



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
February 26, 2015**

Study Session

FIAR Update

Nate Rockwood, Capital Budget, Debt & Grants, and Jed Briggs, Budget Operations Manager, spoke to the FIAR, discussing long-range financial projections with a 10 year comparison with revenue and expenditure projections. Rockwood spoke to the revenue mix for 2016 discussing sales tax, property tax and fees. Council member Beerman inquired about the sales tax model. Rockwood stated that when you look at the trend it is very strong. Henney thanked Rockwood for always remaining conservative in his budgeting style. Rockwood discussed Building, Planning and Engineering fees stating they were well above average but reiterated that it is one of the most unstable fee for long-term projection. Briggs discussed the expenditure summary by fund and object type. Council member Peek inquired if staff could add a percentage column to be used as a good indicator for trends. Briggs outlined the strategic planning and budget timeline for Council. Briggs discussed Budgeting for Outcomes and the major operating requests within the General Fund.

Presentation of Snyderville Basin General Plan by Summit County Community Development Director Patrick Putt, Planning and Zoning Administrator Peter Barnes and Planner Jennifer Strader & introduction of new Summit County Manager Tom Fisher

Mayor Thomas introduced Tom Fisher, new Summit County Manager. Fisher stated that he comes from a County government background and is also a member of the Utah National Guard. Patrick Putt, Peter Barnes and Jennifer Strader discussed the Snyderville Basin General Plan. Putt stated that there is a traffic addiction in the Basin as a product of that land use decisions made historically stating that they have recognized the problem discussing residential units of 4,476 vacant units, Commercial density, 2,734,556 remaining square feet and Canyons Resort 6,468,363 remaining square feet. He stated he did not want to scare anyone but wanted to let the Council know what is on the horizon as approved but not built out lots. The new plan would include no new entitlements or up-zonings until such time that the County Council can get a hold on the problems. Henney inquired to the statement Putt said "until such time" why we would wait to change the zoning at any point in the future. Putt stated that the Basin has never had hard zoning, they use land use. Council member Beerman inquired with the recent open space bond will the County be able to purchase entitlements. Putt stated that they are attempting to implement strategies in creating a similar palette of tools to have a common bond of land use measures. Looking at updating the Development Code to include: hard zoning, smart growth tools (evaluate, create, implement) and neighborhood planning. Putt discussed the outreach that the County has done including visiting HOA and neighborhood meetings as well as setting up card tables in the grocery stores to get feedback from residents to see what they really want to see in the Basin. Putt also discussed the Integrated Transportation Plan. Strader discussed the remaining entitlements creating an interactive map with the complete build out. She stated that they created 16 neighborhood planning areas and future land use

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maps for all the individual neighborhoods. Barnes discussed the process of dialing in from the big picture to integrate the natural land use pattern of how the area is used and traveled through. Henney stated he is pleased to see the County moving towards hard zoning. Putt stated he feels really good with chances and the legal aspect of the plan. Stating that what's left is the most critical point of the County as it is the most used areas that defines the County and City. Putt stated they see the transportation plan as transportation interconnect and look forward to working with Park City. Council member Matsumoto thanked the County for bringing this plan to Council and sees the vital aspect of working together to rise to a greater community. Council member Beerman stated that he is curious is the new development has transit in mind to keep the need of cars lower. Putt stated that they are working on keeping the incentives high to have people use the transit system that is in place right now. And they are also looking at the current neighborhoods to see what could incentivize them to also use the transit system. Barnes stated that with the sprawl that is currently in the Basin is not conducive to transit system use so they are going to have to get creative. Putt stated that the goal is to use the genius of the user and the strategy of those who are using the system successfully. Mayor Thomas thanked the County staff for coming to the meeting and presenting the plan. He is excited to see what comes out of this plan. He was concerned with the map of Quinn's junctions and the density that is shown. Strader stated that this was formed from the current entitlements stating that it would mostly be recreation area.

Work Session

Council Questions and Comments and Manager's Report

Council member Beerman attended the Day at the Capitol thanking staff for setting that up. COSAC met Tuesday morning stating that they discussed the priorities that were defined at the retreat. Attended a couple of Mountain Accord events including the forum at the Eccles center stating he was blown away in a positive way.

Council member Simpson stated that she too was pleased with the turn out however was not pleased with the way some of the residents behaved. Discussed her recent trip to Switzerland stating there would be a recap during a future meeting.

Council member Henney attended a Recycle Utah meeting as well as the HPCA meeting. During the HPCA meeting they discussed the parking during Sundance, focusing on China Bridge being empty. Becca Gerber stated that she felt an empty parking lot is a sign of success showing that the mass transit system is working. Henney was pleased with this thought process. Attended a BOA meeting discussing that there was an issue of upholding the denial but felt that it was an issue of fairness. Eddington stated that staff has a pretty good idea of how the City could handle a situation of this matter. Attended the Historic District open house. Thanked staff for the Day at the Capitol.

Council member Peek echoed Simpson's comments regarding the Swiss tour as well as spoke to the Interconnect of the on snow experience. Thanked Simpson for the on train catering. Attended the Planning Commission meeting last night where they discussed the first steps of Vail's interconnect proposal.

Council member Matsumoto attended the Chamber Bureau where they heard an update from the hospital which she felt the Council would enjoy hearing asking staff if they could get such an update. The Chamber also is working on a second marketing push in the areas that are not sick

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of winter. Discussed an article she read regarding parking in San Francisco which discussed parking fee structures as well as the environmental aspect of circling for parking.

Mayor Thomas attended the ULCT meeting and the reception Day at the Capitol thanking Ken for bringing the legislators to the Park City table. He spoke to the Mountain Accord forum. Invited everyone to the Grand Prix event at Deer Valley.

Council member Henney asked Mayor Thomas to address the Council on another issue. He stated that at the Mountain Accord meeting he had a thought of an area that seemed to be misunderstood pertaining to growth and felt that when members of the public come in to the meeting late they misunderstand what has already been discussed pertaining to growth and are filled with fear. He feels that the growth aspect needs to be circled back on to clear up the misunderstanding proposing a community meeting to discuss growth. Mayor Thomas felt that the concept of growth falls into the visioning conversation that Council needs to continue having. Council member Simpson stated she agrees with Henney and is really tired of others telling our community what is going on. Mayor Thomas stated that there are a variety of issues. Council member Beerman stated that he agrees that there is a growing anxiety in the community over growth and does agree that we need a visioning discussion but there needs to be a conversation regarding growth to educate the community. Simpson stated that she too would like a conversation regarding growth. Council member Matsumoto stated that at the meeting the consultant stated that with transportation brings growth. Council member Beerman stated that he feels that there is an accelerant of growth currently in the City as is feeling that there could be options on stopping the growth if the community feels that is necessary. Council agreed that they would like to hold a meeting regarding growth with further analysis from staff.

City Manager Foster inquired if Council would like to appoint a liaison for Promise Park City, Council member Henney volunteered as primary and Council member Matsumoto volunteered as alternate.

2015 Legislative Update

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, February 26, 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; Matt Twombly, Project Manager; Griffin Lloyd, Water Department; Clint McAfee, Water & Streets Manager.
- 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*)**
There were no public input comments.

IV. CONSIDERATION OF MINUTES FROM THE FEBRUARY 12, 2015 CITY COUNCIL MEETINGS

**Council member Peek moved to approve the
February 12, 2015 City Council minutes
Council member Beerman seconded
Approved unanimously**

V. 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 a request for a non-exclusive vehicle and pedestrian easement across City property for the benefit of April Inn (545 Main Street).

Council member Beerman stated that at the end of the staff report it mentioned selling the property, inquiring if that was something staff was in favor of. Cassel stated that staff is not in favor.

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

VI. NEW BUSINESS

1. Main Street Project Discussion

Matt Twombly, Project Manager, discussed the Main Street projects stating that the 2014 improvements have come in at the budget that was analyzed. Stating the streetscape projects are coming in under budget and the plazas are coming in over budget. Twombly will be coming to Council on March 5th with the 2015 Streetscape design plan. Council member Henney expressed frustration with the loss of parking with the City Hall plaza as well as this being a low priority on the HPCA list without addressing their main priority of the Brew Pub plaza. Council member Peek stated that Swede Alley does need the safety and face lift. Council member Matsumoto agreed with Peek that this area needs a face lift and softening the look of the area is a good idea. Council member Beerman stated that the work that has been done so far is great and is pleased with the plaza's so far but he too is frustrated that the HPCA priorities have been leap frogged. Council member Simpson stated that she does not recall this project leap frogging any other project, she agrees with Matsumoto and Peek. Mayor Thomas agrees with Matsumoto, Peek and Simpson.

Mayor Thomas opened the floor for public input.

Alison Butz, HPCA, stated that the biggest worry with the HPCA is that the Council has allocated a certain amount of money and it will run out. They were looking to book end Main

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Street with the completion of the Brew Pub Plaza so people would have a reason to want to continue up Main Street to a gathering Place.

Mayor Thomas closed public input.

Mayor and Council continued onto item number two for the award of contract.

2. Consideration of authorization for the City Manager to enter into Amendment #1 to the construction manager at risk (CMAR) contract in a form approved by the City Attorney's Office with Miller Paving Inc. for the Guaranteed Maximum Price (GMP) of Two Million Three Hundred Sixty Eight Thousand Seventy Three Dollars (\$2,368,073) for the 2014 Main Street Improvement Projects including the City Hall Plaza, Bear Bench, and Main Street sidewalks.

Council member Simpson moved to approve authorizing the City Manager to enter into Amendment #1 to the construction manager at risk (CMAR) contract in a form approved by the City Attorney's Office with Miller Paving Inc. for the Guaranteed Maximum Price (GMP) of Two Million Three Hundred Sixty Eight Thousand Seventy Three Dollars (\$2,368,073) for the 2014 Main Street Improvement Projects including the City Hall Plaza, Bear Bench, and Main Street sidewalks.

Council member Peek seconded

Motion Carried 3-2

Simpson- Aye

Peek-Aye

Matsumoto-Aye

Beerman-Nay

Henney-Nay

3. Consideration of a contract authorizing the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Cascade Drilling, L.P. for construction of the Spiro Piezometer Project in an amount of Eighty-Eight Thousand Four Hundred dollars **(\$88,400)**

Griffin Lloyd, Water Department, discussed the Spiro Piezometer project involving a sonic drilling method for monitoring ground water in the area. Council member Simpson inquired the length of the data collection. Clint McAfee, Water & Streets Manager, stated that the existing facility has a major flooding problem and staff would like to collect as much data for as long as possible. Mayor Thomas inquired about the frequency of the sonic drilling as to the disturbance to the surrounding area. Lloyd stated that this has a very low disturbance.

Council member Matsumoto moved to approve a contract authorizing the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Cascade Drilling, L.P. for construction of the Spiro Piezometer Project in an amount of Eighty-Eight Thousand Four Hundred dollars (\$88,400)

Council member Henney seconded

Approved unanimously

VII. ADJOURNMENT INTO A REDEVELOPMENT MEETING

Council member Beerman moved to adjourn into an Redevelopment Agency meeting
Council member Peek seconded
Approved unanimously