

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH
July 16, 2015**

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**PARK CITY COUNCIL MEETING MINUTES
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CLOSED SESSION

To discuss Property, Personnel and Litigation

STUDY SESSION

Lower Park Avenue Design Studio Presentation

Phyllis Robinson, Sustainability, introduced and thanked the design team and Staff members who have worked on this project. She reports Staff anticipates coming back before Council August 20 in a work session where a more formal process for finalizing decisions will be implemented.

Pete Federman, design team member, spoke to the ideas they have conceptualized for Lower Park Avenue saying they have six major concept ideas that include amenity and services, connections, housing solutions, open space solutions, parking and senior community center options.

Chris Retzer, design team member, spoke to the East/West Connection parcel, stating this area is known as the heart of project with their goal being how to best maximize the city's property. This connection would have mixed use and a neighborhood core, including a pedestrian corridor from Empire to Park Avenue; a north-south pedestrian corridor transforming Woodside Ave into a shared street.

Hans Cerny, design team member, spoke to the East/West Low density scheme, which would include a lot of green space, with Woodside as a pedestrian-oriented street and two-level single family townhomes. The mid-density scheme would incorporate more commercial neighborhood spaces and flex space, also with two-level single family residences. The higher density option would include denser housing and flex/commercial space, but only what the neighborhood would support, with housing units terraced on the hillside. The High Density Bridge option would include a pedestrian bridge from Miners Hospital over Park Ave and a bridge over Woodside Ave with housing units terraced on the hillside. Cerny states they also conceptualized a high density parking garage option they wish to study further.

Eric Egenolf and Corey Shupe, design team members, spoke about plans for the Library Field. Option #1 includes a senior center and micro housing with public garden plots. Option #2 includes the senior center with underground parking located beneath the playing field and a promenade connecting to the Library with four housing units along Park Ave. Option #3 includes a larger parking structure accessible from Woodside Ave with housing units to the north. Option #4 does not affect or touch Library Park and includes higher density housing with some commercial space.

Hank Louis and Sid Ostergaard spoke to the Miner's Hospital/Recreation/Deer Valley Drive area options. Option #1 keeps the Recreation building as is and adds flex space or a senior community building to the south of Miner's. Option #2 includes a larger building with Rec/Senior space to the south of Miner's, including a splash pad and softer recreation fields to the south and hard surface recreation areas to the north. The Deer Valley Drive section would include a gondola connecting to Deer Valley mountain and a three-tiered underground parking garage with housing units on top, which would alleviate congestion, and commercial space in the center. Regarding the Skate

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Park Parking options, option #1 would include 84 micro units and community areas where people could congregate. Option #2 would include more row houses type structures with businesses on the bottom floor and living space above.

Soren Simonsen, design team member, spoke to the Infield Housing idea that would address out-of-the box ideas for the right-of-way/easement areas on Woodside Drive. The concept includes a parking garage with loft/townhouse units with rooftop patios. This design would also incorporate basement accessory units spaced along the walkway for seasonal housing.

Tim Sullivan spoke to the Lower Park Avenue Centric Transportation Concept, which would make the streets more pedestrian and less vehicle focused. Park Avenue Transit concept would include a street car option as a primary option for moving people along Park Ave.

Ehlias Louis, design team member, stated Lower Park Ave is a definite north-south and east-west transition zone which they wish to infuse and revitalize with a strong neighborhood, community feel that includes small-scale retail space.

Mayor Jack Thomas thanked the design team for their work in coming up with broad, out-of-the box ideas. Council member Henney asked how all the different components tie together and if they can cherry pick ideas without having the whole concept implode. Federman states the ideas and uses are interchangeable, especially since all the ideas include a lot of flex space.

WORK SESSION

Council Questions and Comments and Manager's Report

Council member Peek attended Friends of the Farm and states the big tree was trimmed and the silo was assessed and found in good condition. The sprinkler valve that caused trouble in the past will be updated this summer.

Council member Henney attended Mountainlands Housing Trust meeting. Attended the Chamber of Commerce luncheon where Jerry & Jan Cole were recognized with the Myles Rademan service award. Henney states the Coles exemplify how to be excellent residents as well as citizens and the honor was well deserved.

Council member Simpson states the draft letter of support for the BEAR program should include the language "ambassadors." She would love an update on the school district master plan as she is hearing different stories around town, as well as an update on where they stand in partnering with the City on affordable housing. Ann Ober states she will get more information for Council next week. Regarding affordable housing, Ober states the school district is interested but that they will focus on it later in future discussions.

Council member Beerman echoes his admiration for the Coles in being honored with the service award, stating they have done so much for the community. Attended LEAD board meeting a few weeks ago where the Lieutenant Governor gave a pitch for a statewide quality of life contest and/or certification process to attract and keep millennials in our communities. Missed last week's meeting as he was in DC for a Mountain Accord discussion with Mayor Becker, Carl Fischer and Nathan Rafferty. States it was a whirlwind trip as they attended 12 meetings in a day and a half and met with all our federal delegation. States he took a bit of heat regarding why we don't want to connect the Wasatch Back through the Cottonwood Canyons. Says he planted some seeds and gave a preview of Mountain Accord, feels there will be more trips in our future to discuss Mountain Accord. Reports that on Monday, the entire executive board voted unanimously to approve the Accord, with approval from even the most conservative environmental groups. Thanked Staff and Council for all their hard work on Mountain Accord, including Jonathan Weidenhamer, Heinrich Dieters, Kent Cashel, Alfred Knotts, Clint Dayley, Phyllis Robinson; and especially Ann Ober, who has been a champion for the process and has worked many long hours. Beerman presented Ober with a flower bouquet and gift certificate.

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Mayor Jack Thomas attended the Lower Park Avenue open house and was surprised to see such a great turnout. Attended the Chamber Bureau luncheon where the Coles were acknowledged for their amazing community contributions.

Water Surcharge - Energy Discussion

Matt Abbott, Jason Christensen, Clint McAfee and Kyle McArthur, Water Department, spoke to the water surcharge being discussed for possible implementation. Abbott spoke to how we get our energy and the water department's current electricity use and carbon footprint. He states Staff's recommendation is to pursue the more aggressive and outcome oriented goal of a utility mitigation surcharge. Council member Henney asks if we do the surcharge, what will that money allow us to do that we are currently not doing and why have we not been doing them before as it seems there was sufficient funding. McAfee states their focus was on water supply and now they are turning their attention towards quality as they have a solid team in place. He says they are also now able to focus on efficiencies in the water system. Simpson asks if the surcharge revenue can be used to speed up our raw water system to use water straight from Rockport for irrigation. Abbott states the surcharge will accelerate the timeline for all water goals. Council member Beerman states he is excited that the surcharge will help to greatly reduce our carbon footprint and encourages Staff to implement this as soon as possible by making the mid-fiscal year adjustment to the water fee schedule. Council member Simpson asks if people who are implementing water-saving measures can be exempt or pay less of the surcharge fee. Abbott states Staff will look for ways to implement cost savings for residents who conserve. Council member Peek states if Council chooses not to implement this fee now, that it should be discussed at the next retreat for the 2017 budget.

Public Hearing

Mayor Thomas opened the public hearing. Hyrum Early states he is in favor of immediate implementation of the surcharge, instead of waiting till 2017, as it would bring about so many positive outcomes. Chris Cherniak, environmental engineer and committee member of Summit County Powerworks, states they fully support any efforts on this issue in order to showcase them for the Georgetown Energy Prize.

Council member Beerman asks what the next steps would be if Council chooses to immediately implement the surcharge. McArthur states next steps would be working with consulting engineers on analyzing projects to come up with a comprehensive master plan, states Staff would come back with a finalized report and legal analysis, to which Council asks they go forward on. Mayor Thomas closed the public hearing.

Old Town Curbside Waste and Recycling Ordinance Discussion

Matt Abbott reports Staff recommendation is a citywide waste and recycling receptacle ordinance. Council member Henney asks Abbott for his opinion on the proposal submitted by Hope Melville. Council member Beerman asks about Staff time needed to enforce the ordinance.

Public Hearing

Mayor Thomas opened the public hearing. Hope Melville states she would like to see an ordinance enacted rather than doing nothing at all and encourages Council to make progress. She suggests the ordinance require residents to label their receptacles.

Council member Beerman, Henney and Mayor Thomas agree with Melville that the cans should be labeled. Abbott states Staff is not sure how to enforce labeling. Council member Simpson says labeling won't work because residents won't comply and feels if the funding enforcement is enacted that the topic should be a part of the BFO 2017 process. Council asks Staff to explore the labeling issue and come back with an ordinance for adoption that includes labeling.

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REGULAR MEETING

I. ROLL CALL - Mayor Jack Thomas called the regular meeting of the City Council to order at the Marsac Municipal Building on Thursday, July 16, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, and Tim Henney. Council member Cindy Matsumoto is excused. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Brooks Robinson, Transportation; Anya Grahn, Planning; Kiersten Whetston, Planning; Francisco Astorga, Senior Planner

II. SWEARING IN CEREMONY

Dan Cherkis and Zach Nakahashi were sworn in as police officers.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Brooks Robinson, Transportation, and Matt Zundel spoke to the SR-224 Marsac roundabout to the seasonal snow gate project, which involves removing an inch of asphalt and replacing with new pavement. Construction will begin August 10th, after the Tour of Utah, and last 45 days. It's daytime work Monday through Saturday. There was very restrictive language in the contract about what they could and couldn't do during the Tour of Utah so instead of conflicting with that they decided to start the process afterwards. Zundel commended Brooks and his staff and all their efforts to help out in order to make this a successful project. This project is on SR-224 it starts at Marsac and goes up past Montage to the seasonal snow gate. Even with this later start they should be able to complete the paving by the end of August. There will be one-way traffic controlled by flaggers for the duration of the project with the exception of a five day period when traffic will temporarily be closed from Hillside Ave to the Ontario Mines.

Zundel says they've had good stakeholder coordination already with the fire department, the city, the police department, and local businesses. They've had local media outreach to help people be informed about what's happening during this timeframe. Right before the project starts they'll be canvassing the area with fliers as well. They're providing weekly updates to Brooks and to the city staff. They're hoping for a successful project and trying to shorten the duration of it to minimize the impact and they've managed to avoid the Tour of Utah and the Arts Festival as well.

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

Mary Beth Maziarz, Mellie Owens, Anya Grahn, Stu Johnson and Hadley Dynak from the Leadership Park City class spoke about their class project which involves a neighbor day to be held September 26, 2015. 28% of Americans know their neighbors. There's a large group that don't know their neighbors. Park City and the greater Summit County are home to many different communities organized around geography, sports, religion, outdoor recreation activities, community service, and social clubs. There are numerous ways to build and connect with others through these groups. Despite the many opportunities for connection, many of us have become exclusionary. Isolated by social media and disassociated with the immediate neighborhood around us.

At the same time our population continues to grow. In 1980 there were approximately 10,400 residents in the Summit County area. By 2014 the number has grown to 38,000 and we know it will continue to grow. So why should we care about our neighbors? Strong neighborhoods matter because studies have shown that good neighbors can improve your health, increase longevity, offer safer environments, and produce a greater sense of well-being. Our leadership class recognizes this social issue that many of us have become disconnected to our neighbors, and we choose this project to remedy that. They requested Council pass a resolution designating the fourth Saturday in September as Park City Neighbor Day in order to foster better neighbor relations citywide and become a legacy for citizens to celebrate their neighbor relationships. They've planned to promote it at the Deer Valley concerts, the Silly Market, on the radio, in print, and TV. They also have a social media presence through Facebook,

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twitter, Pinterest, Instagram, as well as their website. The overarching goal is to create stronger relationships between neighbors.

It would be good to reach out to Katie Mullaly at the Summit County Health Department because the thriving communities book that she put together last year has an entire section on this.

V. CONSENT AGENDA

Consideration of Authorization of the City Manager to Execute a Professional Service Contract in a Form Approved by the City Attorney's Office with Economic & Planning Systems, Inc. (EPS) in an Amount Not to Exceed Seventy Five Thousand Dollars (\$75,000) for Housing Resolution Review

Council member Beerman moved to approve consideration of authorization of the City Manager to Execute a Professional Service Contract in a Form Approved by the City Attorney's Office with Economic & Planning Systems, Inc. (EPS) in an Amount Not to Exceed Seventy Five Thousand Dollars (\$75,000) for Housing Resolution Review

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

VI. NEW BUSINESS

1. Consideration of the First Amended Upper Norfolk Subdivision Plat Pursuant to Findings Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

Francisco Astorga, senior planner, states applicant Jerry Fiat could not make it today. Astorga states the subdivision was approved in 1985 but that the timeframe to build on these three lots has expired. The applicant does not have the same opportunity that they had in 2006. The only way to access the lots is via Upper Norfolk. Exhibits A-K in the staff report have been incorporated as actual conditions of approval. Based on the analysis the planners have done they recommend holding a public hearing and approve the amendment of the conditions of approval on the ordinance.

Beerman asks if the empty lot that looks to be part of a staging area there will be part of this current project to be built, to which Astorga states that it's a different area than this.

Public Hearing

Ed Desisto, Upper Norfolk resident, states this project has been going on for quite a while. States he doesn't understand why the conditions of approval from 2006 would have changed. States the access they are currently seeking through Upper Norfolk will create a bottleneck. He also has concerns about how it is possible that when conditions arise the mitigation can change. Also he is concerned about the length of construction of several other projects of Fiat's. With all the issues that arise with emergency access and snowplowing, that's why it was approved in 2006. He's concerned about the steep slope—it just doesn't disappear.

Mayor Thomas asked Astorga how steep slope was determined. Astorga explained anything greater than 30% would require a CUP and that the applicant is working on getting a current survey.

Council member Simpson asked how an applicant changes the construction mitigation plan, that they're not just able to disregard certain parts without getting approval, to which Astorga agrees. Mayor Thomas closed the public hearing.

Board member Simpson moved to approve Consideration of the First Amended Upper Norfolk Subdivision Plat Pursuant to Findings Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

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**Council member Beerman seconded
Approved 4-0 Matsumoto – Excused**

2. Consideration of Multiple Land Management Code Amendments to Include Setbacks for Patios and Hot Tubs in HRL, Chapter 2.1, HR-1 Chapter 2.2, HR- 2 Chapter 2.3, HRM- Chapter 2.4, and RC Chapter 2.16; Applicability of Steep Slope Conditional Use Permits in HRL, Chapter 2.1, HR-1 Chapter 2.2, and HR-2 Chapter 2.3; Combination of Condominium Units Procedure in Chapter 7; Annexations Procedure and Review in Chapter 8; Non-Conforming Uses and Non-Complying Structures in Chapter 9; and Board of Adjustment Standard of Review and Appeals in Chapters 1 and 10 PG 176

Kiersten Whetstone, Planning, states Staff conducted an annual review of the LMC and that the proposed amendments are mainly administrative. She explains the specifics of the changes and states the Planning Commission gave a positive recommendation for the changes.

Public Hearing

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

Council member Peek moved to approve Consideration of Multiple Land Management Code Amendments to Include Setbacks for Patios and Hot Tubs in HRL, Chapter 2.1, HR-1 Chapter 2.2, HR- 2 Chapter 2.3, HRM- Chapter 2.4, and RC Chapter 2.16; Applicability of Steep Slope Conditional Use Permits in HRL, Chapter 2.1, HR-1 Chapter 2.2, and HR-2 Chapter 2.3; Combination of Condominium Units Procedure in Chapter 7; Annexations Procedure and Review in Chapter 8; Non-Conforming Uses and Non-Complying Structures in Chapter 9; and Board of Adjustment Standard of Review and Appeals in Chapters 1 and 10 PG 176

**Board member Simpson seconded
Approved 4-0 Matsumoto – Excused**

3. Consideration of a Plat Amendment Extension of the Lots 30 and 31 Holiday Ranchettes Subdivision Located at 2519 Lucky John Drive in Pursuant to the Findings, Facts, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

Whetstone states this is a request to extend approval of a subdivision plat to redivide the lots to match what was originally approved. Council member Simpson states we should waive any fees, if there were any, involved with this.

Public Hearing

No comments were heard.

Council member Peek moved to approve Consideration of a Plat Amendment Extension of the Lots 30 and 31 Holiday Ranchettes Subdivision Located at 2519 Lucky John Drive in Pursuant to the Findings, Facts, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

**Board member Beerman seconded
Approved 4-0 Matsumoto – Excused**

VII. ADJOURNMENT

**Council member Simpson moved to adjourn
Council member Peek seconded Approved
4-0 Matsumoto – Excused**

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CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 2:30 pm. 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; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Clint McAfee, Water Manager and Heinrich Dieters, Sustainability. **Council member Peek moved to close the meeting to discuss Property, Litigation and Personnel. Council member Simpson 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.