



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

February 4, 2016

The Council of Park City, Summit County, Utah, met in open meeting on February 4, 2016, at 2:30 p.m. in the City Council Chambers.

Council Member Matsumoto moved to close the meeting to discuss property, litigation, and personnel at 2:31 p.m. Council Member Henney seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting. Council Member Henney seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

WORK SESSION

1. Planning Commission Interview:

The Council interviewed Karen West-Ellis for the vacancy on the Planning Commission. It was noted that more interviews would be held tomorrow and on February 11th. A decision would be made following the other six interviews.

I. STUDY SESSION

1. Strategic and Budget Planning Discussion:

Jed Briggs, Budget Operations Manager, led a discussion reviewing the Strategic Plan and General Plan of the City. He talked about the City's core values and how they were integrated with these plans. Ann Laurent discussed the General Plan, stating it was the guiding policy document for land use. Council Member Beerman suggested not waiting five years before reviewing the General Plan since the critical priorities that the Council focused on had not necessarily been looked at when the General Plan was last updated. Laurent spoke about the goals in the General Plan and the accompanying challenges. Some challenges included development and demands for community services.

Briggs discussed the Strategic Plan in more detail. He reviewed the Council's goals: (1) preserving and enhancing the natural environment, (2) being a world class multi-seasonal resort destination, (3) being an inclusive community that values historic preservation, economic diversity, and the arts and culture, and (4) having responsive,

cutting edge and effective government. Council Member Matsumoto stated the City had become a year round destination with the summer festivals as well as the skiing in the winter. Mayor Thomas felt the City needed to preserve its status as a resort destination. Discussion ensued on this goal. Many of the Council members thought there should be a balance between the residents' quality of life and catering to tourism. Council Member Beerman also requested that community engagement be part of the responsive and effective government goal. Foster indicated staff would come up with alternative language for that goal and bring it back to the Council.

Briggs displayed the desired outcomes for the goals and asked if the Council had any updates for these outcomes. Council Member Gerber felt that specific outcomes should be determined and goals set to reach those outcomes by 2030. Foster stated these plans were made so as to keep the City focused on the desired outcomes. Briggs stated the City had a unique budget process because it budgeted for outcomes. He stated that the department managers justified their budget requests by the performance of their departments. Briggs indicated that in determining budgetary allotments, the Council's goals received top priority. He spoke of the budget process and its connection with the strategic plan. The Council members discussed the City's critical priorities and desired outcomes. Briggs stated this had been a great conversation and he had good direction. He indicated that business plans would be created in the budget process and the action steps toward the City goals would be reported quarterly in Managers' Reports. He asked if there was a preference on receiving a significant impact report. The majority of the Council preferred this report in a summary form rather than a spreadsheet, and it was noted that the summary could be included in the quarterly manager's report. Foster stated this spreadsheet was created as a result of a Council request to see something visual. Briggs indicated he didn't want to give the Council something that wasn't useful. It was agreed that the impact matrix could be included in the executive summary of the manager's report.

II. Work Session (Continued):

Council Member Beerman stated he was grateful for staff's work during Sundance, and felt the event went very well. Also, there had been so much work with the Courchevel delegation coming to the City, and the coordination for those events was impressive. He attended Leadership 101 and had never seen such a great attendance to that event, estimating that a third of the group was from Park City. He attended meetings with regard to energy renewables with Rocky Mountain Power and Salt Lake City. He requested that the City continue to work on education with regard to the off-leash areas and goals. Deters stated there was a video coming out tomorrow and Council Member Beerman noted new signs were going up tomorrow as well. Council Member Matsumoto asked when the committee would be formed, to which Deters stated the applications had been posted and people were responding.

Council Member Worel stated she had a great time meeting with each department as part of her orientation and appreciated staff for all they do. On Saturday she would be at

a Utah League of Cities and Towns (ULCT) training. She reminded everyone that February is National Heart Month.

Council Member Matsumoto indicated she attended the Historic Preservation Board (HPB) and went on a tour of 1450/1460 Park Avenue. She indicated this issue was continued to the next Planning Commission meeting. She noted one citizen talked to her about the trash can labeling requirement with the deadline of February 15th, and was concerned that numbers wouldn't stick to the cans because of the cold weather. Foster stated if the Council was amenable to extending the deadline before enforcement began, she could ask Matt Abbott to extend the grace period. Council Member Matsumoto asked if the post office box rates were raised. Erickson affirmed that prices had increased. Discussion ensued on the areas that required post office boxes. Dias stated he was working with the City Engineer with regard to post office boxes since complaints had arisen. In January, 2015, the Postmaster implemented a charge to secondary homeowners, but not to primary homeowners where post office boxes were mandated. Council Member Beerman noted that only the smallest boxes were distributed at no charge.

Council Member Henney indicated he attended a Recreation Advisory Board (RAB) meeting. He echoed Council Member Beerman's comments on the off-leash issue and hoped that the video could be posted on Facebook and that a public service announcement could be put in the Park Record to eliminate some confusion with regard to the pilot program. Council Member Henney also stated that he misspoke on the radio about moving two houses on Park Avenue, and hoped the same criteria would be applied to residents as was applied to City interests. Erickson and Foster clarified the situation with regard to this property.

Council Member Gerber indicated she attended the Recreation Master Plan committee meeting, and noted it would be looking at all the parks with regard to cost efficiency and other matters. She went to a planning meeting on the Thin Air Innovation Conference, as well as some of the Courchevel activities. With regard to the off-leash confusion, she hoped that respect would be shown to others throughout the process.

Mayor Thomas stated the Leadership event was excellent. He and Dana Williams, the former Mayor of Park City, spoke to a Chinese delegation of students. The Courchevel reception was excellent and he thought the library was a perfect location for this event. He noted the community partners that helped host the delegation in various activities throughout the week. He also attended a Historic Society Committee meeting. Today he went to the Stein Eriksen Celebration of Life Tribute, and noted that Eriksen was a truly amazing person.

1. Housing Update:

Rhoda Stauffer, Housing Specialist, gave the monthly housing update. She indicated that the 1450-1460 Park Avenue item was continued at the Planning Commission

meeting, and noted that she would gather additional information to show that moving the houses would be compliant with code.

Council Member Gerber asked how the Ivory Homes applications were coming. Stauffer stated that the plan was to sell the first four homes in February, so the applications would become available soon.

REGULAR MEETING

III. Roll Call

Attendee Name	Title	Status
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

IV. Communications and Disclosures from Council and Staff

Foster indicated the waste receptacle enforcement would begin February 18th. Also she would like the City and County councils from Summit and Wasatch Counties to meet, and stated she would get some potential dates to bring back to the Council.

Manager Report - 2016 Legislative Update:

Manager Report - Library Conference Online Presentation, "Honoring the Past, Moving into the Future":

Council Member Henney congratulated Adriane Juarez for her presentation.

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

VI. CONSIDERATION OF MINUTES

1. Consideration of a Request to Approve the City Council Meeting Minutes from January 7, 2016 and January 14, 2016:

Council Member Worel indicated she had abstained from approving the December 10, 2016 City Council meeting minutes. Council Member Beerman requested that the January 7, 2016 minutes be amended to state that he felt there should be more focus on the arts and marketing cultural events.

Council Member Henney moved to approve the City Council Meeting minutes from January 7, 2016 and January 14, 2016 with the aforementioned amendments. Council Member Matsumoto seconded the motion.

RESULT: APPROVED

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

VII. CONSENT AGENDA

1. Approval of an Amendment to the 2013 Professional Services Agreement with Moreton & Company for Additional Services Which Will Increase the Cost \$7,500, for a New Total of \$25,848:

Council Member Matsumoto moved to approve the Consent Agenda. Council Member Worel seconded the motion.

RESULT: APPROVED

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

VIII. NEW BUSINESS

1. Monthly Update on Accelerated Transportation Program and Presentation on Transportation Demand Management Plan:

Alfred Knotts and Blake Fannesbeck presented a monthly update. Knotts stated the community was vibrant and with progress came challenges. He showed a chart on peak-day traffic management and thought the strategies implemented were very effective. He explained the peak day standard operating procedures, and noted the police gave hourly traffic reports on KPCW during those times. He reported on the project for providing congestion relief on SR 248. He also discussed some potential improvements on Kearns, Bonanza, SR224 and the Richardson Flat Intersection, and noted that this project was not scheduled to be funded by UDOT for five years.

Council Member Beerman asked if the current bike lanes on SR248 would be maintained with the proposed improvements on that road. Knotts affirmed that the proposed four lane road would also accommodate bike lanes. Council Member Henney noted that putting police at critical points was money well spent during this past peak season. He asked if there were other measures that were equally effective. Knotts stated that staff was asked to alter their work schedules which helped, and transit service was increased as well.

Knotts stated another plan that was being wrapped up was the Bonanza Park/Lower Park Avenue plan alternatives, and he hoped to present this at a future study session.

Council Member Matsumoto asked if there was a count on single occupancy cars that traveled on SR 248 versus taking transit or carpooling. It was indicated that 75% of the cars were single occupants. She asked if the HOV lane would be a permanent addition or would it be in effect only at certain times during the day, to which the response was that it was anticipated that the HOV lane would only be active at certain times of the day.

Council Member Worel asked who comprised the membership of the Greater Park City Transportation Management Association. Knotts indicated that UDOT, UHP, Sundance, the resorts, HPCA, Summit County, Basin Rec, UTA – a large number of the surrounding public and private entities comprised the association, and that this committee would be involved in implementing the management plan.

Fonnesbeck reviewed the increased transit service and extended hours of service. He noted that there were over 8,000 rides between December 4th and January 9th. When a survey was distributed, those extended hours had been requested, and now there was use during those extended hours.

Council Member Beerman asked if the numbers were compared to the transit system in Aspen. Knotts stated they weren't compared, but that would be a worthwhile undertaking. Knotts stated there was a tracking mechanism and displayed the tracking numbers on service from Vail, Deer Valley and Skullcandy. Fonnesbeck stated the overall ridership for the year was approximately 46,000. He noted if the use continued, there might be a need to expand service further. He stated the Main Street Parking Management Plan was worked on by staff and the Historic Park City Alliance (HPCA) members. One thing being discussed was demand-based parking fees.

Preston Stinger and Richard Brockmyer, Fehr and Peers, spoke to the study. Stinger reviewed that in the fall, data was collected. They then analyzed the data and listed the different markets which included, but was not limited to residents, part-time residents, visitors/tourists, and commuters outside the City. Some strategies from the analysis included a bicycle share system, joint use parking, a park once and then use other transit options, and remote parking to avoid congested corridors. He also discussed other possible strategies to resolve transportation problems, including requiring developers to solve the problem, and requiring a Transportation Demand Management (TDM) coordinator at major businesses in Park City. He recommended measuring the single occupant vehicles so it would be known if progress was being made after these options were implemented. Brockmyer demonstrated an Excel tool that was created to help determine land use /location strategies. Fonnesbeck invited the Council to the 40th Anniversary party of the transit system in Park City, which would be held tomorrow.

2. Miner's Plaza Update:

Matt Twombly, Sustainability, Cory Shupe, Blu Line Designs, Eric Egenolf and Dwight Yee, Process Studio Architects, presented this item. Twombly updated the Council on

the progress on the Miner's Plaza and indicated they had a concept design as well as some energy saving goals for the Plaza. Shupe reviewed that his team started out with a number of concepts but had narrowed them down to seven points that they wanted for this plaza. They wanted a miner's theme, an event space, a living space, a public restroom, sustainability for the plaza and maintenance.

Yee explained one concept design, and noted the restrooms were situated close to Main Street. He indicated the space was maximized with terrace seating and a balcony area. There would be a stage with a semi-permanent covering. Shupe described the second concept design with the restrooms located behind the stage area. A mine shaft design was created. There would be seating above the stage and additional seating to the side of the stage. A video was shown of both concepts, and they both included a water feature and fire feature. With regard to the City's Net Zero Carbon Energy goal, Egenolf stated that this was a tough goal for a small project. He showed some possibilities for conservation on the plaza.

Council Member Worel asked if there was a capacity difference in the two plans. Shupe stated the capacity was similar. Council Member Henney asked if there was a cost difference between the two concepts. It was indicated the first concept plan was less expensive.

Council Member Gerber stated she favored the second concept design. She noted that kids were always climbing on the rocks in the current plaza and hoped some climbing features could be included. Council Member Beerman preferred the second concept with the stage facing the street. He was concerned with the restrooms being in dark spaces. Shupe stated lighting was planned to help light the area at night. Council Member Beerman asked if this place could be flexible or multifunctional. Shupe noted that with both plans, events could be held at the plaza. It was also indicated that there was a large flat space that could accommodate tents for events. Council Member Beerman asked if some solar features could be added in another part of town to make up for this space not being net zero. He asked that funds be reserved to do core projects in town as well.

Council Member Matsumoto liked Concept Two and the open space. Council Member Henney agreed with Council Member Beerman on focusing on core needs. He liked this project but didn't know if it was needed. He also liked Council Member Gerber's idea of having a play feature. He indicated he would support this project. Council Member Gerber asked if the Council was expecting this project to be more than a restroom upgrade. Council Members Matsumoto and Beerman indicated they knew it would be more, but Council Member Beerman asked to see what projects would be given up if this project was approved. Mayor Thomas favored Concept Two as well, but acknowledged the upkeep might be a challenge with the snow that came six months a year.

Twombly stated this project would come in between \$1 million and \$1.25 million. Council Member Henney stated he was not in favor of the fire feature, and gave some suggestions to the design team to consider. Mayor Thomas complimented the team on the designs. Council Member Worel agreed with Council Member Henney on the fire feature, and favored the second concept as well. Council Member Matsumoto stated the fire feature would be nice if used on a limited basis. Council Member Beerman agreed that the fire feature was not consistent with City goals, but a temporary fire pit could be included if an event ever called for it. He asked if the Council would like to look at an overall project list before deciding on this project. Twombly stated the project might not be completed this summer if the decision was delayed. Weidenhamer stated there was a comprehensive budget on Page 115 of the packet materials. He recommended that in looking at all the projects, the funds should be put into the projects that had been prioritized. Council Member Beerman stated the projects were estimated at more than was budgeted, but he noted that they needed to be done right so as to last 30 years. He indicated that additional restrooms around Main Street were very needed, but this project was only remodeling the current restrooms.

Mayor opened the meeting for public comment.

Alison Kuhlow-Butz, HPCA, stated her biggest concern was funding the project. Her biggest priority was the Brew Pub Plaza, so if the Miner's Plaza project would take away from the Brew Pub Plaza project, it should be put on hold. Council Member Henney asked if she had an opinion on the unfunded projects. She talked about the unfunded projects and felt they were all worthwhile.

Council Member Matsumoto indicated that it was never indicated that funding some projects meant that others would not be funded. She suggested that funding could come from the Resort Sales Tax Fund or the General Plan could probably fund one project a year. Council Member Henney stated the revenues had come in over budget for many years, and he was in favor of moving forward with this project. Council Member Worel stated she supported moving forward with getting some firm costs, as well as costs for the other projects on the list, so decisions could be made. Council Member Beerman felt the money could be found for the projects, but thought the City could have a \$3 million-\$5 million shortfall if it wasn't careful. The Council agreed to move forward to get a firm cost on the project.

3. Consideration to Enter into Design (Schematic, Design Development and Construction Drawings) for the Main Street Plaza:

Council Member Beerman recused himself because his business was located next door to the plaza. Weidenhamer stated a site soils analysis had been done on site. Clio Rayner, GSBS Architects, indicated that a more detailed analysis would be done, but it would cost \$20,000-\$30,000. Allison Kuhlow-Butz distributed a letter to the Council (see attached letter) which indicated the Historic Park City Alliance (HPCA) was in favor of this plaza and would push for parking on the plaza site. She felt the grocery/deli space,

parking, and other amenities would help attract a day-to-day use. She did not favor a catering kitchen. Council Member Worel asked what would draw people in the winter. Butz felt the slope that kids could play on, as well as a coffee shop or deli would be good attractions. Mayor Thomas expressed concern over losing the affordable housing on China Bridge if another tier was constructed.

Weidenhamer stated his team recommended moving forward with construction documents for a basic plaza concept, recommended amenities, and two parking alternatives. Rayner described the plaza layout. She displayed optional features that could be included, and noted that the highest ranked amenity would be on-site parking.

Council Member Matsumoto asked how many parking spaces would be at the on-site parking and how many would be at an off-site parking. It was indicated that 39 stalls would be on-site and 70 stalls would be off-site. In response to a question regarding the warming kitchen, Rayner indicated that it was included as a suggested feature because of the possible events that would be attracted to the plaza. Discussion ensued with regard to the plaza design and amenities. Council Member Worel asked about the impact on surrounding areas if an event for 2,000 people were held at the plaza. Weidenhamer indicated it was difficult to get feedback on a concept design, and a definite design was needed before much feedback would be received.

Mayor opened the meeting for public comment.

Peter Marth stated he favored the first concept design of the Miner's Plaza, but he preferred that the City spend money on new plazas such as this one, rather than improving existing ones such as the Miner's Plaza. He read a statement from his neighbor, Clive Bush. Bush's concerns were for the noise and lights that would come from this plaza. Marth then read a statement he had written. His concern was the commercial traffic on that part of Main Street. He felt the plaza would magnify this problem.

Doug Stevens stated he was a resident of Main Street and also had a business close to the Post Office. He encouraged the Council to include parking on the plaza site. He also had concern with the height of the proposed landform. He didn't think the residents on the south end of Main Street were being heard. He hoped that this was an opportunity to create changes that would improve the quality of life for the residents. He also agreed with Mayor Thomas that affordable housing should be looked at above China Bridge.

Monty Coates stated he had a business in the area. He supported the HPCA's recommendation with regard to the plaza. He felt the plaza was a buffer between the commercial and residential areas at that end of Main Street. He also supported having the plaza parking on-site.

Thea Leonard stated she also supported the on-site parking and the alternate route to Swede Alley. She felt the catering kitchen and ice rink were not needed on that site.

Mayor Thomas closed the public comment portion of the meeting.

Mayor Thomas gave suggestions for the plaza including using the cut through to Swede Alley as a pedestrian access and using the current parking as a start to the project and building the plaza off of the existing parking. Council Member Matsumoto indicated the cut through would help with traffic issues. She understood that the hillside residents were frustrated with the traffic in that area, but felt this was a different issue.

Weidenhamer stated his team evaluated using the existing plaza but it was not a feasible option. Council Member Henney stated he liked the cut through and gave suggestions for commercial vehicles using that as a turn around. He didn't think a catering kitchen was needed since it could be in competition with the surrounding businesses. He noted that he would also be open to having the ice rink if it was a necessity for making the plaza viable. Council Member Gerber favored bringing the plaza up to the Main Street level. She was concerned about the cost of the on-site parking. She liked the landforms and thought it could be used as a sledding hill. She didn't think the kitchen was necessary, and also thought a discussion needed to take place with regard to traffic.

Council Member Worel liked the cut through street and was anxious to see the results of the traffic study. She didn't favor the catering kitchen. She thought more information was needed on elements that would attract people to the plaza in the winter and indicated she could be convinced on having an ice rink at the plaza. Mayor Thomas suggested some possibilities for the landforms. Council Member Henney spoke about on-site parking versus off-site parking, and noted he had a hard time spending \$5 million to have on-site parking. Dave Rasmussen, GSBS, stated the parking estimate was a little high, and explained where the costs were coming from. It was noted that parking costs would be firmed up. The Council agreed to proceed with the project. Council Member Worel wanted to see more residential engagement. Council Member Matsumoto wanted to see the results of the soils analysis.

IX. Adjournment

With no further business, the meeting was adjourned.

Michelle Kellogg, Park City Recorder