



**PARK CITY COUNCIL MEETING MINUTES  
445 MARSAC AVENUE  
PARK CITY, UT 84060  
SUMMIT COUNTY, UTAH**

**January 14, 2016**

The Council of Park City, Summit County, Utah, met in open meeting on January 14, 2016, at 3:00 p.m.. in the City Council Chambers.

**WORK SESSION**

**1. Recreation Advisory Board Interviews:**

Mayor Thomas stated Sean Kelleher, Jane Campbell, and Michael O'Hara were the applicants that were being interviewed today. There were eight questions that the Council members and Ken Fisher, Recreation Manager, asked each applicant. It was indicated that one other applicant would be interviewed on January 28<sup>th</sup>, and a decision would be made after that.

Council Member Matsumoto moved to close the meeting to discuss property, personnel, and litigation at 3:51 p.m. Council Member Henney seconded the motion. Motion carried.

**CLOSED SESSION**

Council Member Beerman moved to adjourn from closed meeting. Council Member Worel seconded the motion. Motion carried.

**WORK SESSION (CONTINUED)**

**Council Questions and Comments:**

Council Member Henney stated he attended Mountainlands Community Housing Trust Board meeting, and indicated they are building many houses and have affordable housing projects underway in the Kamas-Francis-Oakley area. Council Member Beerman indicated he was part of a panel presentation on the Mountain Accord at the Outdoor Retailer Show. He attended a speaker series on Elon Musk's Hyperloop, a high tech solution for transporting people, which reminded him that there are many creative solutions on the horizon with regard to transportation. He also met with Citizens Open Space Advisory Committee (COSAC) this week, and noted they would be presenting to the Council in March on their assessment of Clark Ranch. He went to a Joint Transportation Committee meeting, and also went to Round Valley, where he observed all kinds of users on the trails. Council Member Henney added that this Saturday the Mountain Trails Foundation would have volunteers at the trail heads to educate users on the City's new ordinance. Heinrich Deters, Sustainability, stated Utah Lands people and City staff would also be at the Library Field to educate residents on the ordinance.

Council Member Matsumoto stated she went to the Library Field last Saturday and it wasn't being used much. She noted the Peace House has a project near the hospital that was for transitional housing. She attended the Public Art Board and had an interesting discussion with the group. Council Member Gerber indicated she attended Council Member Beerman's panel on the Mountain Accord and found it very interesting. Mayor Thomas stated he attended the Public Art Advisory Board meeting, the Utah League of Cities and Towns (ULCT) with Council Member Beerman and the City's Newcomers Meeting with Matt Dias.

**2. Downtown (Brew Pub) Plaza Project Update:**

Council Member Beerman recused himself from this subject because he owned the property adjacent to this parcel. Jonathan Weidenhamer, Economic Development Manager, along with Clio Rayner and David Brems, GSBS Architects, presented this item. Weidenhamer reviewed the discussion held at the December 17<sup>th</sup> meeting. He felt the best option for parking would be to add on to the China Bridge parking structure. Council Member Matsumoto asked if it would be feasible to put parking on the flagpole lot, and some discussion on parking ensued. Weidenhamer asked the Council to review the options for the plaza and give staff and GSBS Architects direction. Weidenhamer then read an email from Alison Butz, Historic Park City Alliance, which requested a plan for parking with regard to this plaza and also expressed opposition to the proposal of constructing an ice rink at the plaza.

Rayner reviewed the process her group had been engaged in thus far to make this plaza a multiuse area. She related the feedback she received from a resident survey and from individual interviews. The vision for the plaza included restrooms, green space, a flat area, and a food area. Three schemes were displayed along with the associated costs. She indicated that none of the schemes were within the \$7 million budget if parking was included, but without parking, all the schemes would fall within the proposed budget.

Council Member Matsumoto asked what would be under the plaza if parking was not included in the project. Brems indicated that the site would be filled to be level with Main Street. Council Member Worel asked if there was a study on the impact of the surrounding area if parking was eliminated. Weidenhamer stated there was no study, but one was being planned. Council Member Matsumoto noted that businesses were requesting parking in that area. Council Member Worel asked if an ice rink could be added at a later date. Brems stated it would be easier to add an ice rink if parking was eliminated because if there was a parking structure underneath the plaza, insulation would be needed beneath the ice rink location. Rayner asserted that mobile food and skate rental structures could be used instead of constructing permanent structures if an ice rink was located in the plaza. Council Member Worel asked how programs would be scheduled at the plaza, inquiring if that would be staff's responsibility. Weidenhamer responded that he didn't have the answer to that question yet. Council Member Gerber asked if China Bridge could be expanded as the plaza was being constructed to minimize the parking loss. Weidenhamer stated the parking structure could be expanded if the

Council so directed. It was indicated that constructing a parking structure at the plaza would be expensive because it was in a flood plain and also because it had contaminated soils. It was also clarified that the stage was for a 250 person capacity, but an expandable contemporary stage could be constructed, and the plaza could accommodate up to 2,000 people.

Council Member Henney indicated he liked the idea of an ice rink in the community, but didn't think this was necessarily the best spot for it. He also thought drawing cars to China Bridge might be better than drawing cars to the top of Main Street. Rayner indicated a traffic study might be considered for the area. Council Member Henney thought this plaza would attract people even if they had to walk from China Bridge.

Council Member Matsumoto thought the businesses at the top of Main Street might be concerned that business could be lost if the parking was taken away. She also suggested selling retail space in the plaza with the condition that the retailer would provide public restrooms. That option would reduce the cost, yet the City would be able to have that feature in the plaza.

Mayor Thomas thought people would walk to this plaza, and also noted he would not recommend having the ice rink at this location. He felt eliminating these two items would reduce the cost and other features could be added that would enhance the plaza. He hoped the project could be simplified and the construction time frame could be shortened so the community would not be as impacted.

Brems stated there was not a good access from China Bridge to the plaza so enhancing the access could be included in the project. Council Member Gerber stated utilizing the Trolley would help with accessibility as well. Council Member Henney did not like the active snow melt feature, the ice rink and the parking structure, and felt they should be eliminated. Council Member Matsumoto agreed and was in favor of adding a water feature. It was noted that this would be a treated water feature that children could use. Council Member Henney liked Council Member Matsumoto's suggestion about partnering with a private entity for the retail space, but he didn't mind being a landlord and having rent control.

Mayor Thomas opened the meeting for public comments.

Susan Meyer, business owner and member of Historic Park City Alliance (HPCA), hoped that parking could be kept at the top half of Main Street, which included China Bridge. She asked what the plaza would be used for in the winter if an ice rink was eliminated, and also stated she was against selling any part of the land for retail use.

Sandra Morrison, president of the HPCA, asked that the time frame for the project be expanded until February so the board could meet and discuss the options for this plaza and then report back to the Council.

Mark Stemnar stated he preferred to keep the parking feature at the plaza. He also spoke about open space and the community.

Thea Leonard, owner of Treasure Mountain Inn, stated the original purpose of the plaza was to alleviate the pressure of small events on the surrounding area. Then it evolved into something more elegant. She wanted the Council to devote as much attention and resources to this project as it had to other projects of less priority.

Scott Carr, resident, indicated there had been some changes in Park City in recent years that concerned him. Park City was a mountain town and he wanted projects to reflect that image. He noted benches and trash cans should be rustic in design, and they were more modern as of late. He also would like Park City to remain a small town where residents could go get coffee, meet at a small town ice rink, etc. He thought the concepts of this project could be simplified but requested that the Council leave the character that reflected the City's image. He hoped the Council could speak on the overall view of the City.

Doug Stevens, resident and business owner, indicated that one of the stakeholder groups was the neighborhood surrounding this parcel. He thought a courtesy taxi/shuttle drop off area could be designated to alleviate congestion. A loading area would also bring many to the area who would be waiting to be picked up.

**3. Proposed Amendments to Park City Municipal Code, Special Events Title 4, Chapters 1 and 8:**

Jenny Diersen, Special Events Coordinator, and Minda Stockdale, an intern in Special Events, presented this item. Stockdale stated they had worked with stakeholders and received feedback that led to five amendments: the creation of a Level One Event Category, with the intention of making the regulatory process easier to navigate for less complicated events, the creation of additional criteria for event approval and evaluation, the creation of a "First Amendment Event" category to ensure the right to speak and protest in public forums and protect public safety, the creation of a fee reduction policy and a discussion to ensure the tool is aligned with Council's economic and financial goals, and an update of the liability insurance requirements to cover the City's potential exposure during an event.

Council Member Gerber asked about the different fees for different levels of events. Fees were discussed and Diersen stated new events could contact staff ahead of time so planning could be made for those events. Jason Glidden, Sustainability, stated special circumstances would be considered if a new event missed the permit deadline. Council Member Matsumoto asked what time of year the fee waiver applications would be considered. Diersen stated those applications would be considered in April and October. Council Member Beerman asked to remove the word "reoccurring" from the fee schedule on Page 117 of the packet materials, and recommended no reduction in the fees since

these groups asked for waivers anyway. Glidden stated the fees didn't include City services that were provided for the events.

Council Member Henney indicated he favored the new Level One, but asked what determined a Level One event, and if there were events below a Level One that didn't require permits. Harrington stated staff was working to define thresholds: street impacts, number of people requiring services, etc. Council agreed that this item be forwarded to the next regular meeting for consideration.

**REGULAR MEETING**

**II. Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

**III. Communications and Disclosures from Council and Staff**

**1. Manager's Report -- Draft Integrated Utah Pollutant Discharge Elimination System (UPDES) Plan Submission:**

No comments were given on this report.

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

Mike Sweeney stated he wanted to discuss the happenings in preparation for Sundance. He complimented the Finance Department for their efforts to make the process for vendors go smoothly. He felt staff looked at the code and tried to solve people's problems, and expressed that he thought Sundance would go smoother because of these efforts.

**V. Consideration of Minutes**

**1. Consideration of a Request to Approve the City Council Meeting Minutes from December 17, 2015:**

Council Member Beerman moved to approve the City Council Meeting minutes from December 17, 2015. Council Member Matsumoto seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, and Matsumoto

**ABSTAIN:** Council Member Worel

## VI. Consent Agenda

1. Request to Approve the Following Type 2 Convention Sales Licenses:
2. Approve Local Consent for Special Event Temporary Alcoholic Beverage Licenses During the Sundance Festival:
3. Authorize the City Manager to Sign Contract Change Order No. 2 to Construction Agreement with B Jackson Construction and Engineering, Inc. in a Form Approved by the City Attorney for Additional Construction Services Related to the Construction of Little Bessie Avenue Storm Drain Improvements Project in an Amount of \$51,228.01:
4. Authorize the City Manager to Execute a Change Order (2) to the Professional Service Agreement, in a Form Approved by the City Attorney, with Zion's Bank Public Finance in an Amount of \$33,810, for a Contract Total of \$81,795 Since the Contract was Executed in 2013:
5. Approve Amendment to Water Supply Agreement Between Salt Lake City and Park City:

Council Member Beerman moved to approve the Consent Agenda. Council Member Gerber seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

## VII. New Business

1. Authorize the City Manager to Enter into a Professional Services Contract for Pedestrian Management and Personnel Operations During the Sundance Film Festival for 2016, 2017 and 2018 in an Amount Not to Exceed \$105,000, Over a Three Year Period, in a Form Approved by the City Attorney:

Tommy Youngblood, Special Events, explained this group would help manage the pedestrian flow in the City during the Sundance Festival. Council Member Worel asked if Sundance had its own volunteers in the street. Youngblood indicated there would be volunteers, but they would not be directing traffic.

Council Member Matsumoto moved to authorize the City Manager to enter into a professional services contract for pedestrian management and personnel operations during the Sundance Film Festival for 2016, 2017 and 2018, in an amount not to exceed \$105,000, over a three year period, in a form approved by the City Attorney. Council Member Worel seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

**2. Consideration of Holding a Special Meeting to be Held Between January 19-21 for Late Type 2 Convention Sales License (CSL) Applicants for Approval:**

Rebecca Gillis stated there were 27 late applicants as of today, and she requested that a special City Council meeting be held to approve these licenses. The Council agreed to meet on November 19<sup>th</sup> at 9:00 a.m.

Council Member Beerman moved to hold a special meeting January 19<sup>th</sup> at 9:00 a.m. for late Type 2 Convention Sales License (CSL) applicants. Council Member Gerber seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**3. Approve Resolution 01-16, a Resolution Adopting the 2016 City Property Disposition List (City Council Should Hold a Public Hearing and Adopt a City Property Disposition List by Resolution. the Disposition List Allows for Long-Term, Transparent Planning of City-Owned Properties with Development and/or Disposition Potential.)**

Heinrich Deters, Sustainability, stated this was an annual update to review the City plans for its properties. He noted the only changes from 2015 to 2016 were the IHC parcel at Quinn's Junction and the 820 Park Avenue parcel which was sold.

Mayor Thomas opened the meeting for a public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Matsumoto moved to approve Resolution 01-16, a resolution adopting the 2016 City Property Disposition List. Council Member Worel seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

**4. Consideration of Ordinance 16-06, an Ordinance Approving the 2016 Meeting Schedule for City Council:**

Council Member Beerman requested that no Council meeting be held on April 21<sup>st</sup>, and that the Council instead meet on May 5<sup>th</sup>. The Council members agreed to that change in the meeting schedule.

Council Member Beerman moved to approve Ordinance 16-06, an ordinance approving the 2016 Meeting Schedule for City Council with the above mentioned amendments. Council Member Henney seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

**VIII. Adjournment**

With no further business, the meeting was adjourned.

**IX. Park City Redevelopment Agency**

**A. Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Jack Thomas	Chairman	Present
Andy Beerman	Board Member	Present
Becca Gerber	Board Member	Present
Tim Henney	Board Member	Present
Cindy Matsumoto	Board Member	Present
Nann Worel	Board Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

**B. Public Input (Any matter of City business not scheduled on the agenda)**

No comments were given.

**C. Consent Agenda**

**1. Consideration of the 2016 Meeting Schedule for Redevelopment Agency:**

Board Member Beerman moved to approve Resolution RDA 16-01, a resolution approving the 2016 Meeting Schedule for the Redevelopment Agency with the amendment that no meeting be held on April 21<sup>st</sup>, and that the Board could instead meet on May 5<sup>th</sup>. Board Member Henney seconded the motion.



**RESULT: APPROVED**  
**AYES:** Board Members Beerman, Gerber, Henney, Matsumoto, and Worel

**D. New Business**

**1. Disposition of City Property Located at 664 Woodside Avenue:**

Heinrich Deters, Sustainability, requested the committee to approve the disposition of this property as well as the REPC. He reviewed the history of this parcel, and indicated the proceeds from the sale could be used in the old town historic preservation goals. He also noted that the buyer would provide the City with a historic preservation easement for this property.

Board Member Henney moved to approve the disposition of City property located at 664 Woodside Avenue as well as the REPC. Board Member Worel seconded the motion.

**RESULT: APPROVED**  
**AYES:** Board Members Beerman, Gerber, Henney, Matsumoto, and Worel

**E. Adjournment**

With no further business, the meeting was adjourned.

**X. Park City Municipal Building Authority**

**A. Roll Call**

Attendee Name	Title	Status
Jack Thomas	Chairman	Present
Andy Beerman	Board Member	Present
Becca Gerber	Board Member	Present
Tim Henney	Board Member	Present
Cindy Matsumoto	Board Member	Present
Nann Worel	Board Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

**B. Public Input (Any matter of City business not scheduled on the agenda)**

No comments were given.

**C. Consent Agenda**

**1. Consideration of the 2016 Meeting Schedule for Municipal Building Authority:**

Board Member Beerman moved to approve Resolution MBA 16-01, a resolution approving the 2016 Meeting Schedule for the Municipal Building Authority with the amendment that no meeting be held on April 21<sup>st</sup>, and that the Council could instead meet on May 5<sup>th</sup>. Council Member Henney seconded the motion.

**RESULT: APPROVED**

**AYES:** Board Members Beerman, Gerber, Henney, Matsumoto, and Worel

**D. Adjournment**

With no further business, the meeting was adjourned.

**XI. Park City Water Service District Meeting**

**A. Roll Call**

Attendee Name	Title	Status
Jack Thomas	Chairman	Present
Andy Beerman	Board Member	Present
Becca Gerber	Board Member	Present
Tim Henney	Board Member	Present
Cindy Matsumoto	Board Member	Present
Nann Worel	Board Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

**B. Public Input (Any matter of City business not scheduled on the agenda)**

No comments were given.

**C. Consent Agenda**

**1. Consideration of the 2016 Meeting Schedule for Water Service District**

**Meeting:**

Board Member Beerman moved to approve Resolution WSD 16-01, a resolution approving the 2016 Meeting Schedule for the Water Service District with the amendment that no meeting be held on April 21<sup>st</sup>, and that the Board could instead meet on May 5<sup>th</sup>. Board Member Henney seconded the motion.

**RESULT: APPROVED**

**AYES:** Board Members Beerman, Gerber, Henney, Matsumoto, and Worel

**D. Adjournment**

With no further business, the meeting was adjourned.

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Michelle Kellogg, Park City Recorder

APPROVED 02-04-2016