



**PARK CITY COUNCIL MEETING MINUTES  
SUMMIT COUNTY, UTAH,  
April 23, 2015**

**Closed Session**

To discuss property, personnel and litigation

**Study Session Housing Agenda Update**

Phyllis Robinson, Public Affairs Manager, Rhoda Stauffer, Housing Specialist and Steve Brown, Consultant, updated Council on the Housing agenda. Discussed the format and level of detail, priorities, and the definition of middle income. Stauffer spoke to the terms of market, middle income, attainable and affordable housing and the chart staff has created to break down the units by subdivision for these categories. Council discussed income qualifying factors.

Robinson spoke to the regulatory tools- housing nexus review, housing resolution update, inclusionary housing plans and compliance. Council member Simpson stated that she feels that in the future with these breakdowns staff/city may want to look at income qualifying. Stating that she still believes in getting longtime employees and longtime residents homes. Council member Matsumoto stated that she would like to also have opportunities for new people to come into the community. Council member Beerman stated that he is interested in looking to have full-time residents living and working in Park City. Council member Matsumoto stated that she likes the lottery ball idea for qualifications. Council member Matsumoto and Simpson stated they were comfortable with looking at a case by case basis. Council member Peek stated that he agrees with the mix of income thresholds and creating a housing ladder with multiple price points. Robinson spoke to the restrictions and the land trust options. Discussed nightly rentals, mixed income thresholds and creating a housing ladder with multiple price points. Council inquired about 1450/60 project. Robinson stated housing staff has been working with planning staff and will bring an update to Council in early June. Council member Henney inquired if there were smaller projects percolating to the top that could be done in tandem with the current projects. He would like to see a breakdown, similar to transportation, of what a ramped up schedule would look like. Mayor Thomas stated that while he shares Council's concern he does respect the process of moving a project through the system. Council member Beerman concurs that he would like to see multiple projects moving through the system simultaneously.

**Regional Transit District & Rural Transportation Planning Organization**

Kent Cashel, Transportation Planning Manager, spoke to the Collaboration of Transportation. Discussed the Joint Transit Advisory Board and how it works. Then spoke to the options of a Regional Transit District and Rural Transportation Planning Organization. Council member Simpson inquired if Council was in favor of going against staff's recommendation. Council concurred with staff that the Regional Transit District is not the way to go for Park City. Cashel stated that this will be his last presentation and he wanted to transfer as much of his knowledge as possible on this subject. Mayor Thomas asked Cashel what his thoughts are on growth. Cashel stated that he is very happy to see the City and the County working together. He feels

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that we can shape the growth but we cannot make it go away. He thanked Council for the efforts they have made over the past year. Cashel reassured Council that Alfred Knotts, newly hired Transportation Planning Manager will be able to jump on the treadmill full force and Cashel will be available in any capacity. He stated that the growth is daunting and is worried that the planning phasing can be moved too quickly to be planned out to the best. Stated that if the Transportation Demand Management plan is not successful then the next step will be roads. Stated that it is going to require nudging from a policy standpoint to curb behaviors. Mayor Thomas thanked Cashel for his service and appreciated his willingness to share his knowledge with Alfred. Council member Beerman asked Cashel what the "One Thing" is to fix the traffic problems. Cashel stated that the "One Thing" is to "Ask Alfred".

**Work Session**

**Council Questions and Comments and Manager's Report**

Council member Henney attended the HPCA board meeting where they were grumbling about paid parking on Main Street. Attended the "Running for Office" Workshop where himself, Mayor Thomas, Mark Harrington, City Attorney and Marci Heil, City Recorder spoke about the upcoming Elections. He spoke to an article that sites Park City for having the largest carbon footprint amongst small towns.

Council member Simpson also attended the "Running for Office" Workshop. Sent a kudos to Summit County for the tri-fold and bi-fold pamphlets regarding off-leash dogs.

Council member Peek had nothing to report.

Council member Beerman stated that he and Ann Ober met with Chris Robinson and Kim Carlson from Summit County Council discussing Mountain Accord where it was overall very positive. Council member Beerman also attended the "Running for Office" Workshop thanking staff and the Park Record for putting this on. As yesterday was Earth Day and he received many emails regarding the article Henney spoke to and feels that is a call to action.

Council member Matsumoto attended the School District Master Planning meeting stating it was a workshop forum where there were breakout groups where they looked at multiple options for the schools.

Mayor Thomas attended the "Running for Office" workshop. There is a U of U School of Architecture school students are presenting there hypothetical designs on affordable housing.

**Mountainland Association 2040 Map**

Ober spoke to the Mountainland Association 2040 map stating that it is version 12 and she is seeking feedback. Council stated they would like to see the County lines delineated better. Mayor Thomas and Council member Peek have volunteered to take a deeper look at the map. Council member Beerman inquired about green space. Council member Peek stated that he feels if it is physically built it should be on the map. Ober outlined her plan of action as she will be out of the country for 3 weeks.

**Recreation Advisory Board Visioning**

Ken Fisher and the RAB members addressed the Council regarding the RAB visioning report. Fisher outlined the accomplishments- Fitness Park, dog park upgrade and City Park. Fisher outlined the 2015 Work Plan stating that they would like to develop a Recreation Facility Master Plan focusing on 3 areas as the Sports Complex, Clark Ranch parcel and PC MARC. Council

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member Matsumoto stated that she feels that staff and the RAB board work with the school district to coordinate fields and athletic space. Fisher stated that staff, the school district, and Basin Rec have been working together to make sure that all the actions are complimentary. Council member Simpson stated that she is in favor of the Master Plan but would not like to look at the Clark Ranch property for recreation use. Council agreed. Foster stated that this is only a feasibility study to look at land for fields. Council member Simpson stated that she is ok with minimal staff time spent looking at that use but not a ton of time. Council member Beerman would not them to look at Clark Ranch for anything other than an off-leash dog park until the Council has a policy discussion. Council member Peek stated that he does not see Clark Ranch for this use. Council member Henney would also like to have a policy discussion on potential uses.

Fisher spoke to the possible ice arena expansion. Stating that there is a major need for more ice time and stated that the RAB members will play a vital role in engaging the public. Fisher spoke to off-leash parks. Council member Simpson spoke to the relationships with walkers with dogs and bikers with dogs. Council member Peek suggested taking an informal survey of which trails and parks folks are already using.

Fisher spoke to the projects that RAB members would like to complete including the work around the basketball court to clean up the area and the playground shade at Creek Side park.

**2015 Dining on Main Street Program discussion**

Francisco Astorga, Senior Planner, stated that staff comes to Council every year regarding the rental fees for the Dining on Main program. Astorga stated that Planning and Parking have dual recommendations. Parking is looking at charging 100%, Planning staff is looking at a phased approach to reach 100% at the end of the Main Street Improvements stage. Council agreed with the Planning staff recommendation. Astorga also spoke to the lunch dining regulations with restaurants starting at Noon and using Parking Services to monitor the use and if the establishment violates the program requirements 3 times then they would be fined or not be allowed to participate next year.

Mayor Thomas opened the floor for public input.

John Kentworthy thanked Council for the great opportunity he has had serving on the HPB. Stated that on HPB they learned from mistakes and would like to come full circle and learn from past years regarding dining decks. Spoke to the need for parking stating that it is critical and will hurt tenant mix. He feels that parking options are misused and would love to reopen the discussion this winter to look at parking.

**Regular Meeting**

6:00 pm

**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, April 23, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Tim Henney and Cindy Matsumoto. Liza Simpson was excused. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City

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Recorder; Karen Anderson, Deputy City Recorder; Matt Twombly, Project Manager; Francisco Astorga, Senior Planner;

**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*)**

Charlie Wintzer spoke on behalf of the hearing impaired, reminding Council to speak into the microphones.

Eric Nelson- spoke on behalf of Karen Coleman, stated that she had to spend \$10,000 of her own money because of a decision a prior Council, 14 years ago made. He would request that someone on the Council should contact Karen. His second issue was in regards to vertical zoning at 205 Main Street stating that upper Main Street is turning into a less desirable place to have a business. Spoke to the decision to put the condos in between Imperial and Grappa feeling that it should not have been a staff decision.

Rich Wyman- stated that he has 3 items to discuss. First, he spoke to the dog park stating that he was one of the first people on the citizen's dog park committee stating that for 11 years the park still sits with nothing but dirt and a fence. He approached Ken Fisher and the RAB board who feels that with the shade structures and obstacle course has improved the dog park. Mayor Thomas asked if Council wanted this on a future work session. Council member Peek stated with the amount of band width staff has he feels that the Recreation Advisory Board would be the best board. Council member Henney stated that the concept has traction and he would recommend that Rich keep the discussions going. The second topic Wyman spoke to was Mountain Accord in relation to the train connection. Stating that last night the County Council met where he found out that Wasatch County has pulled out. He also found out that the 27 million in funding was for staff costs and that the funding is coming from a Economic fund from the Governor's office and feels that it is an economic development not a preservation development. Spoke to the comments made at the County Council meeting as well as the comments made during the joint City/County meeting on October 31, 2014. Feels that Council needs to stand up and take a stand like the County Council. Council member Henney feels that it is irresponsible to the Community to take a stand prior to the information gathering phase. Mayor Thomas stated that during that joint meeting the City Council did express "grave concern". Council member Peek stated that during the General Plan meetings Council directed staff to remove the image of a train tunnel. Council member Beerman stated that there are four options that are being passed around currently for public input. Wyman summed it up that he was excited about the Mountain Accord 18 months ago and now with more light shed the Mountain Accord he feels it is about economic development and he would like the Council to take the train off the table and quit wasting time and enacting fear.

Bill Humbert- raised an idea as a member of the leash law task force with Summit County strongly suggesting the Council check out the dog park in Dane County, Wisconsin. When he spoke to the folks in Dane County that they found more traction by calling it a dog exercise area.

**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*)**

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1. Consideration of a contract for the McHenry Avenue Re-construction Project awarded to Miller Paving Inc. in the amount of \$421,363.00

**Council member Peek moved to approve the consent agenda  
Council member Henney seconded  
Approved Unanimously**

**V. NEW BUSINESS**

1. Consideration of authorization to proceed with the Main Street Improvements Project and authorize the City Manager to enter into an Addendum #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 Nine Hundred Twenty Three Thousand Three Hundred Ninety Three Dollars. (\$923,393) and waive Parking Fees estimated at Seventy Six Thousand Seven Hundred Ninety Six Dollars (\$76,796).

Matt Twombly, Project Manager, spoke to the Main Street Improvements stating that at the end of this year we will be complete with 52% of the sidewalks. Council member Matsumoto inquired about the length of the project. Twombly stated that it depends on the progress of the Brew Pub lot. Spoke to working with the dining decks. This project would begin May 4th and would install 100 foot stretches of sidewalk following behind Questar Gas improvements. Twombly spoke to the waiver of the parking fees. Council member Peek clarified that this would not impact the design of the Brew Pub lot. Twombly concurred.

**Council member Beerman moved to approve the Main Street Improvements Project and authorize the City Manager to enter into an Addendum #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 Nine Hundred Twenty Three Thousand Three Hundred Ninety Three Dollars. (\$923,393) and waive Parking Fees estimated at Seventy Six Thousand Seven Hundred Ninety Six Dollars (\$76,796).**

**Council member Matsumoto seconded  
Approved Unanimously**

2. Consideration of Approval of Street Dining on Main Leases, in a Form Approved by The City Attorney:
  - a. Cisero's Ristorante, 306 Main Street
  - b. Bistro 412, 412 Main Street
  - c. 501 on Main, 501 Main Street
  - d. Main Street Pizza & Noodle, 530 Main Street
  - e. Bandits' Grill & Bar, 440 Main Street
  - f. Bangkok Thai on Main, 605 Main Street
  - g. the Eating Establishment, 317 Main Street
  - h. Shabu, 442 Main Street
  - i. Flanagan's, 438 Main Street

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- j. Silver Restaurant, 508 Main Street

Council member Matsumoto inquired why Silver was on the list as it still has not been approved. Council member Beerman would suggest that they pull item j, Silver, off the list. Council concurred.

**Council member Matsumoto moved to approve the Street Dining on Main Leases, in a Form Approved by The City Attorney:**

- a. **Cisero's Ristorante, 306 Main Street**
- b. **Bistro 412, 412 Main Street**
- c. **501 on Main, 501 Main Street**
- d. **Main Street Pizza & Noodle, 530 Main Street**
- e. **Bandits' Grill & Bar, 440 Main Street**
- f. **Bangkok Thai on Main, 605 Main Street**
- g. **the Eating Establishment, 317 Main Street**
- h. **Shabu, 442 Main Street**
- i. **Flanagan's, 438 Main Street**

**Approved unanimously with the removal of j.**

3. Consideration of an Ordinance Approving the Roundabout Condominiums Plat, Located at 300 Deer Valley Loop Road, Park City, Utah. pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney

Francisco Astorga, Senior Planner; stated that the Applicant is requesting a two month extension to finalize the plat. Astorga stated that this is a common practice and within the code it allows for up to a one year extension. Astorga pointed out that the changes are to change limited common to private space and will not change the footprint. Mayor Thomas was concerned that the modification was made after the Planning Commission had reviewed it inquiring why it would not go back to Planning Commission. Blake, Applicant, stated that they are boring down on the current foot print to build a mechanical room under the structure.

Mayor Thomas opened the public hearing. None Closed

**Council member Matsumoto moved to approve an Ordinance Approving the Roundabout Condominiums Plat, Located at 300 Deer Valley Loop Road, 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 Beerman seconded**

**Approved unanimously with finding of fact 4 amended**

**VI. ADJOURNMENT**

**Council member Matsumoto moved to adjourn the meeting.**

**Council member Beerman seconded**

**Approved unanimously**