lots previously for sale in this neighborhood. Dieters states they did place restrictions on remnants. Council member Peek asks if these lots were part of a golf course or ski access. Boehm states the property was an unused part of the golf course that the city deeded to the adjacent property owner. Mayor Thomas asks if the setback were eliminated, could someone build a garage to attach to the house. Boehm says if the setback were eliminated they could build and attach. If not, they would have to meet the requirements for rear buildings and would not be able to connect it to the main structure.

Council member Peek asks for clarification on the house footprint versus square footage. Council member Matsumoto states she doesn't feel the fact that other home owners were allowed to build in the setback does not affect this property owner's issue and disagrees with removing the restriction. Council member Simpson agrees with Matsumoto in not perpetuating the practice of building in the setback.

Public Hearing

No comments

**Council member Simpson moved to approve 9 Hidden Splendor Court pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney
Council member Henney seconded
Approved unanimously**

IV. NEW BUSINESS

1. Consideration to authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with CH2M Hill, Inc., for engineering services in the amount of \$185,000 for Judge and Spiro Tunnel Mining-Influenced-Water Treatment Evaluation - Phase IA Engineering Services.

Michelle DeHaan, Roger McClain and Clint spoke to the mining-influenced-waters treatment for Judge and Spiro Tunnels and the project they're working on to gain regulatory compliance. In November 2014, they signed an order with the State of Utah Division of Water Quality that laid forth timelines for compliance. She reports the Judge tunnel was taken out of the drinking water system in summer 2013 due to concentrations above standards. The Spiro Tunnel is currently not able to meet stream standards; therefore, this project will address both issues.

McClain reports this is a complicated, multi-faceted project involving several phases. Phase I is a treatment process evaluation they've broken down further. Phase IA involves a desktop analysis involving computer models. Phase 1B is for bench and pilot scale testing where models would be tested in real life. Phase 1C is narrowing down to several viable options to implement.

Michelle states the stream water testing is very stringent, more so than drinking water and requires top-level technologies because of metal content, which is why they've chosen to hire CH2M Hill Engineers.

McClain continues by speaking to water flow rates, stating we're dealing with high volumes of water which warrant the phased approach. Staff recommends Council approve Phase IA.

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

**Council member Peek moved to authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with CH2M Hill, Inc., for engineering services in the amount of \$185,000 for Judge and Spiro Tunnel Mining-Influenced-Water Treatment Evaluation - Phase IA Engineering Services.
Council member Beerman seconded
Approved unanimously**

2. Consideration to authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers, Inc., for

engineering services in the amount of \$168,000 for the Water SCADA and Telemetry System Upgrade Phase 1A.

Nick Graue and Kyle MacArthur spoke to SCADA, which stands for supervisory control and data acquisition. A SCADA system gathers, monitors and controls information such as where gas leaks occur, and carries out the necessary analysis to control such events. SCADA sites are controlled via radio emissions. Park City's SCADA system controls treatment processes, operational statuses, water quality flows, system pressures, open channel flows, etc. The main treatment center is the Quinn's control room. Our SCADA is very old and Staff wishes to upgrade the system. Current system deficiencies include very outdated hardware and software, proprietary hardware and software, communication reliability, limited data analytics and inadequate support services. Simpson asks if the new SCADA system will help improve communications in the tunnels. Nick says they are looking at that and are in the process of installing radios.

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

**Council member Simpson moved to authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers, Inc., for engineering services in the amount of \$168,000 for the Water SCADA and Telemetry System Upgrade Phase 1A
Council member Peek seconded
Approved unanimously**

3. Consideration of approval of Supplemental Plan for the 2015 Park Silly Sunday Market (PSSM)

Jenny Diersen spoke to the supplemental plan measures of success for the Park Silly Sunday Market. Diersen reports Staff is actively anticipating future needs as well as learning from past experiences. Changes for this year include the last day of the market to close at 6 PM and have the street re-opened at 8 PM that same day. Staff has coordinated with HPCA to work out a first-of-the-month deadline booth sign up for them. If they do not cancel by the first Thursday there will be a cancellation fee. Simpson asks for clarification on the cancellation fee stipulation. Diersen states other changes are to the residential parking areas. Council member Beerman asks for clarification on how the changes are different from last year. Jason Glidden reports we have identified which areas are most useful for residential parking and are reducing the amount of residential-only parking on the west side due to feedback from residents.

Diersen discusses the fee waiver request for city services. Council member Simpson asks how much money is set aside for police and message boards. Diersen reports they're estimating \$36,000 in police services and \$4,536 for the VMS boards. Council member Peek asks if the adjacent job site's building permit will be modified to prevent Sunday construction. Staff reports they have written word from project managers that Sunday construction will not be permitted.

Mayor Thomas opened the Public Hearing. Mike Sweeney states he and his two brothers support Park Silly Sunday Market and will be providing the restrooms in their space as well as

providing space for the stage to be housed in the garage. Reports the tenants he has spoken to are very supportive of the Market and are glad to see it return. Council member Beerman thanks Staff for their continued work and straightforward, easy amendments. Mayor Thomas closed the public hearing.

**Council member Beerman moved to approve the Supplemental Plan for the 2015 Park
Silly Sunday Market (PSSM)
Council member Simpson seconded
Approved unanimously**

4. Consideration of Authorization for the City Manager to enter into a service provider agreement with Utah Open Lands, for the Clark Ranch Preservation Easement in the amount of thirty thousand nine hundred forty three dollars (\$30,943) in a form approved by the City Attorney.

Heinrich Dieters spoke to the Clark Ranch Preservation Easement and the timeline for the project. The service provider scope of services involves establishing baseline documentation, drafting a preservation easement and establishing a management plan consistent with the preservation easement values. Two firms submitted RFPs. Selection criteria was based on experience and cost effective of the proposal. The Selection Committee unanimously recommended Utah Open Lands be the service provider and Staff asks Council to approve the contract as proposed. Council member Simpson asks if preservation values will be the same on all the parcels. Dieters says that discussion can be had later when we have clear baseline documentation. Council member Matsumoto states she is concerned that we are sure we are comparing apples to apples and asks why the dollar amount for UOL's contract is so low. Wendy Fisher of Utah Open Lands states they have found it's easier to work with public entities, for example in regards to enforcement issues, and that they do not feel the need to charge more as it is consistent with what they have charged public entities in the past. Council member Henney asks if this amount reflects the true stewardship cost and not a subsidized cost. Fisher states the amount is based on the bare minimum of services they would provide. Council member Matsumoto states it's important we have a good plan and stewardship in place since we don't have certain bond language in place as the land was bought with open space money and not bond money. Council member Simpson asks if the cost includes just one visit to the site per year. Fisher says yes and also a five-year analysis. Council member Henney asks Dieters if he is comfortable with this RFP based on what he learned from working with both contractors. Dieters explains UOL used more creative approaches to paying for services and also charge \$40 less per hour for staff hours. Council member Matsumoto expresses concern about UOL asking for additional monies in the future when a new Council is chosen as they might not approve those funds. Fisher states they will not ask for additional funds. Council member Simpson proposes a future study session to give Council the opportunity to evaluate RFPs such as the two involved here in order to better understand the price discrepancy. Council member Beerman states he is supportive of that study session and asks if the level of protection we have with UOL is at the same level of that that we have in place at Armstrong. Council states they wish to have such a study session in the future.

Mayor Thomas opened the Public Hearing. Sheryl Fox with Summit Lands Conservancy states both organizations have not had a clear understanding of what was wanted. She recommends

a study session be held to get a better understanding of why there is such a disparity between the two bids. Thomas states he feels it's a good idea to have a study session in the future but we're already past the point of accepting and re-opening the RFP process. Mayor Thomas closed the public hearing.

**Council member Peek moved to approve authorization for the City Manager to enter into a service provider agreement with Utah Open Lands, for the Clark Ranch Preservation Easement in the amount of thirty thousand nine hundred forty three dollars (\$30,943) in a form approved by the City Attorney
Council member Beerman seconded
Approved unanimously**

5. Consideration of approval the attached bond resolution for the 2015 Series Sales Revenue bond issuance, in an amount not to exceed \$12,000,000, to provide funding for projects specified as part of the Council approved Additional Resort Communities Sales Tax Plan.

Nate Rockwood speaks to the type of funding involved in the bond resolution, stating the bond has been structured so that reimbursements can be made for expenses already incurred, but going forward we have time to spend the funds down for projects in the future. He explains this isn't the sole source of funding, so if Clark Ranch monies should be used on something other than open space, Rockwood asks for direction from Council that when the bond is sold the full amount is not drawn down causing reimbursements to have to be made.

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

**Council member Simpson moved to approve the bond resolution for the 2015 Series Sales Revenue bond issuance, in an amount not to exceed \$12,000,000, to provide funding for projects specified as part of the Council approved Additional Resort Communities Sales Tax Plan
Council member Beerman seconded
Approved unanimously**

6. Consideration of Land Management Code Amendments– Chapter 2.1 (HRL), Chapter 2.2 (HR-1), Chapter 2.3 (HR-2), Chapter 2.4 (HRM), and Chapter 2.16 (RC)- Regarding Side and Rear Setbacks for patios and hot tubs. Chapter 2 (in all applicable zoning Districts) and Chapter 15 (Definitions)- to clarify Essential Municipal and Public Utility Uses. Chapter 2.24- Regarding Transfer of Development Rights (TDR).

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

**Council member Peek moved to continue consideration of Land Management Code Amendments– Chapter 2.1 (HRL), Chapter 2.2 (HR-1), Chapter 2.3 (HR-2), Chapter 2.4 (HRM), and Chapter 2.16 (RC)- Regarding Side and Rear Setbacks for patios and hot tubs. Chapter 2 (in all applicable zoning Districts) and Chapter 15 (Definitions)- to clarify Essential Municipal and Public Utility Uses. Chapter 2.24- Regarding Transfer of Development Rights (TDR) to April 16, 2015
Council member Simpson seconded**

Approved Unanimously

VII. ADJOURNMENT INTO A REDEVELOPMENT AGENCY MEETING

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