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

**November 3, 2016**

**STUDY SESSION**

**Discuss Construction and Development Fee Waiver Policy and Recommend Criteria in Order to Review Applications and Determine Eligibility for Future Waivers or Adjustments:**

Michelle Downard, Jed Briggs, Rhoda Stauffer and Nate Rockwood presented this item. Downard stated construction development fees included building permit fees and plan review fees. The hope was that the revenue would parallel the expenditures so each department would be self-sufficient. One thing Downard felt was important to consider was the balance of fees with revenues even with the fluctuation of the economy. She gave the example of waiving fees when the economy was strong, but then having to continue to provide services during economic downturns when revenue was lower. This example showed that the City resources would be strained under certain economic situations. She stated there were advantages to waiving fees for affordable housing projects since there would be a public benefit and it would meet the Council's affordable housing critical priority goal.

Downard explained the current City practice with regard to waiving construction and development fees. Fees could be waived for non-profits which provided public benefit, and for youth groups. The City Manager had authority to waive fees up to \$5,000 and the City Council could waive fees that were in excess of \$5,000. She indicated that Council could request a code amendment if they wanted the City Manager to have a higher or lower limit in waiving fees, but staff was in favor of bringing fee waiver requests to Council for transparency reasons. Within the current City Code, impact fees could be offset, appealed or independently calculated.

The recommendation from staff was to have applicants respond to and meet certain criteria before requesting fee waivers. Some criteria could include Council priorities, services and development that contribute to City essential functions, other projects, etc. Staff's goal was to provide Council all the impacts that would come from fee waivers, so Council could make informed decisions.

Council Member Matsumoto asked if impact fees were waived for affordable housing at Park City Heights. Stauffer stated that she had told the developer that the Council

1 wouldn't consider waiving those fees until a price list was given. Council Member  
2 Matsumoto asked if fees were waived for City affordable housing projects. Stauffer  
3 stated that decision hadn't been made yet. Council Member Matsumoto favored waiving  
4 fees for public benefit so she asked how the City could recoup the funds that were  
5 waived. She suggested budgeting in a certain amount each year for fee waivers. Briggs  
6 stated he looked at that option and that could be an alternative.  
7

8 Council Member Gerber asked how often requests for fee waivers were brought to the  
9 Council, and if waivers were granted, would more organizations begin requesting  
10 waivers. Downard stated there were several organizations the City knew would be  
11 requesting fee waivers in the near future. Foster stated the City wanted an equal playing  
12 field for organizations with regard to fees and applying for waivers.  
13

14 Council Member Worel asked if the waived fee would be included in the cost per square  
15 foot of affordable housing units. Rockwood stated it would not be figured into the cost.  
16 He gave an example of water infrastructure and stated if the developer had its impact  
17 fees waived, the cost would be transferred to the water service fee that the entire City  
18 would be paying for.  
19

20 Council Member Beerman asked if there had been shortfalls because of fee waivers.  
21 Rockwood stated there hadn't been budget shortfalls. Briggs stated the General Fund  
22 would always have to make up the difference when construction fees were waived.  
23 Laurent stated the waivers would impact the entire budget process, noting cuts in  
24 training, vehicles, and independent contractors to help with understaffing, etc. Council  
25 Member Beerman felt fee waivers for affordable housing was a need whereas extra  
26 training or vehicles may be more of a want. He stated internal fee waivers would be  
27 appropriate since the money was going from one fund to another within the City. But he  
28 felt the topic got unclear when non-profits requested the fee waivers based on various  
29 factors.  
30

31 Council Member Matsumoto indicated she was in favor of fee waivers for City projects  
32 as well. Downard stated having criteria in place would help with determining fee waivers  
33 for the future. Council Member Gerber stated even with criteria, it was sometimes hard  
34 for Council to say no, since so many of the requesting organizations do so much good  
35 within the community. She affirmed that she was in favor of fee waivers for City housing  
36 projects. It was indicated that housing obligations from private developers were not  
37 eligible for fee waivers. Council Member Worel favored developing criteria, because  
38 they were a transparent way for organizations to gauge whether they would meet the  
39 criteria for a waiver. She also favored fee waivers for City projects.  
40

41 Council Member Henney felt Council first needed to determine policy, and asked how  
42 aggressively Council wanted to use fee waiving as an additional form of subsidy, did  
43 Council prefer the current process for waiving fees, and did Council want to increase  
44 waivers or decrease waivers.

1 Council Member Matsumoto asked what would need to happen in order to make the  
2 City whole if Council continued to waive fees. Council Member Henney indicated he  
3 was a fan of subsidizing the Critical Priorities. Council Member Matsumoto suggested  
4 having a budget for waiving fees. Mayor Thomas favored that proposal and thought  
5 creating criteria would be beneficial as well. Council Member Henney stated putting the  
6 underserved into the criteria would tie into the affordability concept. Foster suggested  
7 adding criteria for transportation or energy within the housing project might qualify the  
8 project for further fee waivers.

9  
10 Jenny Diersen stated she would be giving a fee reduction for special events update in  
11 the near future, but she indicated creating criteria and a process for fee reductions  
12 provided clarity for staff as well as for the event organizer. The criteria also helped  
13 SEAC determine the service the requester was providing so they could determine if a  
14 fee waiver was in line with the City priorities.

15  
16 Council Member Beerman stated he heard from the Council that fee waivers were  
17 favored for affordable housing and City projects. They also desired tracking the impacts  
18 on those projects. Other requests should meet determined criteria. Foster stated staff  
19 should also figure out how to handle waivers in the budget. Harrington stated new  
20 growth was being subsidized already. Council could set parameters, such as if the  
21 budget had a level of service impact or if the red line (shown in the chart) passed a  
22 certain percentage that was not in line with other growth or application variations, then  
23 corrections to fee waivers could be considered.

24  
25 Briggs stated last year the Building Department had a \$230,000 budget deficit because  
26 of fee waivers.

27  
28 The Council agreed to continue this discussion. Staff would refine this issue, and the  
29 Budget Department would analyze the additional subsidy of fee waivers. Briggs asked if  
30 Council wanted criteria for nonprofit fee waiver requests. The Council agreed to look at  
31 that.

32  
33 **Discussion and Overview - "Communities that Care" Initiatives:**

34 Mia Levine, Youth City Council Mayor, opened this portion of the meeting. The Council,  
35 Youth Council, Ember Conley, Park City School District Superintendent, and Police  
36 Chief Wade Carpenter participated in the discussion. Council Member Worel indicated  
37 that after two young men passed away in the community, many asked what could be  
38 done to bring the community together to help prevent future tragedies. Conley stated  
39 she received many emails from around the country offering support. She gave statistics  
40 collected from a survey taken within the Park City School District on alcohol and drug  
41 use by 6-12 graders. Results showed 61% consume alcohol in the home with parents'  
42 permission and 62% consume alcohol at other teens' homes without parental consent.  
43 Twenty one percent of 6-12 graders use marijuana, 12 % in the last 30 days, and 6%  
44 use prescription drugs. Data collected from surveys on just the 10-12 graders

1 determined that 71% use alcohol, 41% in the last 30 days, which was double the state  
2 average, and 50% have used marijuana. Just focusing on 12 graders, that number  
3 doubled for hallucinogens. Cocaine use tripled in the last 2 years, going from 2.5%-7%.  
4 Park City is more than double the state average for teen prescription drug use, which  
5 has doubled over the past couple of years from 5%-8%.

6  
7 Conley explained the Communities that Care (CTC) program. This program came out of  
8 Washington, and it requires that the community comes together and commits to the  
9 program.

10  
11 Council Member Beerman asked how these statistics compared to other states. Conley  
12 stated she talked with leaders in Vail and their biggest problems were substance abuse  
13 and suicide. She stated these statistics were in line with national statistics, but were way  
14 out of line compared to the rest of Utah. In speaking with some students, she learned  
15 that students believed marijuana was good for them. But they also expressed the  
16 extreme stress they felt with regard to grades, athletics, living in Park City, etc.

17  
18 Council Member Henney was happy to see the community talking about the substance  
19 abuse problem in the schools and community.

20  
21 Rob Tinder, Partner for Success Program, spoke about CTC, and indicated there were  
22 five steps to the program. The first thing would include determining community  
23 readiness. Readiness was usually determined from a trigger that would set it off. The  
24 five steps included formulating relationships and collaborating, training a key leader  
25 board, collecting and analyzing data to find out where the gaps were in the community,  
26 finding a plan, and implementing and evaluating the plan.

27  
28 He showed a video explaining the CTC program. Tinder stated Tooele had been using  
29 the CTC program for the last 10 years and had seen results. He noted that CTC was not  
30 a direct program, but provided a center for resource sharing for community partners.  
31 Provo City School District just started the CTC program last summer. Other programs  
32 were run by cities or counties. Conley indicated that the City had many pieces of the  
33 requirements for a grant, but it just needed to be organized and communicate with each  
34 other to complete the process. Tinder indicated that an entity in Utah that signed a CTC  
35 contract would be eligible for a funds match up to \$10,000 per year for three years.

36  
37 Council Member Worel stated the Behavioral Health needs assessment was completed  
38 and would be presented to Council on December 1. It was discussed that the County  
39 should be invited to participate in the program with Park City. Council Member Henney  
40 felt the burden of this should not be on the School District since the goal was to change  
41 the temperature of the entire community.

42  
43

1 **WORK SESSION**

2 **Council Questions and Comments:**

3 Council Member Worel went to Coffee with Council and indicated 50+ people were in  
4 attendance and there were many questions. She attended the Arts Council Creative  
5 Conversations meeting, and the Joint Transit Advisory Board (JTAB), noting that 12  
6 buses were here and would be online for the winter season, the six electric buses had  
7 been ordered, and more drivers were needed. She attended the affordable childcare  
8 meeting, where they were in the process of developing a master plan for affordable  
9 childcare in the City. PC Tots would provide space for more affordable childcare and  
10 would target the 0-3 year olds age group. Council Member Matsumoto asked about the  
11 status of the immediate need for childcare for some children. Council Member Worel  
12 stated the illegal childcares were being shut down in a rolling manner; when renovations  
13 were scheduled or when the lease comes up for renewal.

14  
15 Council Member Henney stated he went to Coffee with Council, JTAB, and the Arts  
16 Council with Council Member Worel. He also attended the Prospector Square HOA  
17 meeting, Chamber of Commerce Board meeting, and Recycle Utah meeting. He gave  
18 kudos for the City newsletter this month, especially noting the certification of Anya  
19 Grahn, and the accomplishments of Chief Carpenter, Hugh Daniels, and the Building  
20 Department. He felt there were issues brought to the City that were dealt with very  
21 quickly and efficiently and he was extremely pleased with the City response to the  
22 issues.

23  
24 Council Member Beerman stated he and Council Member Gerber went to a Colorado  
25 Area Ski Towns (CAST) conference. I AM PRO SNOW did a presentation there. He  
26 also attended the Park City Area Lodging Association (PCALA) meeting and spoke on  
27 propositions on the ballot and the City's critical priorities, events in the City, and the  
28 nightly rental issue.

29  
30 Council Member Gerber indicated that attending CAST was a good opportunity to see  
31 how the resort cities aligned on Park City's priorities. She attended the Recreation  
32 Facilities Master Plan meeting where they talked about using economies of scale, being  
33 sensitive to transportation and other issues. She also attended PCALA with Council  
34 Member Beerman.

35  
36 Council Member Matsumoto thanked the Council members who participated in Coffee  
37 with the Council, noting she heard so many good things from that meeting. She  
38 attended the Historical Society meeting where it was discussed that the Planning  
39 Commission voted to uphold the historical status of the Star Hotel being a significant  
40 structure. The stabilization of California Comstock was also discussed.

41  
42 Mayor Thomas indicated he did a walk-through of the McPolin Barn and saw the original  
43 windows that were being reinstalled after being re-glazed. He attended the PC  
44 Advocates meeting and the Fire Board meeting and thanked the Police Department for

1 their assistance in putting out a fire along with the Fire Department. He participated in  
2 the Utah Nonprofits Panel Discussion, participated in the 10 Reasons to Vote video, and  
3 attended the Historical Society meeting and the International City Day, where he talked  
4 about the City's Sister City. Council Member Henney noted Mayor Thomas' response to  
5 yard signs on the radio with Leslie Thatcher was excellent.

6

7 **Review Draft 2017 City Council Meeting Schedule:**

8 This item was moved to a future meeting.

9

10 **Special Event Advisory Committee (SEAC), Event Prioritization, and Fee**  
11 **Reduction Updates:**

12 Jason Glidden and Jenny Diersen, Special Events, and Sarah Klingenstein and Bob  
13 Kollar, SEAC members, presented this item. Diersen stated the focus on the  
14 presentation tonight was on mitigating the feeling of event fatigue. She also  
15 recommended adding the School District and County to the Committee as voting  
16 members, as well as two individual residents. Another change to the committee was to  
17 have monthly meetings instead of quarterly meetings.

18

19 With regard to event fatigue, Diersen stated the major issues causing event fatigue  
20 related to traffic and parking, noise, and congestion. The proposed mitigations were to  
21 focus on community impacts, including transportation and environmental sustainability.  
22 These mitigations would be focused on Level Three events, but consideration would  
23 also be given to Level One and Two events.

24

25 Klingenstein commented on the proposed citizen at-large members in SEAC. She noted  
26 she would welcome those members and stated the committee was critical to keeping  
27 the City feeling like home and not a vacation destination. She thanked Council for  
28 creating this committee and supporting it.

29

30 Council Member Henney stated he supported the recommendations given. He liked the  
31 efforts to build the City's "sense of place." He referred to the trick-or-treating on Main  
32 Street for Halloween and asserted that was a good example of "sense of place." He  
33 knew SEAC was tasked with a difficult endeavor and appreciated their work.

34

35 Council Member Worel supported the recommendations and asked if the members that  
36 were originally appointed to attend four meetings per year, were willing to now attend 12  
37 meetings per year. Diersen stated staff understood the concerns and polled the  
38 members that were having difficulty attending, and the date and time of the meetings  
39 were adjusted to accommodate those members. She also noted that this past year the  
40 committee met eight or nine times so the members had been meeting more than  
41 originally planned. Council Member Worel asked why only five of the 11 scoring sheets  
42 were returned. Diersen indicated some on the committee felt the applications were  
43 incomplete and they didn't have enough data to make informed decisions.

1 Council Member Beerman stated the off season was when the best events were held  
2 for the locals. He expressed concern about the composition of the committee, since  
3 there would be nine stakeholders and six citizens. He suggested having the  
4 stakeholders combine their votes or maybe rotate their turns to vote. Mayor Thomas  
5 agreed and felt the consolidated stakeholder vote would empower the individuals whose  
6 main interest was the entire community. He stated SEAC could not approve or deny  
7 events, but could give recommendations on which events were allowed in the  
8 community.

9  
10 Council Member Matsumoto indicated Charlie Sturgis was over the City trails but he  
11 lived in Park City and he wanted the best for the entire community. She felt the  
12 committee was balanced and if it was reorganized without stakeholders, a lot of  
13 knowledge would be lost. Glidden stated one of the duties of SEAC was to debrief the  
14 event and gain information on the success of the event.

15  
16 Council Member Gerber felt the events in the summer that were scheduled to keep the  
17 economy alive could be scaled back. She thought the voice of the residents who had to  
18 live with all the events was crucial. She also referred to the sales tax growth from 2010-  
19 2016 and indicated the City couldn't handle another growth spurt like that in the future.  
20 Glidden stated that when requirements to have a traffic mitigation plan, etc. were added  
21 for these events, that would add more cost to the event and would weed out some  
22 events. Council Member Beerman indicated he knew the choices would be hard, but the  
23 Council wanted balanced recommendations from SEAC.

24  
25 Council Member Henney asserted organizations should be able to make a case for their  
26 event if SEAC was considering not allowing them to have the event. He would be in  
27 favor of equaling the citizens or even having more citizens than stakeholders on the  
28 committee. Harrington stated if some events were reviewed then all events would have  
29 to be reviewed before recommendations could be made. He stated an amendment to  
30 the code would be necessary to make this change. Council Member Worel stated it  
31 would make sense for some stakeholders to be combined so the citizens would have  
32 the weight of the recommendation to Council.

33  
34 Glidden reviewed that some business stakeholders would be combined and two at-large  
35 citizens would be added to the committee. Diersen explained that staff would focus on  
36 mitigation first before eliminating events or enacting a moratorium on new event  
37 applications.

38  
39 Council Member Henney stressed that the foot should be off the gas pedal with regard  
40 to new events. Council Member Beerman stated that the committee was qualified to  
41 look at the events and if they wanted to make a recommendation to eliminate an event,  
42 that was their prerogative.

43

1 Diersen summarized the direction from Council. Harrington reviewed that once an event  
2 was approved, it would be very hard to remove that event, unless there was a case for  
3 noncompliance. The way to proceed would be to change the application for new events  
4 that would have to go through SEAC for a positive recommendation.

5  
6 Council Member Worel asked if an ordinance could be drafted that would allow the  
7 committee to look at all the Level Three Events. Harrington stated that could be a  
8 possibility.

9  
10 **Lower Park Avenue Update – Consideration of Relocation of the Senior Center**  
11 **Facility and Use/Program:**

12 Jonathan Weidenhamer, Economic Development Manager, Kim Clark, Summit County,  
13 and Craig Elliott, Elliott Workgroup Design, presented this item. Weidenhamer asked if  
14 Council was in favor of the senior building being removed from the fire station lot so  
15 affordable housing could go into that space. He also asked if the senior building could  
16 be moved to a different location in the Lower Park Avenue district. Weidenhamer  
17 suggested some possible uses for the building, including a childcare center, Recreation  
18 Department use, summer programs, a storage building, etc. His third question was if  
19 Council supported moving the Senior Program to a new shared community center at  
20 City Park.

21  
22 Council Member Worel asked if the seniors were in consensus as to where they wanted  
23 to be located. Clark stated there was a discussion with seniors, and they wanted some  
24 programming at the MARC, but they also wanted community focused programming  
25 elsewhere too. A list was made of the amenities they wanted in a future location,  
26 including parking, transit, ADA accessibility, a kitchen, lunch space for 80-100 people,  
27 and a comfortable space to convene with a pool table. Council Member Worel asked  
28 what was wrong with the current building. It was indicated that the building was a  
29 narrow space and long term the building was not big enough.

30  
31 Council Member Henney stated he was interested in moving the building to a new site,  
32 he wanted to repurpose the building, but did not want seniors to be at the MARC.

33  
34 Council Member Beerman wanted the senior building moved to a new site but didn't  
35 want it at the proposed site. He liked having the seniors at the MARC or at City Park. He  
36 also felt the senior building should be relocated before building the rec center and that  
37 the seniors should be temporarily housed at the MARC.

38  
39 Mayor Thomas agreed that the building should be moved, but he felt it should stay in  
40 town. One suggestion for a future use of the building was to house a Latino community  
41 center. He also reviewed that the majority of Council would like to explore the site at the  
42 existing Recreation Building location, but noted his preference of locating seniors at the  
43 MARC.

44



1 Council Member Gerber was in favor of the building being moved and was fine with it  
2 being located by the skate park, but she didn't want it demolished. She suggested  
3 locating it in the County if staff couldn't find a spot in the City. She also thought a  
4 temporary location should be found that had a kitchen so the senior lunches wouldn't be  
5 disrupted.

6  
7 Council Member Matsumoto was in favor of the building being moved, but noted she  
8 didn't like the proposed spot. She thought if the parking could be worked out at City  
9 Park, and having the seniors at the rec center would be a good idea.

10 **REGULAR MEETING**

11 **I. ROLL CALL**

12

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

13

14 **II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

15 Bruce Erickson, Planning Director, announced that Anya Grahn recently received her  
16 Historic Preservation Financial Analyst certification.

17

18 **Staff Communications Reports:**

- 19
  - 2016 Park City Summer Day Camp Summary

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

22 Mayor Thomas opened the meeting for public input on items not listed on the agenda.

23

24 Angela Moschetta stated she attended one of the SEAC committee meetings. She was  
25 glad to hear environmental impact to the community was a concern when considering  
26 events. She stated the sense of event fatigue was anecdotal and the attitude needed to  
27 be quantified before decisions were made with regard to eliminating events or drastic  
28 mitigation efforts. She recommended meeting with Level One event leaders, noting they  
29 could add value to the issue.

1 Gincy Plumber and Ruth Zubecker talked about having a coordinated effort to knit teens  
2 together with peer-to-peer programs so they could anchor themselves into who they are  
3 as people. She noted she missed the Communities that Care program discussion, but  
4 offered her support of that.

5  
6 Jason Bartow, local arborist, asked if he could comment on Consent Item Number One.  
7 That item was moved from the Consent Agenda so comments could be made.

8  
9 Paul Wisnewski, Senior Center, stated that “temporary” was a relative term, and a  
10 space for seniors needed to be chosen so the members could plan for the change.

11  
12 Mayor Thomas closed the public input portion of the meeting.

13  
14 **IV. CONSENT AGENDA**

15  
16 **1. Request to Authorize the City Manager to Sign a Professional Services**  
17 **Agreement with Bowen Collins & Associates, Inc., for On-Call Landscape**  
18 **Architect Consultant Services in an Amount Not to Exceed \$75,000, in a Form**  
19 **Approved by the City Attorney:**

20 Council Member Henney moved to remove Item One from the Consent Agenda for  
21 further discussion. Council Member Matsumoto seconded the motion.

22 **RESULT: APPROVED**

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

24 This item was moved to New Business.

25  
26 **2. Request to Authorize the City Manager to Sign an Interlocal Cooperation**  
27 **Agreement Between Park City Municipal Corporation and Weber Basin Water**  
28 **Conservancy District (WBWCD) for Staff to Access Weber Basin’s Screening**  
29 **Building:**

30 Council Member Beerman moved to approve Item Two of the Consent Agenda. Council  
31 Member Gerber seconded the motion.

32 **RESULT: APPROVED**

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

34  
35 **V. OLD BUSINESS**

36  
37 **1. Request to Authorize the City Manager to Enter into a Professional Service**  
38 **Provider Agreement in a Form Approved by the City Attorney’s Office with GSBS**  
39 **Architects, in an Amount Not to Exceed Five Hundred Ten Thousand Dollars**

1 **(\$510,000) for Phase 3 Design Development, Construction Documents and**  
2 **Administration:**

3 Jonathan Weidenhamer and Matt Twombly, Economic Development, and Clio Reynar,  
4 GSBS Architects, presented this item. Council Member Beerman recused himself from  
5 this item due to the location of his business in proximity to this project. Twombly stated  
6 the schematic design estimate from the design team increased and noted a few items  
7 were not included in the design, but the estimate was pushed above the \$7 million  
8 budget. Some materials were downgraded and some items were moved to other funds.  
9 There was discussion about removing the elevator, but for now that feature remained in  
10 the design.

11  
12 Council Member Worel asked if the stage could be removed in light of the recent  
13 discussion on event mitigation and the concern from residents on noise levels. Twombly  
14 stated the stage/pavilion had a dual purpose and the pavilion was needed for shelter,  
15 lunches, etc. Weidenhamer indicated noise levels would be regulated through the event  
16 license process. Council Member Worel asked what the construction document  
17 preparation fee included. Reynar explained her staff's involvement in that process.  
18 Council Member Worel asked at what stage the traffic study would take place.  
19 Weidenhamer stated when the drawings were at 60%, then the traffic study would be  
20 brought forward.

21  
22 Council Member Gerber asked if the green roof was accessible. Twombly stated GSBS  
23 recommended that the green roof be removed and solar panels installed to assist in the  
24 net zero energy goal. Council Member Henney asked why an elevator was needed in  
25 this project. Twombly stated the elevator provided a higher level of accessibility.

26  
27 Mayor Thomas stated if there wasn't underground parking, then there would be no need  
28 for an elevator. But people would come up from the parking onto Main Street, which  
29 didn't meet code, so he felt the elevator was necessary. Bruce Erickson stated the  
30 elevator would not only support ADA requirements, but also small children, people with  
31 packages, and other needs. Council Member Gerber was hesitant that the project was  
32 over budget and this was just the beginning stage, but she was in favor of the elevator.

33  
34 Mayor Thomas opened the meeting for public comment.

35  
36 Mike Sweeney felt there was a need for an elevator and he supported the project.

37  
38 Thea Leonard indicated the elevator was a nice feature but it was superfluous. She  
39 liked the tower but felt there were other options. If value engineering was a concern,  
40 then she felt the stage could go.

41  
42 Peter Marth stated the process worked well and he appreciated the Council's efforts to  
43 keep the project within budget. He suggested a water feature at the plaza, to which  
44 Weidenhamer indicated a water feature had been incorporated into the plans.

1 Mayor Thomas closed the public input portion of the meeting.

2  
3 Foster stated staff took the budget very seriously for this project. She noted they were  
4 organizing a process for estimating these projects.

5  
6 Council Member Henney moved to authorize the City Manager to enter into a  
7 professional service provider agreement in a form approved by the City Attorney's  
8 Office with GSBS Architects, in an amount not to exceed five hundred ten thousand  
9 dollars (\$510,000) for Phase 3 design development, construction documents and  
10 administration. Council Member Gerber seconded the motion.

11 **RESULT: APPROVED**

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

13  
14 **VI. NEW BUSINESS**

15  
16 **1. Request to Authorize the City Manager to Sign a Professional Services**  
17 **Agreement with Bowen Collins & Associates, Inc., for On-Call Landscape**  
18 **Architect Consultant Services in an Amount Not to Exceed \$75,000, in a Form**  
19 **Approved by the City Attorney:**

20 This item was removed from the Consent Agenda for further discussion. Jason Bartow  
21 asked if this contract would help assist with the City fire plan, and staff confirmed that it  
22 would. He indicated he owned Wasatch Back Trees, and asked that someone who was  
23 familiar with municipal forestry be chosen for this project.

24  
25 Council Member Matsumoto asked staff if Mr. Bartow was on the list. Cassel stated he  
26 was not on the list and the City went through the City procurement process for this  
27 contract.

28  
29 Council Member Gerber moved to authorize the City Manager to sign a professional  
30 services agreement with Bowen Collins & Associates, Inc., for on-call landscape  
31 architect consultant services in an amount not to exceed \$75,000, in a form approved  
32 by the City Attorney. Council Member Worel seconded the motion.

33 **RESULT: APPROVED**

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

35  
36 **2. Conduct a Public Hearing to Allow Interested Parties to Present Arguments**  
37 **in Favor of and Against the Ballot Proposition with Respect to the Issuance of**  
38 **General Obligation Bonds for the Purchase and Protection of Bonanza Flats:**

1 Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas  
2 closed the public hearing. Daley stated this would be the last public hearing for this  
3 item.

4  
5 **3. Consideration to Continue an Economic Development Grant Contract in the**  
6 **Amount of \$20,000 for a Three Year Period for Anomaly Action Sports in a Form**  
7 **Approved by the City Attorney:**

8 Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas  
9 closed the public hearing.

10  
11 Council Member Matsumoto moved to continue the discussion of approving an  
12 economic development grant contract in the amount of \$20,000 for a three year period  
13 for Anomaly Action Sports in a form approved by the City Attorney to November 10,  
14 2016. Council Member Beerman seconded the motion.

15 **RESULT: CONTINUED TO NOVEMBER 10, 2016**

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

17  
18 **4. Consideration to Continue Support of the Winter Balcony Enclosures Pilot**  
19 **Program on Main Street and Approve an Agreement to Allow an Enclosed**  
20 **Balcony Over a Public Pedestrian Right-Of-Way:**

21 Anya Grahn, Planning, presented this item. Grahn reviewed the pilot program last  
22 winter. There was concern about the Council's request for the structure to meet the  
23 Energy Code. Brian Marcum, Elliott Workgroup, stated Riverhorse was the only  
24 restaurant to apply for the Winter Balcony Enclosure Permit. He indicated the various  
25 efforts made to comply with the Council's request.

26  
27 Mayor Thomas stated he struggled with this issue because he wanted to support  
28 businesses, but the City was trying to be sustainable and this program did not comply  
29 with this goal.

30  
31 Council Member Matsumoto asserted the City agreed to a three year program.  
32 Riverhorse invested a great deal of money to comply with the City's suggestions, and  
33 therefore she supported this item. Council Member Beerman asked if Riverhorse would  
34 consider subscribing to solar to offset the energy loss. The owner indicated he would  
35 certainly be amenable to that suggestion.

36  
37 Council Member Gerber moved to continue the support of the Winter Balcony  
38 Enclosures Pilot Program on Main Street and approve an agreement to allow an  
39 enclosed balcony over a public pedestrian right-of-way. Council Member Matsumoto  
40 seconded the motion.

1 **RESULT: APPROVED**

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

3  
4 **5. Consideration to Approve the New Type Three Special Event License and**  
5 **City Services Agreement with the Kimball Art Center as Approved by the City**  
6 **Attorney:**

7 Jason Glidden, Special Events, and Cathy Kennedy, Kimball Arts Center (KAC),  
8 presented this item. Glidden stated this event was going into its 48<sup>th</sup> year and the  
9 contract contained the priorities of both sides.

10  
11 Council Member Worel asked why the sales tax revenue decreased at this year's event.  
12 Kennedy stated the event changed dates; it was held at the same time as the Summit  
13 County Fair and the Olympics, which resulted in a 14% decrease in attendance. Council  
14 Member Gerber indicated she hoped this event would not see continued growth year  
15 over year. She suggested promoting bikes and bike valets for the event.

16  
17 Council Member Beerman thanked Kennedy for adjusting the date for the event this  
18 year to accommodate scheduling. He hoped KAC could mitigate waste in future years.  
19 He asked about Section 6.2 of the contract, noting the wording of the cost of City  
20 services going up was written vaguely. Harrington stated it was written in the City's  
21 favor, and indicated KAC could request more services, but would have to pay the fee,  
22 and the City could force KAC into renegotiation at any time.

23  
24 Council Member Henney asked if it could be noted in future staff reports that SEAC  
25 reviewed the contract, and any comments they made.

26  
27 Council Member Beerman moved to approve the new Type Three Special Event  
28 License and City Services Agreement with the Kimball Art Center as approved by the  
29 City Attorney. Council Member Worel seconded the motion.

30 **RESULT: APPROVED**

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

32  
33 **6. 2016 Park Silly Sunday Market (PSSM) End of Season Review:**

34 Jenny Diersen, Special Events, and Michelle McDonald and Kate Boyd, PSSM,  
35 presented this item. Diersen reviewed the market was held on 14 Sundays during the  
36 summer, beginning June 4. The attendance was up 5% over last year, and she noted  
37 event coordination continued and parking mitigation strategies were implemented. She  
38 indicated the sustainability efforts, such as having a bike valet and zero waste efforts. It  
39 was noted the City would now incorporate these sustainability efforts by requiring these  
40 mitigation efforts for all events. Boyd stated she took all direction from City staff  
41 seriously.

1 Council Member Gerber asked why the parking statistics changed from the last year.  
2 Diersen stated she did not have an exact answer, but commented that Blynscy would  
3 be collecting data which could help answer those questions.  
4

5 Mayor Thomas opened the meeting for public input. Mike Sweeney stated he liked to  
6 see the activity on Main Street. Mayor Thomas closed the public input portion of the  
7 meeting. The Council congratulated McDonald and Boyd for a job well done.  
8

9 **7. Consideration of a Request to Continue a Public Hearing Regarding the**  
10 **Stein Eriksen Lodge Common Area Third Supplemental Sheet to the Stein Eriksen**  
11 **Lodge Condominiums Plat, Located at 7700 Stein Way, Park City, Utah:**

12 Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas  
13 closed the public hearing portion of the meeting.  
14

15 Council Member Gerber moved to continue a public hearing regarding the Stein Eriksen  
16 Lodge Common Area Third Supplemental Sheet to the Stein Eriksen Lodge  
17 Condominiums Plat, located at 7700 Stein Way, Park City, Utah to November 17, 2016.  
18 Council Member Worel seconded the motion.

19 **RESULT: CONTINUED TO NOVEMBER 17, 2016**

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

21  
22 **8. Consideration of a Request to Continue a Public Hearing Regarding the 2<sup>nd</sup>**  
23 **Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No.**  
24 **1 Subdivision, for Goldener Hirsch Inn, Located at 7520-7570 Royal Street East,**  
25 **Park City, Utah:**

26 Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas  
27 closed the public hearing portion of the meeting.  
28

29 Council Member Worel moved to continue a public hearing regarding the 2<sup>nd</sup>  
30 Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1  
31 Subdivision, for Goldener Hirsch Inn, Located at 7520-7570 Royal Street East, Park  
32 City, Utah to December 1, 2016. Council Member Gerber seconded the motion.

33 **RESULT: CONTINUED TO DECEMBER 1, 2016**

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

35  
36 **VII. ADJOURNMENT**

37 With no further business, the meeting was adjourned.  
38  
39  
40

\_\_\_\_\_  
Michelle Kellogg, City Recorder