

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH
September 17, 2015**

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**PARK CITY COUNCIL MEETING
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CLOSED SESSION

To discuss Property

WORK SESSION

Council Questions and Comments

Council member Henney states he attended City Tour, which was a great outing. Attended the Recycle Utah Aqua Affair. Attended HPCA board meeting Tuesday; School District Task Force had their first meeting that day as well, where subcommittees were discussed. Was contacted by a resident asking about a possible pathway on Hillside and asks if anything can be done while we're still in construction season. Jonathon Weidenhamer, Economic Development Manager, reports they originally approved \$700,000 for a fully engineered pathway on the Hillside project. However, they moved away from that formal of a project and came back with two other alternatives – one on the other side of the guardrail like a goat path, the other option going down what is known as “dog poop trail.” Weidenhamer says he's happy to work on this but the next step is to get ballpark figures from an engineer and landscaper. Since this won't be something that will be maintained during the winter, however, he says the best time to revisit this would be in the spring. He will get his group together for a closer look, to which Council agrees. Lastly, Henney reports he got second in the sack race for those 12 and over.

Council member Simpson says we had a great Miner's Day parade and City Tour, thanks to Myles Rademan, Karen Anderson & ReNae Rezac. She asked about redoing the stairs from Sandridge to the end of China Bridge as there has been some concern about them needing repairs. Matt Twombly, Sustainability, states they are redesigning this and will be removing the stairs and putting in a concrete pathway. Simpson says she also attended part of the ULCT conference yesterday and heard a great presentation by the Millcreek Community Center coordinator.

Council member Beerman states he's attended several Mountain Accord meetings, several of which were held here in Park City. Reports Miner's Day was great as it felt more local this year with a smaller crowd. City Tour was great! He also thanked Rademan, Anderson, and Rezac as well for a great time that was well planned and organized. Attended the Wasatch Wander walk with a Senator Lee staffer and Justin Hardy, Governor Herbert's Chief of Staff, but says it got cut short due to weather. Attended a meeting for the ULCT selection meeting where he heard from towns he's never heard of before.

Mayor Pro Tem Peek attended the HPB meeting last night and reports they are deep in the weeds with demolition projects due to the pending ordinance. Reports the Water Department called a neighbor of

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his to say they had a water leak. He thanks the Water Department for a nice reach-out to help these residents who were out of town. Asked if the issue with the library gas meter was addressed, to which Twombly says they have taken care of it.

Communication from City Council Member Andy Beerman – Colorado Association of Ski Towns (CAST) Update

Council member Beerman reported on the CAST quarterly meeting, held in Vail, Colorado. He explained Park City is a member of CAST, which is mostly made up of Colorado resort towns. This quarter's topic was vacation home rentals held in Vail, Colorado. Reports Vail breaks out their second home owners from their primary home owners, as well as breaks out their lodging inventory on hotel rooms vs. condos; they also host 35% of their work force in town. Beerman says vacation home rentals are losing market share as many new players are coming on the scene. The current debate is about prohibition vs. regulation and Beerman says Park City is ahead of the curve on this as we are the only town focused on safety inspections and licensing. Durango, Colorado is on the other end of the spectrum as they prohibit all nightly rentals in their downtown. Beerman says the most effective way to regulate is by incorporating nuisance regulations to address noise and trash issues. A challenge being faced right now is the ability to track these types of rentals. He also stated one of the latest trends is low-end rentals formerly identified as affordable housing becoming vacation home rentals.

Jason Glidden, Special Events Manager, states they will be coming back with a Staff report in the near future regarding next steps on these issues.

Council member Henney feels there are distinctions to be made in the VHR market and recognizes it's a different animal, especially when it comes to pushing locals to shop local, which doesn't work when there are no residents living downtown.

Beerman states we're ahead of the curve regarding summer programs, since many Colorado towns are just acknowledging summer events are a great way to grow their business. I-70 is currently a huge issue as congestion is a problem for Colorado towns, costing millions annually; they are expanding the interstate and putting in a toll lane. This congestion also is costing the area environmentally, around \$839 million annually.

Beerman further reports Colorado just added an Office of Outdoor Recreation position and their new director addressed the conference. Colorado towns are feeling event fatigue similar to Park City. Other observations include Vail's conference space being located above their parking garage – good to keep in mind for multi-use facilities. Aspen's rapid bus system includes pre-pay kiosks and streamlined routes – also good to keep in mind when considering airport-to-city options. States every bus in Vail and Aspen are either electric or natural gas operated. The new Aspen Arts Center is getting mixed opinions as height and looks are divisive issues. Lastly, states Aspen's downtown felt more relaxed than ours as there was no visible construction noise or clutter.

2015 Community Engagement Quarterly Update

Phyllis Robinson, Craig Sanchez, Elizabeth Quinn-Fregulia, Sustainability; and Kim Clark, Lower Park Design Coordinator, spoke to the community engagement update. Clark reports a series of meetings have been outlined to get feedback from the community regarding Lower Park Avenue Outreach Program. Feedback will be given in three separate groups – youth, seniors and general community. The youth discussion will be coordinated through the schools October 7th through the 23rd. The senior discussion will be October 14th, and an overall community workshop will take place November 4th.

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Robinson says Staff will come back to report before Council on November 17th.

Robinson reports they've used some of their emergency program management grant funds to create the BeReadyParkCity.org site. Quinn-Fregulia discussed the site's features, stating the intent is to serve as an information portal in non-emergency times and an active communication tool during an actual emergency and will not go down as the server is located on the East Coast. She discussed the new Instagram feature, which targets the tweeners, teeners and millennials. Most of the information on the site is aggregated from other sources, which allows us to provide information without having to update it. Quinn-Fregulia also highlighted the fire alerts piece of the website that includes maps.

Council member Simpson asked if this site can switch to a straight emergency page during page, to which Robinson says our city's home web page will do that. Simpson also discussed how the city of Herriman, Utah, got 80% of their residents to follow their site on Twitter, which acted better than a reverse 911 call during a recent fire. Mayor Pro Tem Peek asks if the FEMA maps can be added to the site. Beerman clarifies if Robinson recommends the community go to this site or the city's site during an actual emergency, to which Robinson says they will drive people to this site.

On the horizon for the next quarter, Robinson reports "What's Next?" is coming up November 16, and that they are also working on a "How Did That Happen?" piece as well as staff training guides and a national citizens survey.

Henney states he would like to see short informative videos included on the site. Beerman states short videos on who we are building housing for to personalize the issue would be helpful as well.

2015 Housing Monthly Update

Robinson and Rhoda Stauffer, Sustainability, gave the monthly housing update. Stauffer reports an employer survey went out to businesses, which will update their employee generation numbers. Stauffer reports the Blue Ribbon Commission application materials were published today. They will close on the 7th; selection will be made by the 22nd and the first meeting will be held on the 26th.

Council member Henney asked about density pertaining to the Sandridge Lots and states he would like to know our workforce percentage living within city limits. Stauffer says when they say density, they mean number of units that could be built versus height. Regarding workforce within city limits, Stauffer says they will find out that percentage.

Council member Simpson asks who will be picking the Blue Ribbon Commission participants, to which Robinson states Staff will present a possible panel to Council. Council member Beerman asks what the restrictions are on the new Ivory homes being built. Stauffer explains the restrictions stipulate an applicant's job has to lie within school district boundaries with higher priority the longer they've worked here. They also must be full-time residents, but there is no income check. Beerman asked how applicants will be picked and if there will be a lottery, to which Stauffer says a lottery would only be held if there are several applicants vying for the same units; IHC also gets a high priority for a number of the units.

City Tour 2015 Summary and Presentation

Myles Rademan reported on City Tour 2015, stating debriefing notes were sent out today to Council. Rademan reports this was his 43rd city tour. This year's tour went to Breckenridge and Grand Junction, Colorado. Rademan explains City Tour is a great mechanism for us to see other resort towns and bring

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home ideas on how to do things differently. He says of all resort towns, Breckenridge is most similar to Park City; its Main Street is designated as a historic district and it also has a rich mining history. Meetings and dinners are a big part of tour and provide excellent networking opportunities. Participants heard from Breckenridge's Mayor, John Warner; police chief and sustainability professionals. Breckenridge shared insight on their partnership with Vail Resorts, which was valuable for PCMC since we are just starting our partnership with them. Other topics discussed include subsidized day care for families with two working parents, transportation issues, reusable grocery bags, historic district signage, issues surrounding legal marijuana, and impacts of tourism.

Highlights from Breckenridge include the coveted river area in downtown that has been reclaimed from placer mining, the Arts District with blue trees that serve as way finders, their \$10 million library renovation, a business roundtable and excellent hospitality. Other great features the tour experienced were riding the aerial transportation/gondola, enjoying mountain summer amenities and listening to Vail CEO Rob Katz.

A fancy fondue dinner hosted by Vail at the top of the mountain at Keystone Resort was also enjoyed that Rademan described as "the art of seduction" on the part of Vail in courting us.

Other stops included Eagle County Courthouse to hear from county officials about their issues, a Colorado River rafting trip and a stop to the Colorado National Monument outside Fruita, Colorado. In Grand Junction, participants were treated to a tour of Main Street where they learned about their public art program, traffic calming and streetscape design.

During the debrief meeting on the final day, participants discussed take-home ideas such as traffic mitigation, disposable bag and fee program, subsidized child care, balancing the needs of our two resorts and city/county collaboration and joint planning. Rademan says it is now up to the part of City Tour participants to do something about issues that are important to them that they feel the community could benefit from.

REGULAR MEETING

I. **ROLL CALL** – Mayor Pro Tem Dick Peek called the regular meeting of the City Council to order at 6:00 p.m. at the Marsac Municipal Building on Thursday, July 30, 2015. Council Members in attendance were Andy Beerman, Dick Peek, Liza Simpson and Tim Henney. Mayor Jack Thomas and Council Member Cindy Matsumoto were excused. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Phyllis Robinson, Communications & Public Affairs Director; Rhoda Stauffer, Matt Abbott, Elizabeth Quinn-Fregulia and Stuart Johnson, Sustainability; Adriane Juarez, Library Director; Becca Lael, Community Engagement Librarian; Brooke Moss, Human Resource Director; Cherie Ashe, Human Resources; Police Captain Rick Ryan; Anya Grahn and Hannah Turpin, Planning; and Karen Anderson, Deputy City Recorder.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Adriane Juarez, Library Director, introduced Becca Lael, the new Community Engagement Librarian. Lael will be managing the scheduling of community room rentals at the library. Juarez reports some of the non-profit agencies feel room rental fees are a bit high, so they wish to revert to the old schedule where groups can get one free room rental per month. She asks for

feedback from Council, to which Council agrees to the rental change. Foster states if fee waivers are necessary, she will have the ability to authorize those. Also, Juarez and Staff will come back before Council sometime in the fall to look at re-adopting the fee schedule. Foster says Council does not need to approve the one free room rental per month.

Rain Barrel Program Update – Manager’s Report

No comments were heard.

III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Bill Humbert thanks Staff for the community engagement update today and applauds them for their efforts in getting people involved. He states government employers work hard to get citizens and employees involved, but at times participants may feel intimidated or bullied. He states a Council member was culpable of bullying tactics at this year’s Miner’s Day parade when he overheard an inappropriate comment about passing the bond. Humbert also stated frustration with the school bond proposal and numbers given for athletic facilities, saying the actual costs are much higher than what was stated. Says he’s tried to get answers on how much these facilities will cost, but has not received any calls back from those he’s contacted. He concludes by stating he loves this community and doesn’t want to see it spoiled by bullying tactics or intimidation.

Cody Stewart and Corby Cluff, Main Street residents, stated that since July they have been awakened every night around 3:00 a.m. by delivery trucks specifically going to Chimayo. After reviewing the municipal code, Stewart learned these trucks using their air brakes are in violation of the noise ordinance, but no one is willing to enforce it. A secondary complaint is noise in Swede Alley. After meeting with City employees, the City Attorney’s office, emailing and working with police, Stewart and Cluff reiterate no one is willing to help them. Simpson explains the procedure for handling the matter, and Diane Foster, City Manager, states she has addressed the issue with and will follow up with Stewart and Cluff.

Lauren Locke and Erin Brown of Sage Mountain, a local nonprofit, spoke on their advocacy for farm animals as they are currently building a small rescue facility for these animals. Brown states they are currently advocating a vegetarian diet as large-scale animal agriculture is the single most destructive industry facing the planet today. They urge Park City residents to adopt a non-animal diet.

Delphine Campes, 61 Daley Ave, states parking this year in Old Town has been the worst ever with all the events and renters, and says property owners have decided to tear down historical lots and turn them into parking lots. States there’s nowhere to park and asks Council to do something about it as it is a disturbance to the neighborhood. Foster suggests Campes contact the Neighborhood Traffic Management Program where she can go to address all the right people at the same time. Kristin Whetstone, Planning, states they got a complaint that a parking lot was being made from a historical lot and that the first step is to apply for a historic design team pre-review, which will happen on Thursday and they will go from there.

IV. CONSENT AGENDA

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1. Consideration of a Request for Use of Public Property to Display Public Art near 638 Park Avenue.
2. Consideration of a Request to Authorize the City Manager to Execute an Amendment to the Park Avenue Pathways 2015 Construction Agreement with B. Jackson Construction, in a Form Approved by the City Attorney, as Change Orders No. 1 and 2, for an Increase Not to Exceed \$86,644.01, for a Total Not to Exceed \$1,047,055.81.

**Council member Beerman moved to approve items 1 & 2 on the Consent Agenda
Council member Henney seconded
Approved 4-0 Matsumoto excused**

3. Consideration of an Amendment to the existing Vehicle and Pedestrian Easement for the April Inn located at 545 Main Street.

Council member Henney said he would like to understand this issue better. Council voted to pull this off the consent agenda

**Council member Henney moved to pull item no. 3 off
Consent Agenda for further discussion
Council member Beerman seconded
Approved 4-0 Matsumoto excused**

Francisco Astorga, Senior Planner, reports the easement has not been written as they're waiting on Planning Commission to review the conditional use permit for the construction of the combination single family dwelling and parking structure. The reason for the amendment is because the applicant has requested to use one of six parking spaces for the benefit of Park Ave residents, instead of all of the spaces being used for the April Inn. City Engineer Matt Cassel decided to bring it back since there was no discussion about this in the February discussion where it was decided all parking spaces were dedicated to the April Inn. Council member Simpson asked if this change is due to Planning Commission direction to the applicant. Astorga says no, that the placement of the garage next to the house was not meeting code. Council member Beerman asks if moving a stairway is in question. Astorga states it is in question but the issues regarding the stairway are controlled by the City Engineer's office. They are considering a proposal to realign the staircase.

Public Hearing

Mayor Pro Tem Peek opened the public hearing. Ruth Meintsma, 305 Woodside, states the amendment to the original easement will create a possibility of changing the parking and the elimination of two garages on Park Avenue is monumental and the entire project is moving in a positive direction.

Sanford Melville, 527 Park Avenue, states the alley is already pretty tight and what is being proposed is a six-car carport. Explains the difficulty of maneuvering around a carport in this space and expresses concern since this area also serves as a pedestrian thoroughfare. Mayor Pro Tem Peek closed the public hearing.

Council member Henney moved to approve an a mendment to the existing Vehicle and Pedestrian Easement for the April Inn located at 545 Main Street.

**Council member Beerman seconded
Approved 4-0 Matsumoto excused**

V. NEW BUSINESS

1. Consideration of an Ordinance Adopting a Waste and Recycling Receptacle Ordinance for Old Town Park City, UT, and an Amendment to Park City Municipal Code for Waste and Recycling Receptacles Managed by Nightly Rentals in Old Town Park City, UT.

Matt Abbott, Sustainability, stated the ordinance addresses consistency issues such as look, education and enforcement throughout Old Town. Changes include putting curbside receptacles no earlier than 6:00 pm the night before collection day and removing them no later than 11:59 p.m. on the day they're collected. Another change includes a fee change from \$1,000 to \$750. If the ordinance is adopted, there will be a 90-day education period with enforcement starting after that period. Council member Beerman asked about labeling the receptacles, to which Abbott states receptacles should be labeled on both front and the top. Council member Simpson asked about a maximum font size on the receptacles, to which Abbott says they didn't specify one as they didn't want to interfere with art as a replacement for labeling.

Public Hearing

Mayor Pro Tem Peek opened the public hearing.

Becca Gerber asked for clarification on the collection time.

Michael asked for a definition of "curbside." Staff explains curbside means where the actual collection takes place and traffic is not impeded. Michael asks about impeding bicycles on Park Avenue. Simpson and Peek clarify curbside and Beerman adds it's hard to make a clear definition in Old Town since every home is different. Abbott reminds us the educational period will address these questions. Mayor Pro Tem Peek closed the public hearing.

Council member Simpson moved to approve an ordinance adopting a Waste Recycling Receptable Ordinance for Old Town Park City, UT, and an amendment to Park City Municipal Code for waste and recycling receptacles managed by Nightly Rentals in Old Town Park City, UT

**Council member Henney seconded
Approved 4-0 Matsumoto excused**

2. Consideration of a Request to Move Current Dispatch Employees from the "Public Employee" Retirement System to the "Public Safety" Retirement System Offered by the State of Utah

Brooke Moss, Cherie Ashe and Police Captain Rick Ryan addressed the details of the change, emphasizing it means a higher benefit at a bigger cost to the city, but one that is justified due to the dangerous nature of the jobs.

**Council Beerman moved to approve a request to move current dispatch employees
From the “Public Employee” Retirement System to the “Public Safety”
Retirement System offered by the State of Utah
Council member Simpson seconded
Approved 4-0 Matsumoto excused**

3. Consideration of a Resolution Designating September 26, 2015, as Park City Neighbor Day

Stuart Johnson, Anya Grahn and Marielle Pariseau, members of Leadership Park City Class 21, explain this is their class project, chosen because they feel the community needs to connect through smaller, more personal get-togethers. Pariseau asks Council and residents to make the pledge of connecting with three neighbors this September 26th, and to do so every year.

**Council member Simpson moved to approve a resolution designating
September 26, 2015, as Park City Neighbor Day
Council member Henney seconded
Approved 4-0 Matsumoto excused**

4. Consideration of an Ordinance of the Bee Plat Amendment Located at 281 and 283 Deer Valley Drive, Park City, UT Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney.

Hannah Turpin, Planning, states the applicant will combine four lots in to two with a common wall agreement on each side of the existing duplex. Council member Simpson states she is happy they have found a solution for this.

Public Hearing

Mayor Pro Tem Peek opened the public hearing. No comments were heard. Mayor Pro Tem Peek closed the public hearing.

**Council member Simpson moved to approve an ordinance of the Bee Plat Amendment
located at 281 & 283 Deer Valley Drive, Park City, UT, 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 4-0 Matsumoto excused**

5. Consideration of an Ordinance of the Miner’s Plaza Plat Amendment at 415 Main Street, Park City, UT, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney.

Anya Grahn, Planning, states this amendment will remove interior lot lines so when plaza improvements are made in the future they can pull building permits. A minor encroachment also exists with a deck on a historic building on Park Avenue that encroaches on the

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northwest corner of the site as well as an easement having to do with a water line that will be discussed in the future.

Public Hearing

Mayor Pro Tem Peek opened the public hearing. No comments were heard. Mayor Pro Tem Peek closed the public hearing.

**Council member Henney moved to approve an ordinance of the Miner's Plaza Plat Amendment at 415 Main Street, Park City, UT, 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 4-0 Matsumoto excused**

VI. ADJOURNMENT

**Council member Simpson moved to adjourn
Council member Henney seconded
Approved 4-0 Matsumoto excused**

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 2:45 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek and Tim Henney. Council member Cindy Matsumoto was excused. Staff members present were Diane Foster, City Manager; Tom Daley, Deputy City Attorney; Matt Dias, Assistant City Manager; Ann Ober, Senior Policy Advisor; Alfred Knotts, Transportation Planning Manager; Jason Glidden, Special Events Manager; Jonathan Weidenhamer, Economic Development Manager; and Polly Samuels McLean, Legal. **Council member Simpson moved to close the meeting to discuss Property. Council member Henney 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 Karen Anderson, Deputy City Recorder.