



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
July 9, 2015**

CLOSED SESSION

To discuss Property, Personnel and Litigation

WORK SESSION

Council Questions and Comments

Council member Dick Peek performed his first wedding.

Council member Matsumoto thought the Fourth of July parade was great this year. Her granddaughter was in it. She thanked all the staff that was there helping out. She thinks the new entrance to City Hall looks great and hopes they can plan some events in that area to use it.

Council member Simpson is interested in finding out what the numbers were for the 4th because she thinks it was big. She talked with many citizens who think the City should start treating the 4th like they do the Arts Festival weekend with parking restrictions and even some paid event parking. She attended the Wildfire Policy workgroup meetings at the Northern Utah Interagency Fire Center, which is right next to the prison in Draper. They're starting to talk about what the match will be whether it's in-kind services in prevention or whether it will be money and how we're going to calculate that. They're not currently anticipating using any kind of valuation in their calculations, so it will be based on actual fire risk as well as acreage. She went to a fire board meeting and they have a couple of new fire prevention bureau inspectors on board, so they're expecting to do a lot more outreach in the community. The new table that is in the plaza halfway up China Bridge is blue and round and awesome and she thinks they should put it down where the ugly green one is by the liquor store.

Council member Henney went to the McPolin farm barbecue and it was fabulous. He was able to wander around and look inside the barn and it's everything he was told it was. He went to the Olympic freestyle opening of the pools, which was quite an event, and he saw a lot of staff at both events. During the 4th of July their message to ride buses or ride bikes got through because there were bicycles everywhere and on every bike rack except for the two by the liquor store. He attended the Recreation Advisory Board, nothing to report from that. He attended the planning commission and was told it was the quickest planning commission meeting ever.

Mayor Jack Thomas attended the Utah Olympic event. He says there were 2,000 people and it was a phenomenal event.

Manager's Report

Main Street Parking Space Inventory History

Council member Simpson would like to see more data than from 2006 forward. Not exactly where the parking spaces are, but when China Bridge was built and how many spaces that added. Blake Fannesbeck, Public Works Director, says they weren't able to find much information previous to 2006. Simpson thinks it's important for everyone to have the information about when Main Street businesses paid into the parking fund and what that meant for them--how China Bridge was financed and where those funds came from vs. what we're doing now. She says we're only going to continue having a conversation about parking and how we're going to pay for it, so it's good to have that baseline of information in order to talk to people about it when they ask why we're not building more parking.

Council member Henney asked for the report because he wanted to see where they had lost parking spaces since 2006 when they started this analysis. They've lost 22 spaces here and there and it helps him to know what they should do with the Brew Pub lot—whether to build one or two levels, which wouldn't be adding, it would just be replacing.

Council member Matsumoto thinks it's good information because someone told her they'd lost 40 spaces putting in the Marsac Park, but from this study they know it's actually only four.

REGULAR MEETING

I. ROLL CALL – Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 pm at the Marsac Municipal Building on Thursday, July 9, 2015. Members in attendance were Jack Thomas, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Andy Beerman is excused. Staff members present were Diane Foster, city manager; Matt Dias, assistant city manager; and Mark Harrington, city attorney; Blake Fannesbeck, Public Works Manager; Hannah Turpin, Planning; Rhoda Stauffer, Sustainability; Marci Heil, City Recorder and Karen Anderson, Deputy City Recorder.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Diane Foster, City Manager, says that Ann Ober is interested in an alternate for the school district liaison role. Council member Matsumoto is the liaison and she says they have some meetings where they'd like to have an alternate. Council member Henney says he can be the alternate.

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

No input.

IV. APPOINTMENTS AND RESIGNATIONS

1. Consideration of the Following Special Events Advisory Committee (SEAC) Appointments: Melanie Owen and Cheryl Fox with Terms Expiring June, 2017 and Maria McNulty and Sarah Klingenstein with Terms Expiring June, 2018.

**Council member Simpson moved to approve the consideration of the Following
Special Events Advisory Committee (SEAC) Appointments:**

**Melanie Owen and Cheryl Fox with Terms Expiring June, 2017 and
Maria McNulty and Sarah Klingenstein with Terms Expiring June, 2018.**

Council member Peek seconded.

Approved unanimously

V. CONSENT AGENDA

1. Consideration of Awarding the 2015 Short Range Transit Development Plan Contract to KFH Group, in the Amount of \$78,680, in a Form Approved by the City Attorney.

Council Member Simpson points out that in the Short Range Transit Development Plan, under developing alternatives, it mentions personal rapid transit pods. Council member Simpson asks Blake Fannesbeck, Public Works Director, what those are. Fannesbeck says they're a single pod, like a gondola, but on a track that splits in different directions and you can push a button to make them go where you want. Mayor Thomas says that at a presentation for the Deer Valley base plan the University of Utah presenters mentioned these same pods and he thinks they should look at these options at some point.

2. Staff Recommends Council Authorize a Construction Agreement with Calgon Corporation for the Replacement, Disposal, and Installation of New Granular Activated Carbon at the Quinn's Water Treatment Plant in an Amount of \$95,916.

3. Consideration of a Contract with Gillig Corporation, in a Form Approved by the City Attorney, for the Purchase of Eleven (11) Low Floor Buses and One (1) Trolley, with Options to Purchase Twenty-Eight (28) Additional Buses During a Five (5) Year Option Period (Attached) In an Amount of \$1,391,252.00

Council member Simpson asks if they can switch these buses from diesel to hybrid at some point during the purchasing process. Simpson is surprised at how inexpensive hybrids are becoming. They're still more than diesels, but the price has come way down. Simpson asked if UTA is going to give Park City a hybrid and CNG bus to test up here for a week. Last year they had talked about getting one and testing it at high altitude to see if they have any trouble before going down the road of buying them.

Council member Matsumoto moved to approve the consent agenda.

Council member Simpson seconded.

Voting Aye: Henney, Peek, Matsumoto, Simpson

Council member Beerman was excused

VI. NEW BUSINESS

1. Consideration of the Hewtex Subdivision Plat Amendment Located at 125 Norfolk Avenue, Park City, Utah Pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

Public Hearing

No comments.

Council member Matsumoto is concerned that this lot will be larger than others in the area. Hannah Turpin, Planner, says there is a lot to the south that has an even larger footprint. From her research she feels like this property is consistent with the surrounding properties. It was pointed out that this isn't an application to build; it's an amendment, which will combine lots. But the point is that a larger lot could result in a much bigger house. Council member Simpson says that this has been an ongoing concern as they combine and change lot lines-- that the size of the houses could overwhelm the historic ones. Given the analysis Simpson is content with moving forward with this amendment. The slope is over 30% on this lot so it will require a conditional use permit.

Council member Simpson moved to approve the Consideration of the Hewtex Subdivision Plat Amendment Located at 125 Norfolk Avenue, 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 Peek seconded.

Voting Aye: Matsumoto, Henney, Simpson

Council members Peek and Beerman were excused

2. Consideration of an Amendment to the 02-15 Housing Resolution that would allow developers to provide deed restricted affordable housing in advance of incurring a housing obligation from a future development project under the City's Housing Resolution. Staff also requests approval of an updated Fee in-Lieu calculation in accordance with the 02-15 Housing Resolution.

Public Hearing

No comments.

Council member Dick Peek asked whether a development that is going to be for affordable housing can be modified to be for something else. If affordable housing doesn't happen can there be a new application for it. Council member Simpson says that they would have to come back to the council and the housing authority to make any changes. Peek asked if the development is noted in the deed for affordable housing, then the deed restriction could get modified when it came before the council? Simpson says that yes it could.

Council member Simpson asked how much a developer has to have to come before the housing authority. Do they have to just have the property? Do they need to be somewhere in the planning stages of the development

or do they just get credit towards a future obligation? Rhoda Stauffer, Housing Specialist, says they just get credit towards a future obligation. She says they would want them to have property and then during the planning process there would be a timeline put on it so they couldn't build anything without going through the application process.

Council member Henney asked about the Empire Avenue development. Stauffer says they're being built right now and the developer wants them to be deed restricted for affordable housing and put towards future units that he's going to be building.

Council member Simpson moves to approve Consideration of an Amendment to the 02-15 Housing Resolution that would allow developers to provide deed restricted affordable housing in advance of incurring a housing obligation from a future development project under the City's Housing Resolution. Staff also requests approval of an updated Fee in-Lieu calculation in accordance with the 02-15 Housing Resolution.

**Voting Aye: Peek, Simpson, Matsumoto, Henney
Council member Beerman was excused**

VII. ADJOURNMENT

**Council member Matsumoto moved to adjourn.
Council member Simpson seconded.
Voting Aye: Simpson, Matsumoto, Henney, Peek
Council member Beerman was excused**

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 4:00 p.m. Members in attendance were Council members Dick Peek, Tim Henney, Liza Simpson and Cindy Matsumoto. Staff members present were: Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Tom Daley, Deputy City Attorney; Trisha Lake, Legal; Kayla Sintz, Interim Planning Director; Jason Glidden, Special Events Manager; Jenny Diersen; Special Events; Clint McAfee and Jason Christensen, Water. **Council member Peek moved to close the meeting to discuss Property, Litigation and Personnel. Council member Matsumoto 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.