

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
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CLOSED SESSION

To discuss Property, Personnel and Litigation

STUDY SESSION

Brew Pub Plaza Scope

Council member Beerman recused himself from the discussion due to his property ownership on Main Street.

Representatives from Concept Design, led by GSBS Architects, asked Council what they want the Brew Pub plaza space to be and what they want visitors to experience there.

Council members stated their preferences: Henney states his hope is to build something that will bring locals back to the top of Main Street. Matsumoto states she wants some kind of a plaza to draw crowds to the top of Main Street to make the area vibrant 365 days a year. She doesn't envision a park or lots of green space because she doesn't feel it would be used much; states the public has said they don't want any more parking space taken away. Peek states having retail space such as coffee shops that draw people would be beneficial but not too much so that it resembles a food court. Simpson states she would like event space as well as a place where you can sit and have a cup of coffee and there would need to be a balance between programmed events and making it a quiet space where you can sit and read a book. Mayor Jack Thomas states a park and a gathering space can co-exist and feels harmony between this space and the adjacent neighborhood as far as noise, visual impact and historic character are important. Simpson and Thomas state Main Street is multifunctional and is different depending on the time of day and season, but state Main Street's intimacy is valuable and needs to translate into this plaza. Matsumoto states she feels the plaza should reflect our history and feel authentic, making it a place where real people want to gather. Henney states another important piece of Main Street is the element of surprise that needs to be maintained in order to keep people coming back. Thomas agrees there is a unique local funk to Park City we don't want to lose.

Housing and iconic pieces were also discussed. Council agreed they would be willing to explore smaller housing units, but that overall they want the space to draw crowds, which might not be conducive to housing units. Mayor Thomas says any housing should not be too vertical because it would create too much shadow, thereby turning the area into an ice sheet. Regarding physical concepts, Council discussed having something there to attract people, but do not prefer any verticality. The design team state they have tried to pinpoint what is authentic to Park City that could be represented in some type of iconic structure. Mayor Thomas states an icon would need to tell a story and have a dialogue with the past. Simpson wants there to be something like Bear Bench that would draw people to take their picture there.

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Concept Design says the plaza could accommodate up to 250 people. In summary, Council stated they want to draw locals, incorporate intimacy and surprise, and have an icon unique to Park City. Mayor Thomas states he doesn't want something massive and iconic, such as a tower or big screens, but rather an artful relationship in harmony with its surroundings.

WORK SESSION

Council Questions and Comments

Council member Matsumoto spent most of the week in Michigan. Attended Summit Lands this morning and reports they finished their audit and planning and are in a really good spot right now.

Council member Peek attended Planning Commission and in regards to the historic sites issue and pending ordinance, there's a restriction on noticing two weeks so they didn't offer their input on it. HPB was more flexible with their input on that ordinance. They did review some demolition permits. Attended HPCA where the same design team presented there.

Council member Henney did a walk-through with the Silly Market group. Tuesday attended a joint transportation advisory board meeting where there was a presentation from KFH Group, a consultant group working on the short-range Transportation development plan. It was a great meeting and he came out with a clear picture of their objectives and how they'll be accomplished.

Council member Beerman attended the City employee picnic where there was a great turnout. Thanked HR for putting that on. Attended a Mountain Accord meeting where they're getting going on the economic and community impact study and alternatives analysis for I-80. Attended COSAC and reports they're on their third discussion regarding the Clark Ranch property about what to allow and not allow. Went on a mobility tour UDOT, UTA, transportation professionals and other city council members where they spent the day touring Park City without ever getting in a car. Different Staff members presented on walkability and transportation challenges. Lots of communities were represented and are trying to replicate what we're doing here in Park City.

Council member Simpson thanks HR for their work on the summer picnic. Attended JTAB and feels we're in good hands with the consulting team as they're willing to look outside the box for solutions. Attended a Fire Policy work group meeting, where they're working on a formula for figuring out how much cities would pay in to the fund. Trying to get all cities on board with the formula to ensure tiny towns with no tax base don't get stuck paying large expenses. Attended a Board of Health meeting. Shout out to Leslie Freeman who has held food handler permit classes at the high school for all the kids needing them. Attended Library Board meeting and reports their usage numbers are huge. Working with other prominent women in the community to get a feel for women's issues. They met with the Women's Leadership Institute; one issue they're working on is promoting women in the workplace. Asks Council if they're interested in seeing if something like this is applicable for PCMC. Matsumoto states she read in the paper that Utah ranks 50th in regards to equal pay and other equality issues. Council states they would love to hear more.

Mayor Jack Thomas attended the Public Arts Advisory Board meeting. Attended the company picnic. Toured the mountain at Park City Resort with Bill Rock and saw the new building, which he reports is on schedule. Gave his condolences to the family of the worker who was killed in an accident there a few days ago. Attended the Tour of Utah, where he got to see Council member Peek fire the gun to start the event. Reports Chris Putt is back on his feet and competing in Colorado. Volunteers and staff were

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awesome. Attended Mountain Lands Community Housing meeting, reports they are building the new Richards Apartments, which contains 50+ units, going in at Kimball's Jct. Did a monthly report with Park City TV. Attended a sewer district meeting, where they discussed cleaning up pharmaceuticals in the water, which are killing all the fish. Attended the Council of Governments meeting in Coalville, where special events were discussed and reports they are interested in a county calendar of events and are interested in knowing what we're doing here.

Transportation Planning Monthly Update

Alfred Knotts, Transportation Planning Manager; Blake Fonesbeck, Public Works Manager; and Heinrich Dieters, Sustainability, updated Council on transportation planning events including the 248 corridor and 224 corridor study efforts. Council member Beerman asks about the proposed slipstream ramp. Knotts states any discussion on the slipstream ramp would not be addressed until 2016.

Knotts reports on the TTMP, stating they're working on updates for the annual report card and will include that as part of their monthly updates. The TDM plan is underway; had a well-attended kickoff meeting last week; reiterates this will be a long-term effort with the public and private sectors to get everyone on the same page. The other effort they're working on is the creation of a transportation management system; working with the county to co-chair it.

Fonesbeck states they held their kickoff meeting for the short-term transportation plan. Excited about the KHM group and the things they will be doing for us. Also kicked off their Main Street and Old Town parking study a few weeks ago and will be conducting surveys and putting together a technical advisory committee. They ordered 11 new buses and one new trolley which will have wifi; they will be ready to go in about 14 months.

Dieters reports the TMP trails master plan is overdue for an update, as is the trails system map itself. The economic impact study regarding the trails is ongoing, as is the E bikes study.

Council member Beerman asked about the 224 plan and how they're integrating those efforts; he also asked about the goal of getting residents out of their cars at least once a week, stating he feels we're aiming low with that goal and asks how many more residents we'll need to get out of their cars to have an impact. Foster talked about how it's actually an aggressive goal. Fonesbeck states they are putting together a marketing plan to help change people's behavior. Council member Henney asks Staff if they have a clear direction from Council for the long term in order to make the decisions you need to. Knotts states the pieces are there. Council member Beerman says our transportation team is the envy of the state and congratulates Staff on their efforts and progression.

Housing Monthly Update

Rhoda Stauffer and Phyllis Robinson, Sustainability, provided the monthly housing agenda update. Stauffer focused on high-level highlights, such as regulatory tools. States Council approved IHC's housing plan to provide a lease for Peace House. Under city sponsored development, an architect has been hired to work on 1450/1460 Park Ave and they have begun investigative work for a preservation plan for the two historic structures there. Next month they'll focus on working with EPS on the process for the blue ribbon commission. Will also bring back updates for staffing and structure.

Council member Simpson congratulates Stauffer on being nominated to help with the merging of national community land trust network and Cornerstone Partnership. Council member Matsumoto asked about a swatch of land in the north end of City Park, as she has heard different reports on what it

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is going to be. Dieters reports it will be a retention pond. Council member Beerman asked about the status of working with Mountain Lands, to which Robinson states they will be having discussions with them regarding tax credits and in working in the Lower Park Avenue area construct. Council member asked about the status of vertical building in Park City Heights. Robinson states she will double check the timeframe date to go vertical by the end of the year and having units for sale.

Lower Park Avenue Design Studio Next Steps

Robinson and Kim Clark discussed next steps following the design studio presentation. In issuing RFPs for Lower Park Avenue, Staff wanted to create more community focus areas through an outreach process they began in the spring. Next steps involve developing housing options at Woodside/Park Avenue; determine the best location for the Senior Center; define community amenities to fit within the LPA area.

Council and Staff discussed the Senior Center and whether it would include community flex space. Some Council feels we haven't defined our needs for community space. Others feel we've heard enough from the community on what they want to see and not see. Mayor Thomas asked Council if there is agreement on where to put a senior center and what it should include. Council wants Staff to go ahead with a Senior Center in Lower Park but there needs to be further discussion on mixed use. Other questions Council discussed are an east-west connection and moving forward with ideas for housing. Henney states the east-west component is the critical piece of this issue based on recommendations from the design team. Beerman feels the north-south connection is just as critical. Council deferred the Library Field question to a later date.

Policy Endorsement Letters - Office of Sustainability

Matt Abbott, Sustainability, spoke to letters signed by the city Office of Sustainability. The process generated by Staff is: once letter is received, Matt Abbott reviews; then Ann, Phyllis and Matt Dias; then it's reviewed by Jim Barker, then it is signed and sent to Council. Abbott asks Council for feedback on the I Am Pro Snow letter. Simpson states she doesn't feel that Council needs to see or approve the letters especially since they're not signed by them. Ann Ober, Senior Policy Advisor, clarifies the current process for letters. Council approved the I Am Snow Letter and agrees with the current process of only bringing letters before them that address new policies.

School District Bond Discussion and Update

Ann Ober reviewed what is included in the bond. She explained the drawings are different than those presented by the master plan committee and went over changes that were made. Council member Simpson asks that future plans show city property. Council member Beerman requests Snyderville Basin, the city and School District take a closer look at these plans in order to avoid duplicating shared facilities. Matsumoto states it's important to cooperate with the School Board in order to help them meet their goals.

Approach for Historic Preservation Action Items

Bruce Erickson and Anya Grahn, Planning Department, discuss ongoing efforts in the historic district to put together a framework of items that need to get done. Erickson states Staff will be coming up with a red flag team to address most critical mine sites and that Staff has red flagged those that need immediate attention. Erickson says they're updating how they do notifications in the Historic District by utilizing neighborhood groups instead of outdated methods such as stamped mail notices. Staff is also asking for a task force to help work on the demolition pending ordinance list. Erickson continues by addressing the five clusters of LMC changes they are working on. Simpson asks about adding

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buildings to the Historic Sites Inventory: will Staff come to Council with these additions and will they also be addressed at the HPB level and Planning Commission? To which Grahn answers yes. Simpson asks about the Flat Roof discussion, which Erickson he is heading up and will have Staff bring that discussion back before Council at a later date. Peek asks about the pending ordinance, to which Erickson anticipates will be completed by the end of November.

Public Art Advisory Board Joint Meeting with Council

Jenny Diersen, Special Events, says the Board thanks Council for awarding funding to them for the next three years. She discussed the sites they looked at and future sites they are looking at placing art pieces, such as in the Marc by the track area, China Bridge, Poison Creek, etc. Council member Beerman asks about the status of rotating art. The Board explains these pieces are a lower priority due to the large amounts of time of money involved in securing them. They said they put out the flying pieces on rotating sculptures, similar to what the city of Boise did, but they didn't generate the interest they thought they would. Mayor Thomas states there are interesting possibilities for pieces like this and discussed pieces made by graduating classes on the campus of his college alma mater.

Diersen updated Council on current projects, stating the Library and Poison Creek pieces are almost finished. Jason Glidden, Special Events manager, asked Council if they are interested in getting pieces donated by corporations or families. Simpson asked for more details on what Staff has in mind, especially since asking corporations for donations may step on the toes of non-profits who are competing for the same dollars. Mayor Thomas states it would involve staff time as well and would like further discussion on exactly how this concept would be carried out.

Diersen also says there is interest in doing artwork on utility boxes, which she will research and get back to the Board on. Dieters reports there has recently been a change in management at Rocky Mountain Power and that they are interested in partnering with us on doing this.

Simpson raises concern about a new piece near Bear Bench as she doesn't feel another piece will fit there. She suggests the Board consider a piece in the empty plaza between old China Bridge and new China Bridge. Diersen concluded by asking the Board if there are any other spaces in town they would like to see artwork.

REGULAR MEETING

I. ROLL CALL – Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6:00 pm at the Marsac Building on Thursday, August 20, 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; Tom Daley, City Attorney; Karen Anderson, Deputy City Recorder; Francisco Astorga, Senior Planner; Heinrich Dieters, Sustainability; Roger McClain and Nick Graue, Water; Jenny Diersen, Special Events and Christy Alexander, Planning.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Council member Peek states one of the permits for 533 537 Woodside is his.

III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)
Jeff Loudon has been a member in the community for 18 years. Thanks Council and the Mayor for their leadership and hard work. Encourages Council to move forward in being leaders on climate change. Wants to remind everyone that Park City is a community that leads. There have

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been 342 months where the average global temperature for the world has been higher than normal, which means anybody younger than 28 has never experienced a cooler month on average. He encourages council to embrace this initiative in order to care for the planet.

Sandra Morrison, PC Historical Society and Museum, thanked Anya Grahn and Bruce Erickson for their work on historic preservation. Regarding the red flag priority list, Morrison states their number one priority is the California Comstock mine. It's a structure that is recognized and loved by residents and visitors alike. It's located on the Keystone ski run, for those of you that have skied by it, and also on the Powerline mountain biking or hiking trail. We all go by it on a daily basis. Sandra shows pictures of it in the past where it's looking good and then a picture of it today where she states that it's falling down. She talked about remediation done to it last winter, but some of the supports have fallen and it won't last another winter. They recently received grant money for this structure, and TCFC and Summit County have promised money too, bringing total funds to the halfway point of the \$150,000 they need for total restoration. They are looking at community fundraising as well. She asks council if they'd like to join the efforts and partnership to preserve the mine. Council member Simpson asks how much the grant was for. Sandra says it was for \$5,000. All together they have about \$70,000. Since it's not on the agenda for discussion on the council level, Council states they would like to discuss this at a later date. Foster states she will have Staff bring it back on September 3rd as a Manager's Report by Nate Rockwood. She says it's a council priority. The issue is that it's in Summit County. The city doesn't own it and it's not in city limits, so there are some limitations. They will look at the regulations for the city's participation in something that is outside the boundaries. Simpson wants to look at the budget to see how money could be allocated in the next budget cycle to put toward this project. Mark Harrington says there could be quite a few options that could meet the budgetary limitations.

Glen Wright, resident of the Prospector neighborhood, seconds Mr. Louden's comments and states Senator Lee will be available in a Coalville Town Hall meeting next week and encourages Council and Park City residents to descend upon him regarding the issue of climate change. Secondly, he is in favor of the School District master plan issues regarding transportation and encourages Council to work with them, but not to give them money unless they reduce the number of students driving cars, as that is the only way the transportation issues will be solved. Lastly, he is frustrated with the lack of progress on Lower Park Avenue and encourages Council to get going on that project.

Bill Humbert, resident, congratulates Council on a great discourse this afternoon in working together especially on issues they don't agree on. He was part of the master planning on the School District Bond. He wishes the School Board would put in the same due diligence on their bond issue as the city does on their issues. He doesn't think the school district has planned well enough to come to the public and ask for that kind of money. Regarding affordable housing, Humbert states affordable housing currently requires \$80,000 - \$90,000 yearly income, so he encourages Council to work on really, really affordable housing, so that the people working in Park City can afford to live here.

IV. NEW BUSINESS

1. Consideration of an ordinance of the Thomas Replat Located at 147 Grant Avenue, Park City, UT pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval

in a Form Approved by the City Attorney.

Francisco Astorga, Senior Planner, states this amendment would combine portions of four lots under the same ownership. It meets the minimum lot requirements and Staff recommends Council approve the proposed plat amendment. Regarding city stairs, they are not located on this lot but are to the north.

Public Hearing

Mayor Thomas opened the public hearing. No comments were made. Thomas closed the public hearing.

**Council member Henney moved to approve consideration of an ordinance of the Thomas Replat Located at 147 Grant Avenue, Park City, UT pursuant to findings of fact, conclusions of law, and conditions of a approval in a form approved by the city attorney
Council member Peek seconded
Approved unanimously**

2. Consideration of a Real Estate Purchase Contract for 14.35 Acres – the Ted Sommer Parcel

Heinrich Dieters, Sustainability, and Judy Hanley, COSAC chair, ask Council to authorize a sales contract for the 3 acre Sommer property. The contract requires \$5,000 in an earnest money deposit; city will cover all closing costs; September 25th would be the closing date. Hanley states she is excited about acquiring this space; it is beautiful and would be invaluable as open space.

Dieters reports the parcel is landlocked, does not have legal access at this point, but as an open space purchase the access isn't that important. Should council decide to use it for other uses in the future that would be something we'd need to resolve.

A phase I environmental assessment has been performed as well as a wetland assessment in 2015. Future use is primary open space, but there have been some discussions that this would be a good spot for an affordable housing project.

Simpson inquired about putting affordable housing units there. Dieters states there's a wetland area that can't be built on, but an 8-acre area with an approximate 15 degree slope where units could be built. Beerman congratulates Heinrich and Tom Daley on their work on securing this piece.

**Council member Beerman moved to approve consideration of a Real Estate Purchase Contract for 14.35 Acres – the Ted Sommer Parcel in the amount of \$500,000 pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the city attorney
Council member Simpson seconded
Approved unanimously**

3. In a Form Approved by the City Attorney, Authorize the City Manager to Execute:
- A. The First Amendment to the Professional Services Agreement with Carollo Engineers for Water SCADA and Telemetry System Upgrade Phase 1B Design-Build Services for Guaranteed Maximum Price of \$1,623,311;
 - B. The Second Amendment to the Professional Services Agreement with Corollo Engineers, in an Amount Not to Exceed \$15,000; and
 - C. A Construction Agreement with Hidden Peak Electric Co, Inc for the Water SCADA Fiber Optic Project in an Amount Not to Exceed \$251,800

Roger McClain and Nick Graue, Water Department, discuss the development of the SCADA project with respect to hardware/software/communications. McClain states they're ready to move this equipment into the implementation stage. He recognized the IT department for all their work on this project as well as Tom Daley.

Graue discussed the background on this project and what has been done so far to get to this point, including a system design and radio path study of the entire city. They're going to put a 1 ½ miles of fiber optics to the existing infrastructure. He states this upgrade will be completed by May 13, 2016 and will involve two years of maintenance and support services. With this system Park City will be able to start tackling some neat projects like energy usage optimization and it will improve City Works, which is the maintenance management system and additional analytical and data recording capabilities. It gives us a lot more flexibility in how we monitor and control our water system.

Simpson asked where we are putting fiber. Graue says the additional fiber optics are not just for water, all of the city departments will be able to utilize them.

Council member Matsumoto moved to approve consideration of:

- A. The First Amendment to the Professional Services Agreement with Carollo Engineers for Water SCADA and Telemetry System Upgrade Phase 1B Design-Build Services for Guaranteed Maximum Price of \$1,623,311;**
- B. The Second Amendment to the Professional Services Agreement with Corollo Engineers, in an Amount Not to Exceed \$15,000; and**
- C. A Construction Agreement with Hidden Peak Electric Co, Inc for the Water SCADA Fiber Optic Project in an Amount Not to Exceed \$251,800 pursuant to finding of fact, conclusions of law and conditions of approval in a form approved by the city attorney**

Council member Simpson seconded

Approved unanimously

4. Consideration of the Autumn Aloft Master Festival License

Jenny Diersen, special events, reviewed the master license approval process for this year's Autumn Aloft to be held September 18 - 20th 2015. Diersen reported on changes to this year's event.

Simpson asked for further detail on the Candlesticking Event. Mike Bowens, Balloonmeister, explained this is where the balloon burners are turned on to create a nice visual spectacle. They can't light the balloons up because it's windy downtown in the evenings, but they can turn on the burners, without the envelopes, and have a light show. Monty Coates discussed the reasons they wish to hold this event downtown.

Matsumoto says her neighbor had concerns last year during the Autumn Aloft because the balloons on the North 40 didn't rise very high, they were beautiful, but they just sort of hung there and skimmed over the tops of the houses. Her neighbor thought it was because the draft isn't good right there. Matsumoto asked if that's true—if the draft isn't good there.

Mike Bowens says last year there was no wind at all—which is rare. So the balloons tried to stay in an area where they could land safely because they couldn't travel very well. Matsumoto asks if it's something that typically doesn't happen because her neighbor was very adamant that it was a stupid place to have a balloon. Bowen says that the show is basically going up in the air and coming back down, so it's about educating people on what the balloons are supposed to do and what they can expect from a balloon show. The balloons are very safe and can be controlled really well.

Public Hearing

Mayor Thomas opened the public hearing. Chuck Klingenstein, resident, states Monty Coates ran a great event last year and he's looking forward to watching again this year. Sarah Klingenstein, resident, is also excited about Autumn Aloft and that another generation of residents will be able to enjoy the event. She states Autumn Aloft overlaps with Silly Market, which causes too much traffic and congestion. She encourages Council to keep shoulder season events local and not advertise them to outside communities to avoid event fatigue and size issues. Thomas closed the public hearing.

Simpson would like to see the matrix with all the events in the body of the staff reports, so they can see what else is going on during each event.

**Council member Beerman moves to approve consideration of the Autumn Aloft Master Festival License to be held September 18 - 20th 2015 based upon the findings of fact, conclusions of law, and conditions of approval in a form approved by the city attorney
Council member Peek seconded
Approved Unanimously**

5. Consideration of an ordinance for the 950 Empire Avenue Plat Amendment located at 950 Empire Avenue, Park City, UT pursuant to finding of fact, conclusions of law and conditions of approval in a form approved by the City Attorney.

Christy Alexander, planning, states this is a request to combine one and a half lots. Currently a non-historic A-frame structure sits on the property. The applicant wishes to demolish the structure and build a new single family home. Staff finds this meets all requirements; Planning Commission approved this unanimously; Staff recommends

approval. Peek asks if this demolition falls under the pending ordinance, to which Alexander says yes.

Public Hearing

Mayor Thomas opened the public hearing. No comments were heard. Thomas closed the public hearing.

**Council member Matsumoto moves to approve consideration of an ordinance for the 950 Empire Avenue Plat Amendment located at 950 Empire Avenue, Park City, UT pursuant to finding of fact, conclusions of law and conditions of approval in a form approved by the City Attorney
Council member Beerman seconded
Approved unanimously**

6. Consideration of an ordinance of the 533-537 Woodside Avenue Mountain Spirits Condominium Plat located at 533-537 Woodside Avenue, Park City, UT pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney.

Public Hearing

Mayor Thomas opened the public hearing. No comments were heard. Thomas closed the public hearing.

**Council member Peek moved to continue consideration of an ordinance of the 533-537 Woodside Avenue Mountain Spirits Condominium Plat located at 533-537 Woodside Avenue, Park City, UT to September 3rd 2015 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**

V. ADJOURNMENT

**Council member Matsumoto moved to adjourn
Council member Simpson seconded
Approved Unanimously**

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 12:00 p.m. Members in attendance were Mayor Jack Thomas, Council members Andy Beerman, Dick Peek, Tim Henney, Liza Simpson and Cindy Matsumoto. Staff members present were: Diane Foster, City Manager; Mark Harrington, City

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Attorney; Tom Daley, Deputy City Attorney and Jenny Diersen; Special Events. **Council member Beerman moved to close the meeting to discuss Property, Litigation and Personnel. 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 Katie Madsen.