



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

March 24, 2016

The Council of Park City, Summit County, Utah, met in open meeting on March 24, 2016, at 3:45 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property, personnel and litigation at 3:45 p.m. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

CLOSED SESSION

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

WORK SESSION

Council Questions and Comments:

Council Member Henney attended the Public Advisory Board meeting and reported they were currently trying to define their roles. He attended the Joint Transportation Advisory Board (JTAB) meeting and reported ridership on the brown and pink bus routes had seen astronomically higher ridership numbers after problems were addressed earlier this year, which showed people were using the bus to get to and from The Canyons. He also reported the need for lockers came up, a topic which would be discussed more in the future. He attended the Summit Land Conservancy meeting, where they were working on their strategic plan. He attended the Recycle Utah meeting and reported Jaren Scott had resigned from the county and would be managing a landfill in Salt Lake Valley, so they will be looking to replace him. He attended the Rio Grande opening, which was a fun event. He attended his second Prospector Square owners board meeting. They're doing preliminary groundwork on parking lot infrastructure, which would tie in with road work to be done by the City. He attended the Planning Commission meeting, and his takeaway was that they wished to be more involved in the planning and decision-making process and less involved in the administrative side of things. They felt a retreat would be a great idea, modeled after the City Council retreat, among other things, to broaden their scope.

Council Member Worel attended the Park City advocates group, and reported they were experiencing some frustration as things were not moving as quickly as they would like. She attended the JTAB meeting and reported they would be screening a movie about

bikes versus cars on May 11th. She attended the Library Board meeting where they had Open Meetings training by Polly Samuels McLean and staff reported on a conference they attended. She attended the breakfast for Hope Alliance this morning and wished to give a shout-out to Clint McAfee and his staff as they stressed the importance of clean water in the community.

Council Member Gerber attended the Historic HPCBA and reported they were getting ready to do another visioning and prioritizing. She attended the Mountain Recreation Master Planning Meeting where they had recently asked the school board to be more involved.

Council Member Matsumoto attended the Women's Leadership Panel last Monday, and found it interesting to hear women's perspectives on leadership. She attended the Snyderville Basin Reclamation District meeting with Mayor Thomas. They voted on funding for their new facility in Silver Creek, which will be a big project and very helpful for the greater community.

Council Member Beerman thanked staff for a great retreat this year. He felt it was very well set up and therefore they were able to get a lot accomplished. He attended several Mountain Accord meetings, and reported they were closing in on federal legislation to designate the Wasatch Front as a national conservation and recreation area. He indicated he would get a break from meetings for the next four to six weeks while they re-organize. He and Mayor Thomas met with the Lieutenant Governor, and reported that Mayor Thomas did an excellent job laying out where Park City was and what the City concerns were. Council Member Beerman stated he was happy to have the legislative session behind us and that we survived with minimal damage. He hoped to keep up on the bill by Representative Knotwell, which would have impacts on nightly rentals. He attended Citizens Open Space Advisory Committee (COSAC) this week where they had their Open Meetings training by McLean, who did a wonderful job. He reported the new COSAC group was very similar to the old group. He met with Rocky Mountain Power to discuss renewable clean energy, where progress was encouraging as they were taking the City seriously and looking to bring in a renewable project.

Mayor Thomas attended the poverty discussion, and reported some small steps had been taken such as a new Spanish speaking librarian. He reported that Matt Smith with the United Way was the person the City had been looking for in the community who would be able help move forward in this regard. He also reported the school board would be expanding their master plan to include solutions for the Latino population; and the Leadership Park City class chose to focus on Latino integration for their class project this year. Foster added the Library added classes based on these meeting and that the Rec Department changed the way they communicate in order to include more of this segment of the population. Mayor Thomas also attended the Sewer District meeting, reporting that their new facility would cost \$49.1 million. He indicated the retreat was handled very well and suggested more structure for the last day. He gave a shout out to Diane Foster, Matt Dias, Jed Briggs and Phyllis Robinson for their great work.

Proclamation to Make December 21 Stein Eriksen Day:

Phyllis Robinson, Public Affairs Manager, proposed to honor the late Stein Eriksen with an official day and a plaque in a public venue, and also suggested December 11th since that was his birthday. Mayor Thomas stated he knew of no bigger skier who had a bigger impact on our community than Stein and he liked the first day of winter as the day to honor him. He asked staff to check with the Winter Sports Alliance to get their feedback and asked that invitations be sent to everyone once a day was determined. Council Member Beerman asked if the plaque should be in a more public place other than the Eriksen Lodge. Robinson stated staff would be happy to look at other places, and that they would come back before Council with a more formal proclamation.

Update on Progress Toward Affordable Housing Goals and Strategies:

Rhoda Stauffer, Sustainability, updated Council on progress toward affordable housing goals and strategies. The updates included the Blue Ribbon Housing Commission that was finishing up their work and would be presenting to Council in a work session on April 14th; the consultant who was working on the housing resolution would come before Council on April 28th to present the findings; The Historic Preservation Plan for 1450 & 1460 Park Avenue had been approved and they were now moving towards applying for a Conditional Use Permit for that project; the Request for Proposals (RFP) for Lower Park Avenue had been published and they would be hiring a design team for all of those parcels in May; land acquisition and neighborhood preservation were in process and they were moving towards the original deadline for a neighborhood preservation outline they hoped to bring back before Council in early fall.

Council Member Henney commented on accessory apartments as an issue that kept coming up and felt they would be very appropriate in certain neighborhoods. Stauffer agreed and stated they were working on how to approve them and also working with HOAs that wouldn't allow them. Council discussed this issue coming before Planning Commission on April 13th, and agreed it should go to them first so Stauffer could then include their feedback in her April 14th Council meeting report.

Council Member Matsumoto asked when ground breaking would take place on 1450 & 1460 Park Avenue. Stauffer indicated they were hoping for May. Council Member Matsumoto also asked why Park City Heights Subdivision was not selling any units yet. Foster stated Anne Laurent had read through the agreement and discovered the City didn't have any tools to promote action, and that she and Laurent had discussed getting some elected officials involved to exert political pressure. Council Member Beerman suggested a joint meeting with Planning Commission, as he was anxious to hear from the Blue Ribbon Commission. Due to scheduling issues, Council decided on delaying a joint meeting until a future date.

Council Member Gerber asked if a new housing study had come out lately with updated information on nightly rentals. Stauffer said staff would be developing an RFP for an updated housing study to better pinpoint rental numbers. Council Member Beerman asked to see minimums of first right of refusal for service personnel; he also requested the net-zero design for new rentals be stressed.

Transit, Transportation and Parking Infrastructure Funding Update:

Alfred Knotts, Nate Rockwood and Darren Davis spoke to the transportation, transit and parking infrastructure update. Knotts stated they had discussed new revenue sources to fund future projects such as capital projects, service improvements and Transportation Demand Management (TDM) programs. He stressed that the City would not be able to build its way out of congestion. With that in mind, Knotts said he and his department tried to identify the sweet spot by laying out programs of 1-5 years, 5-10 years and 10-15 years. He and Rockwood would come back to a future Council meeting and discuss what those mechanisms would be, along with potential dollar figures. Knotts said over the next couple of years, the emphasis would be on TDM programs, as the City's transportation system was under-utilized the majority of the time, but not the transit system. With regard to capital projects, Knotts stated SR-248 did not operate effectively, so it would be a top priority. Further, Knotts stated UDOT was willing to let PCMC take the lead on improvements with their oversight, as well as give the City the option to take out a low-interest loan from the state infrastructure bank to fund projects if needed.

Council Member Beerman emphasized the price tag for some improvements was large and asked if funding had been built into the upcoming budget cycle, to which Knotts reported it had.

Davis addressed the increase in bus ridership for the first year of service expansion, stating they increased line service from The Canyons to Park City Mountain Resort and Main Street after 3:00 p.m. By making this change, the numbers showed a 23% rider increase, which was phenomenal. He also mentioned the County saw the need to reduce the number of cars and had extended their bus service from 10:00 p.m. to midnight. Council Member Henney asked if they were seeing bump ups in ridership on other routes inside the City core. Davis stated the numbers were in line, with no decreases in the numbers of last year.

REGULAR MEETING

I. 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
Polly Samuels McLean	Assistant City Attorney	Present
Matt Dias	Assistant City Manager	Present
Karen Anderson	Deputy City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Manager's Report – Mountain Accord Update:

No comments heard.

Manager's Report – Park City Mountain Resort Spring Gruv Concert Operations:

No comments heard.

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

Kim Olsen, Executive Director of Utah Parks Association, along with Derek Rykardt and Dan Harrison, presented the Park & Rec Department with two awards. The first was for Outstanding Innovation of the Year for their bus stop play project. Olsen stated it was unique; there was nothing like it in the state that helped kids to play and recreate while waiting at bus stops.

Foster stated this specific project was funded through an innovation grant that won a Shark Tank type of competition during City Council retreat last year. Heather Todd from Parks and Rec accepted the award.

The second award was for Outstanding Adaptive Program for the wheelchair tennis program. Mike O'Keefe and Heather Nicholas from Parks & Rec accepted the award. Harrison also mentioned Todd's involvement in the Leadership Academy this past year and reported Michelle Stucker would participate in the next class.

IV. CONSIDERATION OF MINUTES

Consideration of A Request to Approve the City Council Meeting Minutes From February 25, 2016, March 3, 2016, and March 9, 2016:

Council Member Matsumoto moved to approve the City Council Meeting minutes from February 25, 2016; March 3, 2016; and March 9, 2016. Council Member Worel seconded the motion.

RESULT: APPROVED

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

V. CONSENT AGENDA

1. McPolin Barn Historic Preservation Board Review:

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

RESULT: APPROVED

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

VI. OLD BUSINESS

2016 Legislative Update:

Dias reported things went well overall this year. He thanked Council and Mayor Thomas for their time and involvement, as well as Rockwood, Chad Root, Knotts, Foster and the Legal Department. Dias told a success story regarding Park City resident Nancy DeLaska, who worked with Representative Powell on an issue with her HOA to give residents more power. He gave kudos to her for working her issue, which would soon be signed into law, showing one person was able to make a difference. Mayor Thomas thanked Dias for all his hard work this legislative session.

VII. NEW BUSINESS

1. Consideration of Resolution 04-16, a Resolution by the Park City Council to Achieve Net Zero Carbon by 2022 for the Municipal Government and by 2032 for the Broader Community and for Park City to Invite Other Local Governments to Join Us with the Goal:

Mayor Thomas opened the meeting for public comments.

Chris Churniak said he supported the resolution and suggested some edits for some of the language as follows: Where it reads, "Grass roots efforts are nimble and more directly affected by the impacts of climate change," he suggests it read, "Grass roots efforts are more directly able to address the impacts of climate change." Where it reads, "We have a disproportionately sized carbon footprint due to our cool climate, large homes, visitor travel and high-quality of life," he suggests is read, "due to our mountain climate, large homes, visitor travel and complex infrastructure, vehicle-dependent, remote setting."

Tommy Ellsmith, CEO and founder of SES Green Energy, an electrical contractor company that focuses on electrical efficiency, said she supported this resolution, as it was the right thing to do. She said she was shocked that more people in the state didn't move forward on this topic and felt it was because they were uneducated. She said we as a community could lead others who might be afraid of taking such a dramatic step.

Robin English stated she was working on getting a citizens climate change lobby started here in Park City. She supported this effort and was happy to see the City get involved, as she felt more involvement meant awareness would finally reach the state level.

Mayor Thomas closed the public comments portion of the meeting.

Council Member Henney related that the City Recorder, Michelle Kellogg, recently replaced all the lights in her house with LEDs. When he asked her why, since she didn't live in Park City, she responded it was because she wanted to be a part of the team. Council Member Henney also reported the City was currently ranked in fourth place for the Georgetown Energy Prize. He stated the fourth-place position was based solely on meter reading data, which only accounted for 25% of the total criteria. He explained the other 75% of the ranking would involve the narrative of how we got to where we are and what programs had been implemented.

Council Member Matsumoto asked for clarification on what language we would use in place of “high-quality of life.” Council Member Henney suggested “lifestyle.” Council Members Matsumoto and Beerman said they also liked the phrase “mountain climate” instead of “cold climate.” Council Member Beerman further stated he was so proud of this community and Council for moving forward with this initiative. He was also hearing from other communities who were interested in replicating our efforts, so this resolution would be something we could use to show others, and they would be taking it to the Utah League of Cities and Towns (ULCT) conference to get others onboard. Council Member Gerber indicated the language in the resolution template that would go to other cities that reads, "Whereas Park City recently set an audacious goal" sounded discouraging and she preferred more positive wording such as “ambitious goal.” She also asked Ober to help get the word out about Council approving this because she wanted it to go viral.

Council Member Henney moved to approve Resolution 04-16, a resolution by the Park City Council to achieve Net-Zero Carbon by 2022 for the municipal government and by 2032 for the broader community, and for Park City to invite other local governments to join us with the goal, with Churniak’s and Gerber's edits. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

2. Consideration Of Ordinance 16-13; An Ordinance Amending Title 14 – Licensing Chapter 8; Special Event Permit, of the Municipal Code of Park City, Utah:

Jenny Diersen and Minda Stockdale asked Council to approve code amendments to allow public safety personnel to be added to the fees in the fee reduction process, since police provide valuable services to public events.

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Worel stated on Page 87 in the packet where it reads "or includes any other city serve," it should say "services" instead of "serve."

Council Member Beerman moved to approve Ordinance 16-13, an ordinance amending Title 14-Licensing Chapter 8; Special Event Permit, of the Municipal Code of Park City, Utah, with the word services replacing the word serve on Page 87 with services. Council Member Worel seconded the motion.

RESULT: APPROVED

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

3. Consideration of Ordinance 16-14; an Ordinance Approving the April Inn Condominiums Record of Survey Plat Pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved By the City Attorney:

Francisco Astorga, Planning Department, along with Jonathon Grey, who represented the owner, asked Council to approve the record of survey, which would allow the property owner to sell each of the seven units of the April Inn separately.

Council Member Matsumoto asked if the picture showing the empty backyard included in the staff report was the final project. Astorga stated there was no active permit for the seventh unit to be built and the picture just showed the vicinity and neighborhood in order to give context.

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Beerman moved to approve Ordinance 16-14, an ordinance approving the April Inn Condominiums record of survey plat pursuant to the findings of fact, conclusions of law, and conditions of approval in a form approved by the city attorney. Council Member Henney seconded the motion.

RESULT: APPROVED

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

4. Consideration of Ordinance 16-15, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Notice Matrix, Section 15-1-21; Purposes, Section 15-11-15; Park City Historic Sites Inventory, 15-11-10; Historic District or Historic Site Design Review, Section 15-11-12; Historic Preservation Board Review for Demolition Section 15-12.5-15; and Definitions, Section 15-15:

Anya Grahn, Planning Department, stated this amendment would correct discrepancies in the ordinance after it was passed last December. She reported the biggest proposed change would be to have a notice for demolition, based on feedback from the community, City Council and the Historic Preservation Board. She also stated the Planning Commission felt adding an additional notice might actually be more confusing.

Council Member Gerber said a point that was confusing during the Planning Commission meeting was that this would only apply to non-historic homes in the historic district.

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Samuels McLean advised Council to be aware of the issue of whether or not to do noticing of non-historic demolitions, as the Planning Commission forwarded a negative recommendation on that point. Council Member Beerman asked if the original noticing

would still go out as usual. Grahn stated yes and that the Planning Department would send out a mailing to neighbors in addition to the normal noticing process to let them know of the demolition. Council Member Beerman agreed with the Planning Commission that the extra noticing was not necessary. Council Member Worel asked if this discussion came about from neighbor complaints, to which Grahn said yes. Council Member Henney asked if there was an obligation on the City's part to notify the community and wondered why the Council was focusing on this issue. Grahn clarified the focus was due to the fact that houses in this area are designated as historic. Council Member Matsumoto asked about contributory housing. Grahn said the contributory designation did not mean a structure was exempt from demolition, and that these homes would fall under this category by going through the same historic design review as any new construction. Council Member Matsumoto felt contributory housing should also be included in the noticing. Council Member Henney agreed and asked if contributory housing could be included. Council agreed with Henney and Matsumoto on adding contributory housing to the noticing.

Council Member Henney moved to approve Ordinance 16-15, and ordinance amending the Land Management Code of Park City, Utah; Notice Matrix, Section 15-1-21; Purposes, Section 15-11-15; Park City Historic Sites Inventory, 15-11-10; Historic District or Historic Site Design Review, Section 15-11-12; Historic Preservation Board Review for Demolition Section 15-12.5-15; and Definitions, Section 15-15 with edits as proposed by the Planning Commission and outlined in Item Four of the public agenda. Council Member Matsumoto seconded the motion.

RESULT: APPROVED

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

5. Consideration of Ordinance 16-16, an Ordinance Approving the First Amended Sunnyside Subdivision Lot 10 Plat Amendment Located at 615 Mellow Mountain Road, Park City, Utah, Pursuant to Findings of Facts, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:

Francisco Astorga, on behalf of Kiersten Whetstone, Planning, stated there was an error in the original survey and this amendment would fix that by combining the legal lot of record plus the remnant parcel into one legal lot of record.

Council Member Matsumoto asked for clarification on the location of the discrepancy area and if there was a house size limit in this area, to which Astorga said there was no size limit. Council Member Matsumoto asked if combining the lots would allow the owner to build a bigger house. Astorga said there was the potential for that to occur, but that the current City policy stated the City was required to clean up these remnant lot discrepancies.

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Matsumoto moved to approve Ordinance 16-16, an ordinance approving the First Amended Sunnyside Subdivision Lot 10 Plat Amendment, located at 615 Mellow Mountain Road, Park City, Utah, pursuant to findings of facts, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED

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

6. Consideration of a Request to Continue a Public Hearing on an Ordinance Approving an Extension of the October 30, 2014, Approval of the Lot 1 Ontario Mine Bench Condominium Record of Survey Plat, Located at 7700 Marsac Avenue, Park City, Utah:

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Gerber moved to continue a public hearing on an ordinance approving an extension of the October 30, 2014, approval of the Lot 1 Ontario Mine Bench Condominium Record Of Survey Plat, located at 7700 Marsac Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: CONTINUED

Next: 5/12/2016

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

7. Consideration of a Request to Continue a Public Hearing on an Ordinance Approving an Extension of the October 30, 2014, Approval of the Ontario Mine Bench Subdivision, Located at 7700 Marsac Avenue, Park City, Utah:

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Matsumoto moved to continue a public hearing on an ordinance approving an extension of the October 30, 2014, approval of the Ontario Mine Bench Subdivision, located at 7700 Marsac Avenue, Park City, Utah. Council Member Worel seconded.

RESULT: CONTINUED

Next: 5/12/2016

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

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Karen Anderson, Park City Deputy Recorder

Monthly Housing Update

March 24, 2016

Regulatory Tools

- Blue Ribbon Housing Commission presenting report in City Council Work Session on April 14
- EPS Presenting findings and recommendations for discussion in City Council Study Session on April 28

City Sponsored Development

- Historic Preservation Plan for 1450-1460 Park Avenue approved – next step is stabilization of historic homes as well as application for a Conditional Use Permit for the entire project
- An RFP has been issued for the LPA project with a goal of hiring a design team by

Land Acquisition & Disposition

- Several potential partnership projects are being evaluated

Neighborhood Preservation Pilot

- Analysis of this approach continues, will present program options/framework by September of this year.

Comprehensive Transportation System

