

**PARK CITY COUNCIL WORK SESSION NOTES  
SUMMIT COUNTY, UTAH  
JANUARY 27, 2011**

**Present: Mayor Dana Williams; Council members Alex Butwinski; Candace Erickson; Joe Kernan; Liza Simpson; and Cindy Matsumoto**

**Tom Bakaly, City Manager; Mark Harington, City Attorney; Heinrich Deters, Trails Coordinator; Jon Weidenhamer, Economic Development Manager; Heinrich Deters, Trails Coordinator; Bret Howser, Budget Manager; and Pace Erickson, Operations Manager**

**Michael Barille, PlanWorks consultant; and Charlie Sturgis, Mountain Trails Foundation**

**1. Council questions/comments.** Liza Simpson thanked Sundance staff and volunteers, City staff and specifically the parking enforcement crew for another successful Film Festival. Joe Kernan agreed. Candace Erickson relayed that the Chamber Bureau is reporting an increase in TRT taxes and have a ten year agreement with the County to make sure those funds continue to go to the Chamber for marketing. Sundance lodging is up 12% over last year and the use of public transit is up 24%. She spoke about the great coverage Park City received through a number of publications. The Chamber is monitoring an alcohol bill and immigration discussions at the Legislature. Ms. Erickson stated that a citizen contacted her about conducting a watershed assessment in Round Valley in consideration of the number of users and dogs and the potential for negative impacts to the environment. She spoke about Summit County Health Director Rich Bullough setting priorities for 2011, including a complete community assessment.

Alex Butwinski agreed that Sundance was great and reported on a trip to the Legislature. He thanked Candace Erickson, Tom Bakaly and Mayor Williams for their work with MIDA. Cindy Matsumoto believed that users are doing a remarkable job at cleaning up after dogs at the trail heads in Round Valley. She believes the message is being heard and the condition of Round Valley is better than it has been in previous years. Heinrich Deters explained that the City is working with Mountain Trails Foundation on an educational program and people seem to be more responsible. The survey will be complete on January 31.

Ms. Matsumoto commented that the town seems to be running quite smoothly during Sundance. Liza Simpson attended the interagency task force meeting and reported that the new fire chief is being sworn in on February 18, 2011. The Summit County Council is planning a workshop on green initiatives for buildings. The City, School District, and Basin Recreation are looking at joint use agreements for needed adjustments. One of the policy discussions will focus on balancing local play with special events supporting economic development.

With regard to Sundance, Mayor Williams pointed out that our bus drivers are great ambassadors. He noted that the Ananberg Foundation of Southern California offered to donate a year's supply of bio-degradable corn fiber poop bags to the City. Pace Erickson explained that if bio-degradable bags are used, our storm water rating drops. The Mayor spoke about the Westboro demonstration during the week and how proud he is of our young citizens.

**2. Legislative update.** Tom Bakaly discussed a proposal changing the sales tax distribution formula to be more population based. It is expected that the ULCT will oppose this initiative. He indicated that a school equalization bill has not yet surfaced. Senator Madsen, who sponsored SB216 bringing MIDA to the area, is allegedly proposing another bill that would allow a movie studio at Quinns Junction which prompts serious concerns. Park City is urging the state legislature to adopt the Energy Code. The City has concerns about illegal immigration enforcement and supports the ULCT's argument regarding federal unfunded mandates. Candace Erickson discussed an e-waste bill which places responsibility on the manufacturer for the cost of recycling the product which is successful in other states. The City Manager indicated that staff will follow this bill. The Mayor stated that an immigration bill could be devastating to the fabric of our community. The City Manager interjected that the ULCT will take a position but Park City can make stronger statements as a city. Ms. Simpson suggested getting the Chamber on board and Mr. Bakaly agreed.

**3. Lower Park Avenue Redevelopment Agency Plan.** Jon Weidenhamer described the mechanics of a redevelopment agency were tax revenue increment is reinvested in the area. Park City has the Main Street RDA and the Lower Park Avenue RDA which essentially runs from the golf course south to Park City Mountain Resort and over to Deer Valley Drive. The Redevelopment Agencies have been used for grants in the Historic District and subsidized the cost of the development of the Snow Creek Cottages Project. RDAs have the ability to achieve housing and economic development goals and the new China Bridge Parking Structure was funded entirely with RDA monies. In January 2010, the City Council examined the role and the goals of the board of the RDA. The Lower Park Avenue RDA was created in 1989 and he described studies conducted. Council's ultimate decision was to focus on City-owned property and six goals were set including completing a master plan, maintaining existing green space, protecting historic fabric, exploring housing opportunities, providing an east west corridor, considering the senior center property as a community center, and meeting sustainable goals on all projects.

Mr. Weidenhamer urged members to provide direction on proceeding with Phase 1 and beginning part of Phase 2. Consultant Michael Barille commented on his professional interest in neighborhood planning and relayed that Park City staff and officials are planning ahead by looking at TDR ordinances and transportation master plans. The Lower Park Avenue RDA is another component of using public lands and funds in a way that is consistent with our community vision by improving quality of life which ought to be the focus. There are traditional RDA projects in Park City like creating affordable

housing or contributing to economic redevelopment, but other qualified RDA projects include improving streetscapes, services, infrastructure, and loaning money. With regard to City-owned parcels, Mr. Barille discussed a visual and functional pedestrian transportation corridor connecting Empire Avenue to Park Avenue and allowing movement from the resort to lower Main Street. Together with some transportation improvements over time, the tie between these two locations would be solidified. The land the City owns is already the home for community facilities like the senior center. Mr. Barille stated that this may be a good location for some employee or affordable housing or it could become more of a focal point in linking the resort neighborhood to downtown. Through illustration of a rendering he discussed the status of parcels and development patterns. He described small buildings surrounding a larger civic function and creating a community gathering area. Moving an historic home was discussed. Mr. Barille advised designing the same sized buildings as found in the surrounding neighborhood, taking advantage of the opportunity to meet some housing needs and beginning to establish a pedestrian link. Phase 1 includes the first three buildings and establishing the civic function and a community presence on the street. He again discussed the pedestrian link which is not included in Phase 1.

Mr. Barille expressed that this plan represents good RDA policy and he encouraged members to consider the goal of future RDA projects and partnerships. The City is able to establish uses on its own property and preserve links to neighborhoods. He recommended formulating design guidelines and advised not to view needs like housing, transit, and parking individually but together; they ought to have a synergy and planned in such a way to compliment each other. Redevelopment of City property creates benchmarks for other projects which is important. In the later phases of the plan, members could come up with ways of creating sources of funding to encourage private development appropriately conditioned, or leases of City property. Partner with the private sector to create facilities with the overall community neighborhood goals in mind.

Mr. Barille emphasized that this is an opportunity. He encouraged the Council to proceed with Phase 1 focusing on civic and community priorities and direct staff to create design guidelines described as a hybrid between planning and design guidelines. Cindy Matsumoto asked if Phase 1 should be funded with RDA tax increment. Jon Weidenhamer stated that the City can accomplish the projects described in Phases 1 and 2 with the existing tax increment revenue available. She felt that starting Phase 1 is a good idea but wanted to ensure that there is enough RDA funding for a grant program for home owners. Joe Kernan felt it makes sense to move slowly but agreed with first looking at the senior center and connectivity. The Mayor discussed the importance of protecting the neighborhood while improving the area and Candace Erickson interjected that as the land-owner, the City has control. She pointed out the importance of providing a general plan with flexibility as needs often change. The Mayor invited public input; there was none. Members agreed with the recommended implementation of the plan. Dana Williams clarified that the phase includes conceptual designs of preliminary

cost estimates of both the community senior center and the remodel of the two historic homes. All members agreed.

Joe Kernan spoke about considering foregone tax increment to the City because of the creation of the RDAs when contemplating their future. Michael Barille pointed out that partners may come to the table enthusiastic about an integrated approach and Liza Simpson expressed her support of developing partnerships. The Mayor warned of duplicating projects like conference centers.

**4. Memorial and Community Project Donations on Public Property.** Heinrich Deters explained the need for a donations policy for the City, specifically for donations under \$5,000. Some examples include trees, benches and wildlife protection boards. Many residents would like to provide physical donations to the betterment of the community and the purpose of creating a policy is for clarity. It creates a point of contact, general criteria, timeline, parameters, implementation aspects, notification, easements considerations, as well as requiring a written proposal or a letter of intent. Applications are submitted to the Executive Department and complete applications will be reviewed by a committee consisting of representation from Executive, Public Works, Sustainability and Parks. Once approved, a project manager is assigned.

Mr. Deters explained that Ketchum maintains a wish list of unfunded items which may be a good tool to have in place. Dana Williams thanked staff for following up with this project. He felt that anytime a donation is proposed to be placed on public land there should be a public hearing regardless of value. He personally liked providing for an administrative application and review process but suggested holding a public hearing before Council. The City Manager suggested holding a public hearing before staff for donations under \$5,000 but the Mayor felt that Council should hear all applications. Joe Kernan agreed. Discussion ensued on public art donations. Candace Erickson stated that she would at least like to be informed of applications through a work session or manager's report. The Mayor stated that the elected Council is accountable for public lands and should make the decision and Alex Butwinski relayed that he has been persuaded to the Mayor's point of view. Liza Simpson believed that the policy will make it easier for the public and staff to process donations and holding a public hearing may provide an opportunity to recognize citizens or organizations. She suggested not limiting plaques to specific dimensions but providing a square inch limit. Pace Erickson noted that dimensions were provided as a matter of consistency but believed that a maximum size is doable.

Mark Harrington explained that a majority of Council has given direction to retain authority over decisions regarding public land so a resolution adopting a policy will return to Council and the policy draft will be amended to reflect today's discussion.

**5. Budget impacts of requests for elevated levels of service for Holiday Ranch Loop snow plowing and Quinn's restroom winter use.** Heinrich Deters explained that on January 13, 2011, Council requested that staff return with information on two

requests for elevated services, specifically plowing the Holiday Ranch Loop pathway and winter use of the public restrooms at Quinns. He explained that the sidewalk was a WALC project but fell outside the criteria for existing resources to provide snow removal services. Extending contract services on Little Kate to provide plowing services on Holiday Ranch Loop was considered but due to economic conditions and priorities that option was not funded. At the same time, a budget request is proposed for FY2012 for additional resources to provide services for Holiday Ranch Loop and the Comstock sidewalks, estimated at \$130,000 for the plow and \$35,000 for personnel. The estimate to provide service outside the budget is \$1,000 per month or \$2,500 for the rest of the season. Mr. Deters stated that winter use of Quinns restrooms was raised on December 16, 2010 and staff provided a manager's report with estimated costs but staff did not receive direction. Staff recommends not to fund services outside the current budget.

Bret Howser referred to the portion of the staff report for alternatives for funding in the event staff is directed to pursue enhanced levels of service. Four options are listed in the staff report. He explained the budgeting for outcomes prioritization approach involving evaluating programs with associated Council goals and considering which programs to cut.

The Quinns restrooms would fall under the facilities programs which relate to open and responsive government. Basically the janitorial and utilities programs were already at the bottom of the BFO list so staff recommends making cuts from within those existing programs. Mr. Howser pointed out that Holiday Ranch Loop relates to effective transportation, urban trails and walkability and staff is recommending to cut that program a little bit. The walkability program is supported by general obligation bond repayments but there is some operating money that can be used to clear the snow in the short and long terms. Other options include exiting the BFO framework and taking a line item approach and Mr. Howser discussed moving money from pavement management as a short term approach. The cost to produce *Play Magazine* could be scaled back and funds could be used for improvements to the restrooms. Staff recommends using policies in place, including RELS and the BFO concept and to analyze all elevated level of service requests at the same time as part of the budget process.

Alex Butwinski felt that the Holiday Ranch Loop sidewalk is a situation Council created. The width of the road has been dramatically decreased and he felt that plowing the sidewalk is a safety need. He disagreed with staff and also feels that there should be flexibility in budgeting. Snow removal has a contingency budget, the cost is low and the request fits the definition of open and responsive government. Members have received complaints from citizens and it is a situation which the City created. Common sense has to be put into the equation. Mr. Butwinski doesn't feel that any philosophical concepts are at risk by applying some surplus money for snow plowing. On the other hand, winter use of the Quinns restrooms is a perfect example of looking for money in the next budget cycle as it is an existing condition.

Liza Simpson agreed with Mr. Butwinski. She felt that the money it costs to plow the sidewalk was saved by accelerating the project and not ripping everything out twice. In her mind, the money is already there. She appreciated today's discussion and stated that she supports plowing the sidewalk but not upgrading the rest rooms. If there is a need, she suggested installing porta-potties and pointed out that there are restrooms at the rink.

Cindy Matsumoto agreed that Holiday Ranch Loop is a lot narrower and felt that plowing the sidewalk is feasible this year. Bret Howser discussed an operational contingency account that could be accessed and he is in the process of formulating some parameters relating to accessing these funds. Finding \$3,000 is not a problem but ultimately as these types of decisions compound, they have an impact on the budget and an organized method of moving forward is needed which can be discussed further at the Visioning Session. The Mayor spoke about the importance of connectivity of the town and supported plowing the sidewalk. Candace Erickson stated that she has a tough time describing this as an elevated level of service because the Council elevated the level of service by installing the sidewalk. By building it and not plowing it degrades the level of service and there has been a lot of snow this year. Plowing the sidewalk is something the City needs to do and Holiday Ranch Loop is also a connector.

Cindy Matsumoto commented on the significant increase of users in Round Valley this year. She felt that the restrooms should be made available in the winter. Candace Erickson believed this should be addressed in next year's budget and emphasized the high cost of heating them as they currently exist. Capital costs will need to be considered in the long term.

Charlie Sturgis, Mountain Trails Foundation, believed that the restrooms are not much different than plowing the sidewalk. Round Valley was created by the City and Quinns Junction is the most used trail head in the community. The restrooms at the rink are a distance away and there may be a sanitation problem on the trails if this is not addressed. He didn't think heating the restrooms will cost \$1,000 a month if the doors are sealed and the room is heated to only 60°. He referred to the heated facilities at the Barn and felt that upgrading the restrooms at Quinns is driven by Round Valley's use.

Discussion ensued on the services provided at the Barn. Pace Erickson explained that the \$1,000 estimate for heating the restrooms is based on using electricity. If this is a Council program, he recommended insulating the restrooms and getting gas heat to the building. Electric heat is very inefficient. Ms. Matsumoto requested more information on heating the Barn restrooms. Joe Kernan agreed with plowing the sidewalk. He asked that staff explore insulating the restrooms in the near future. Liza Simpson again voiced her support of installing porta-potties. Alex Butwinski discussed the potential of freezing pipes and believed an interim solution is porta-potties. Joe Kernan concurred.

Tom Bakaly understood Council direction to be to have restrooms available in the winter at Quinns and to have staff do that in an economical way this year and look at possible capital improvements for the long term. Liza Simpson stated that counts will be available at the end of spring and actual needs should be better understood. Mr. Sturgis stated that he supports porta-potties as an interim solution. Heinrich Deters understood that the Holiday Ranch Loop sidewalk will be plowed immediately and staff will return in the budget process with options for additional equipment and labor. The number of needed porta-potties at Quinns Junction will be determined and installed. Plowing the Holiday Ranch Loop sidewalk will be funded by extending the Little Kate plowing contract for Holiday Ranch Loop for the remainder of the season.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
JANUARY 27, 2011**

**I ROLL CALL**

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, January 27, 2011. Members in attendance were Dana Williams, Alex Butwinski, Candace Erickson, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Rhoda Stauffer, Housing Specialist; Tommy Youngblood, Special Events Coordinator; Kirsten Whetstone, Planner; Sharon Bauman, Deputy City Recorder; Jonathan Weidenhamer, Economic Development Manager; and Bob Kollar, Joint Venture Manager.

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

Sundance Film Festival - Liza Simpson relayed that *it takes a village to pull off Sundance* and she thanked everyone involved for its success from parking enforcement to licensing.

**III PUBLIC INPUT (*Any matter of City business not scheduled on agenda*)**

Co-Housing Program - Rhoda Stauffer invited the Council and the public to a co-housing seminar hosted by the Greenhouse Foundation at the Library on February 9, 2011 from 4:30 p.m. to 7:30 p.m. She explained the shared community concept typical of co-housing projects.

Thank you - Mike Sweeney thanked Max Paap for his help in solving a problem at the Caledonian.

**IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF JANUARY 6, 2010**

Alex Butwinski, "I move approval of the minutes of January 6<sup>th</sup>". Joe Kernan seconded. Motion unanimously carried.

**V NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)**

1. Consideration of an Ordinance - 508 Main Street – The Mayor opened the public hearing and there were no comments from the audience. Liza Simpson, "I move we continue consideration of the Ordinance for 508 Main Street to February 10<sup>th</sup>". Alex Butwinski seconded. Motion unanimously carried.



2. Consideration of Master Festival License for the Round Valley Round-Up – Tommy Youngblood explained that the applicant is Mountain Trails Foundation. This event is scheduled on February 19, 2011 and is a cross-country skate-skiing marathon from 5K to 50K including all abilities. MTF believes this event may grow and currently there are 400 entrants. All requirements have been met and staff recommends approval. He confirmed to Liza Simpson that the application was received on December 5, 2010 and porta-potties will be provided on site. The Mayor opened the public hearing and hearing no comments, closed the hearing. Promoting cross-country events was discussed and trails will be open to the public but monitored for use during the event. Liza Simpson, “I move to approve the master festival license for the Round Valley Round-Up”. Cindy Matsumoto seconded. Motion unanimously carried.

3. Consideration of an Ordinance approving the 2<sup>nd</sup> Amended Lots 2-4 and 3<sup>rd</sup> Amended Lot 1 Alta Vista Subdivision - 7905 Woodland View Drive – Kirsten Whetstone explained that the request is to reconfigure four lots into three lots. There is an existing house on Lots 1 and 4 and this application is a reduction in density. It was reviewed by the Planning Commission on January 12, 2011 and a positive recommendation has been forwarded to the City Council. Alex Butwinski asked if approving the lot reconfiguration will allow for a mega-house to be built. Ms. Whetstone explained that in subdivisions where lots are combined there is provision in the RD Zone that if there is a house size limitation and two lots are combined, a certain percentage of the additional lot is provided. In this case, there are building pad locations, increased setbacks, and limits of disturbance which will limit the size of the dwelling. The Mayor opened the public hearing and there were no comments from the audience. The public hearing was closed. Alex Butwinski, “I move we approve Item 3 under New Business”. Joe Kernan seconded. Motion unanimously carried.

4. Consideration of the award of contract for Marsac Building public art and authorization for City Manager to enter into a service provider contract, in a form to be approved by the Legal Department, with Koryn Rolstad in the amount of \$60,000 – Sharon Bauman explained that the award to Koryn Rolstad is recommended by the Art Advisory Board and public art is funded by 1% of the capital improvement project budget. She explained the process for requests for proposals, evaluation of submittals and selection of the artwork. A subcommittee will work with the artist and the design will be finalized with all associated City departments. Final installation is anticipated by the end of September. Joe Kernan asked if the City has all rights to the artwork, including moving it, and Mark Harrington explained that it depends on the final contract but typically the City has control over the artwork after the purchase unless there are specific requirements. Liza Simpson added that there will be no LED lighting and the artist will work with the subcommittee on placement as the rendering is inaccurate. Candace Erickson pointed out that the City would not allow the use of reflective materials on windows, for instance, and asked if that is going to be a problem with the selection. Ms. Bauman indicated that the Board will work with the Planning Department and Cindy Matsumoto felt that art falls under different guidelines than buildings. The Mayor invited public input; there was none. Liza Simpson, “I move we award the

contract for the Marsac Building public art and authorize the City Manager to enter a service provider contract with Koryn Rolstad in the amount of \$60,000". Joe Kernan seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Nay
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

5. Consideration of an Ordinance amending the Land Management Code of Park City, Utah to provide clarification and consistency between Sections; streamlining of process and procedures for subdivision plats, conditional use permits, master planned developments, and plat amendments; clarification of new definitions; and consistency with the General Plan and City Council goals, and specifically amending Sections 15-1, 15-2.13, 15-2.16, 15-5, 15-6, 15-7.1, 15-7.3, 15-7.4, 15-11, 15-12 and 15-15 – Kirsten Whetstone distributed minor changes to the draft presented in the meeting packet. The recommended amendments are primarily the result of the bi-annual review of the document, specifically for consistency between chapters and state code. The Planning Commission reviewed these amendments in depth on December 15, 2010 and January 12, 2011 and forwarded a positive recommendation to the City Council. The Planning Commission focused on providing an amenities club as a hotel use and the extension of a conditional use permit. As written, the Planning Director can grant one year and the Planning Commission can grant an additional year for a total of three years from the date of the original approval. Alex Butwinski made a grammatical correction to a sentence. The Mayor opened the public hearing; there were no comments rendered and the public hearing was closed.

Liza Simpson questioned the clarity of new language regarding extension of plat approval dates, specifically as it relates to recordation within a year based on the date of approval of the ordinance. Ms. Simpson recommended that the language be made clearer. Mark Harrington suggested *The City Council may grant an extension to the expiration date* which distinguishes between the plat approval and the expiration date to record the plat.

Alex Butwinski found it difficult to track references regarding noticing and felt noticing requirements should be repeated in the associated Code section. Ms. Whetstone referred to the noticing matrix in Section 15 and Mr. Butwinski suggested language referring readers to the matrix. She stated that noticing has not changed, although state code has, and this is an issue that the Planning Commission will study. Joe Kernan felt referencing the matrix should be consistent throughout the document and perhaps this can be addressed in the next round of amendments.

Joe Kernan, "I move we approve New Business No. 5, as amended". Liza Simpson seconded. Motion unanimously carried.

6. Consideration of a Master Festival License – Avalanche Benz Cup – Jonathan Weidenhamer stated that the strategic plan for the Quinns Junction Sports Complex attempts to balance local play and outside events and of the \$6 million project budget about \$5.5 million was generated with sales tax revenue. The Avalanche Tournament is scheduled to be held on June 26, 2011 and is a U9 to U19 tournament, geared at a premiere level of play. It is a college showcase, including 200 teams. He emphasized that a condition of approval provides that at least 60% of the registered teams must be from out-of-state; fields will be approved accordingly. This event is scheduled during the off-season and there is an opportunity to attract overnight guests. Another condition specifies that the Avalanche invitational teams competing on Park City fields are limited to eight groups of 15 and older. Mr. Weidenhamer clarified that the tournament is designed to be a college showcase but the local clubs complained that the younger groups created conflicts and this condition was added.

Applicant Joanna Barney understood that introducing this tournament represents a change to the status quo but Avalanche believes this will be a good thing. The organization was created ten years ago as an elite female premiere soccer club with the goal of giving every premiere level female athlete in the state of Utah who had the ability to play at the college level, her best shot at getting there. Utah teams up to that point had never generated much success outside the state of Utah and that lack of success was making it impossible for Utah players to get attention. The club has no boundaries and girls are from a number of Utah towns and cities, including Park City. Players currently represent 33 different cities in the state and since its inception Avalanche has been a true Utah club and had to be in order to get Utah players to colleges.

She pointed out that Utah is a small market, there is snow on the ground six months out of the year and the level of financial backing is less than in other states and other clubs. Avalanche created an environment that was strong enough to pull Utah's talent together and finally began to showcase Utah athletes demonstrating that Utah has talent like any other state. Avalanche has earned the respect of clubs and colleges in every state and on every field in this country and will bring the top out-of-state teams and college coaches to Park City. There is respect for Avalanche's 32 state titles, for its teams that have won most of the top tournaments in the country and respect from college coaches who know the program well. She stated that 100% of their players have advanced to the collegiate level or 124 girls, representing \$7 million in scholarships. This is the only Utah club accepted as a member of the Elite Clubs National League, an organization comprised of the most competitive clubs and elite teams and an advocate for the longevity of the tournament. Avalanche's intention is to run an elite level tournament targeting out-of-state teams and premiere level local teams, and making this tournament the first of its kind in Park City and Utah. She spoke about national interest and commitments from 73 teams and adding 24 local teams, totaling 100 teams with four months to go. The primary goals for the tournament are in line with the mission for the club which is to garner exposure at the collegiate and national level for Utah's female athletes and to continue to elevate the stature of Utah's soccer nationally. Toward that

end, Avalanche now has 60 college coaches who have registered to attend the event and has obtained other verbal commitments. Park City was chosen to showcase Utah and its talent and the City represents the best that Utah has to offer.

Ms. Barney felt the event will have a positive impact on Park City's economy as well as community programs because of the large number of teams. Businesses should benefit from the many out-of-state teams and the club plans on spending money in the City on the many associated tournament events. She stated that the event will stimulate future tourism because of return visits. She discussed hosting Special Olympic athletes in a day-long event of clinics, games, and a barbecue prior to the tournament. All players will be involved to better understand the importance of community and to lead by example. Avalanche has a talented and dedicated group of professionals who will ensure that this tournament is a success. All of the tournament heads have direct experience and the United States Soccer Association has endorsed this tournament as well as the Park City Extreme Cup in August. She felt that these two tournaments will probably attract some of the same players but when put in perspective, 57% of the Extreme Tournament last year was made up of boys' teams. That equates to 145 teams that Avalanche will not affect. With regard to the make-up of the other 43% of the Extreme Tournament, less than 20% represent premiere teams so 92% of the teams from the Extreme Tournament last year are not Avalanche's target even among U9 to U19 players. There might be overlaps in teams but even if there are, youth teams attend multiple in-state tournaments in a year. Last year Utah teams from U9 to U14 on average attended more than one local tournament and most attended two or three. There is no evidence that shows the teams we each target won't attend both events if we both run quality tournaments. Joanna Barney noted that there is something to be said for free market and the spirit of competition. It is the very thing that drives our kids, our teams, our clubs and these events to be better. We teach our kids not to be afraid to step on the field and compete no matter the opponent because it drives them to be better. The application to host a tournament in Park City is no different because regardless of what is decided, she assured members that this year every tournament in Park City will try incredibly hard to be better than last year and everyone will put their best event on and Utah soccer will get better.

She urged Council members to approve the tournament for players from U9 to U19 without conditions or stipulation understanding that staff is recommending approving the event only at the older age groups because of some local concerns. She asked that she be given the opportunity to address any of those concerns. The ages deemed as college showcase are the most expensive group and the club is planning on holding a top notch tournament. The younger groups will help generate revenue to offset the expense of the college showcase and allow this event to take place. If the tournament is limited to the older age groups, Avalanche's ability is limited in producing a top quality event. Beyond revenues and expenses, allowing the younger girls to participate with the older girls sparks passion in our youth who watch and learn. Relegating the youth to the sidelines doesn't create a college showcase because the excitement for these events comes from our youth and allowing them to compete in a high level experience.

Avalanche is not looking for special consideration but simply asking for the same rights, support, and access offered to every other tournament in this community. We want to bring the country to Park City, benefit everyone involved and she urged members to give them that chance. Ms. Barney noted that a representative from Puma, the sponsor, has flown in from Boston to answer any questions and she mentioned a number of others who are interested in speaking.

For the benefit of Cindy Matsumoto, the Mayor explained the two conditions, only allowing players from U15 to U19 to participate and requiring that 60% of the teams be from out-of-state. In response to a question from Mr. Butwinski, Ms. Barney stated that the coaches are committed and registered and there are more verbal commitments. Most are D1. Currently all of the teams verbally committed are out-of-state and Avalanche's teams will be staying in Park City. Mr. Butwinski pointed out the three day difference in submitting applications for the two events and Mr. Weidenhamer believed it was coincidental. The Mayor opened the public hearing and encouraged the public not to read their emails or letters as City Council members have already received and read them.

Tom Judge, Puma representative, described a great relationship with Avalanche. Puma's focus is the women's game and it sponsors the Southern California Blues and Avalanche which are the two top two women clubs in the country. Puma is very excited to be a part of a national tournament and affiliated clubs will be invited. He commented on the special experience this event will bring.

Rusty Reed, resident, spoke about the purpose of the college showcase but the problem is girls committing at 15 and 16 years old. The younger age groups are needed because it takes three or four years for the college coaches to recognize the talent and to analyze the fit. He encouraged members to include the younger age groups so the coaches really have a chance to identify with the athletes.

LaVar Christensen, state representative, commented on Park City hosting the Sundance Film Festival and the 2002 Olympic Winter Games. He described athletic pursuits in his family and the talent in Utah. People are attracted to Utah and this event is one of the finest examples of municipal government at work. He applauded Avalanche for 100% of its players going to Division 1. This event is great for tourism and he encouraged the City Council to think big and to include all age groups.

Kevin Brooder read excerpts from a letter from President Bill Manning of Real Salt Lake supporting Avalanche's soccer tournament in Park City ages 9 to 18 June 3 – 5, 2011. He relayed that Bill Manning worked closely with Bill Malone in 2009 on the MLS All-Star Game and 1,000 room nights were booked in Park City. Mr. Manning writes that Utah still is not on the map nationally when it comes to soccer and it needs clubs, like Avalanche, to host high level tournaments as proposed to entice college recruiters. The letter concludes that Utah Avalanche will represent the state and community in an

exceptional manner and he looks forward to working with them to make the tournament a success.

Ms. Barney interjected that when Avalanche travels, all age groups go together because important relationships are formed. Other clubs will want to bring all age groups and she does not want to turn away teams.

Bob Martin, Director of Coaching for the Park City Soccer Club and resident, explained that they learned about the tournament about the first week in December. He stated that Avalanche is a top notch club but the process impacts him as a stakeholder and he spoke about his 13 year history with the club. The other local club is Black Diamond who regularly competes with Avalanche. The goal of the local clubs is not necessarily to have all players receive a Division 1 scholarship but to provide a soccer experience to every kid. One of the best ways to raise funds for a club is to host a tournament and to be an elite club. He started the soccer camp 33 years ago. Mr. Martin felt that the Avalanche tournament will be successful but it will impact the Park City Soccer Club's tournament. He supports a college showcase for girls but also for boys. On behalf of the club, he urged Council members to deny the application and approve the Park City Soccer Club Showcase. In time, the club will have a great reputation. Avalanche can come in and reap the harvest of the work the local club has done to develop soccer in the community. Local stakeholders will be impacted if Avalanche's application is approved. A premiere soccer facility will be available in Salt Lake in one year and would be a perfect regional site for Avalanche. He complained about the process and lack of communication and repeated his concerns several times. What is the hurry?

Pete Dunmeyer, Park City Extreme Cup, commented on the growth of the Extreme Cup. Last year, there were 262 teams who used 23 fields which were maxed out. There is no way Avalanche can accommodate 200 teams on nine fields and no approvals have been granted for field use from the Snyderville Basin Special Recreation District. The most teams able to play would be somewhere between 120 to 140 which may seriously compromise the quality of the tournament because the games would have to be shortened. The size of the tournament is not doable in the proposed format making some of their claims suspect.

Lisa Effinger, Park Meadows resident and business owner, expressed her support of the *buy local* campaign and finds it ironic that the City would open the doors to this outside group. She spoke about the early years of soccer and the grass roots efforts. Both property and sales tax revenues were used to build the facility and now, behind their backs, the Council has opened the door for these people to come in and directly challenge what they have tried to build here.

Bob Derber, Park Meadows resident, stated that someone did not follow the notice matrix and they got ambushed. Not knowing about the application bothers him. We built this Park City tournament over a number of years but they need incubation. Push

the Avalanche Tournament back a year. He was surprised that Avalanche is stonewalling the City on limiting the age groups.

Richie Reed stated that he is the Director of the Black Diamond Soccer Club, former Director of Park City Extreme and co-founder of the Park City Extreme Tournament. He stated that the U9 through U14 groups do not typically travel in mass but commute to local events. The only Park City resident in favor of the tournament is Rusty Reed whose daughter plays for Avalanche. There are few kids who leave the Park City clubs. The younger teams will directly impact Park City and Avalanche has been showing off tonight with its speakers. He didn't realize that this community is all about the dollar. Keep it local.

Shelley Gillwald, Tournament Director, stated that this will be Park City's 8<sup>th</sup> Extreme Cup and she has been involved in the tournament for five years. She asked that members deny the Avalanche Tournament because it greatly impacts the success of her tournaments. 263 teams are signed up and approximately \$35,000 in proceeds to provide scholarship support for the kids has been raised. The first few tournaments had only 50 teams but this event has grown 450% and the Extreme Cup is now the largest tournament in the state and one of the larger tournaments in the Intermountain West. Last year over 50% of the teams were Division 1 and premiere teams. The Extreme Cup is also a nationally ranked tournament and is working on attracting more teams. Avalanche's marketing greatly impacts her ability to market out of state particularly at the U9 through U14 level. Out-of-state teams are typically within driving distance from surrounding states and those groups will not come here twice. She felt that the Extreme Cup has come a long way and they are ready to take this tournament to the next level.

The Mayor asked if the tournament is moved to Salt Lake City next year, as mentioned earlier, would people drive to only one event as suggested. Ms. Gillwald clarified that Park City is their drawing card and the problem is that Avalanche is asking for the same venue to draw patrons. Avalanche's tournament also competes with sponsors. The original application was for 250 teams with 70% out-of-town which is not realistic and now it has been adjusted to 100 to 200 teams with 60% out-of-state which is still a challenge. She is suspicious of the numbers promised. Ms. Gillwald feels the City has proceeded on some false assumptions. It took the Extreme Cup seven years to get 263 teams. Also they needed 16 fields for 178 teams over three days and Avalanche is considering seven fields with 200 teams. The numbers don't work. The Park City Soccer Club paid over \$38,000 in fees for fields, field house use, etc. and is making a significant contribution to the community and she would expect that the City provide support to them. It is ironic letting an outside entity into Park City to reap the benefits while the Chamber is launching a *keep it local campaign*. She understood the economic benefit of filling beds but feels the opportunity is there with the Park City Showcase and she asked to keep it local.

Bob Kollar, Joint Venture Manager, clarified that the 200 team tournament play will be accommodated on Snyderville Basin fields not just the fields within Park City.

Jan Hoblin stated that she has four kids in the Park City Soccer Club. She added that she was a collegiate soccer player. There is a passion for soccer in Park City but it is dwindling. Lacrosse is taking over as well as hockey programs. She urged support of the Park City Soccer Club and its future.

Brian Hotsen, resident, explained that the success of Black Diamond is critical to the local scholarship program; allowing kids to participate that otherwise could not do so. Potential negative impacts to local soccer should be studied and this application should be postponed until it is fully understood.

With no further comments from the audience, the public hearing was closed.

For the benefit of Ms. Simpson, it was explained that the majority of tournaments include the younger groups. She commented on how far in advance Avalanche submitted its application. Mr. Weidenhamer pointed out the planning involved with marketing, booking travel, etc. It was stated that both groups are marketing their tournaments.

Candace Erickson remarked on the comments from people upset about not knowing about this application. She explained that the City simply responds to applications and nothing has been hidden. She assumed the soccer community would be aware of this as a matter of interest. Shelley Gillwald interjected that Bob Kollar contacted her in October about the tournament but she questioned why she wasn't called when Avalanche applied. Ms. Erickson stated that she does not feel it is the City's job to inform people about master festival license applications. Council doesn't receive advance notice. The source for funding maintenance for fields is primarily derived from sales tax dollars and she acknowledged having no concept of the competition for local soccer dollars. The funding for fields was based on the larger proportion of play being offered to outside groups, referencing the Triple Crown Softball Tournament. Park City is a resort and recreation town, outside groups are invited, and the City survives on sales tax dollars. Ms. Erickson recognized the importance of property tax dollars, but the sales tax revenue source is essential in balancing the budget.

Joe Kernan asked for more clarity on age ranges and staff's recommendation. Jonathan Weidenhamer explained that Avalanche applied for ages 9 to 19 and after hearing the concerns expressed by the local clubs, a compromise of limiting participation to older groups was suggested by staff. Joanna Barney explained that Avalanche is a girls-only club and do not have the benefit of boy teams. The expense for the showcase is significant. They could hold a bare minimum event, but want to host the college coaches, VIP tents, etc. The money has to come from some place and the revenue from the younger age groups is needed. Mark Gibb, Avalanche, stated that they do not view this as an either or proposition between them and the local clubs but would like the chance to share Park City.



Mayor Williams expressed that no one doubts the Park City Soccer Club's commitment. It used to be that most of the better players went to Salt Lake clubs because Park City couldn't offer the same caliber experience. He spoke about building facilities with the hope of attracting events. The applications were made three days apart and the tournaments are two weeks apart which may be a disaster. He stated that he has no problem allowing Avalanche here; that's why we built these fields. The Mayor noted that some of the emails sent to Council members were brutal. This town is based on inviting other people to spend their disposable income here.

Bob Martin reiterated his suggestion to postpone the tournament for a year. The Mayor again explained the relationship between sales tax generated dollars and special events. Avalanche's application was submitted earlier but he felt that holding two tournaments so close together will hurt somebody. Alex Butwinski asked about the number of fields needed. Bob Kollar explained that requests have been made for eight fields in Park City and ten fields in Snyderville Basin. Shelley Gillwald stated that they needed 23 fields to host 263 teams over three days. It was explained that Extreme is just girls as well. Mr. Butwinski disclosed that he has received positive feedback from residents about the Avalanche Tournament. He doesn't agree with the buy local argument because visitors shop here and it is important to support economic development. Cindy Matsumoto spoke about the popularity of soccer in Park City 20 years ago where play was unstructured and casual. It was explained that the local tournament in August is boys and girls and all age levels. Mr. Reed indicated that the Black Diamond Tournament is a brand new event for girls.

Mayor Williams did not view the Avalanche Tournament and the Park City local tournaments in direct competition. There are many areas that host national or regional tournaments more than once a year. He recognized that approval of the application may affect the Black Diamond Tournament slated a week later. Joe Kernan believed the tournament may have some short term negative impacts but may create more opportunities for kids, families and businesses in the future. Liza Simpson emphasized that this discussion is about play and hopes that the local soccer community will be watching Avalanche's games. The community is supportive of local clubs which will continue. The dates are close and she hopes that it doesn't affect the Extreme Cup in August. She stated that she is reluctant to change the age groups which may affect the success of the event. The Mayor expressed some concern about the 60% out-of-state criteria because it is a new event. Bob Kollar discussed viewing this event as a destination tournament of elite level out-of-state teams. Mark Gibb stated that Avalanche would prefer not to guarantee 60%. A report can be provided after the tournament and all of the teams so far are 100% out-of-state. Joe Kernan favored a carrot to a stick approach.

Bob Martin interjected that this event looks attractive because it is going to bring revenue into Park City. If there is no guarantee on the out-of-state attendance then what has the Council accomplished? Ms. Simpson felt that if Avalanche doesn't meet the 60%, a future MFL may not be granted. Mark Harrington suggested amending

Condition No. 4 to reflect that the percentage of out-of-state teams shall be considered in meeting criteria for any future applications for renewal. Mr. Kernan recommended striking Condition No. 5 limiting the full age range. Joe Kernan, "I move we approve the Master Festival License for Utah Avalanche with the amendments of cutting out No. 5 on Page 101 and Mark's amendment to No. 4". Liza Simpson pointed out that the Findings of Fact may need to be adjusted as well. Alex Butwinski seconded. Motion unanimously carried.

Bob Martin approached the dais repeating his objections and complaints about the Avalanche Tournament at length. These are not on the record as the public hearing was closed.

7. Consideration of a Master Festival License - Park City Soccer Showcase – Jon Weidenhamer explained that the event is slated for June 10 – June 12, 2011. The Mayor asked if the date will change and Richie Reed stated that it won't; the event has already secured 64 teams. He explained that Greg Morales, the applicant, approached employee Karen Yocum in June 2010 when the event was placed on the calendar. Marketing began in January and the concept began three years ago. More than half of the teams are out-of-state and premiere regional teams are committed to this tournament rather than Avalanche's Tournament. The Mayor opened the public hearing.

Bob Martin stated that he is in favor of moving our soccer community forward with the Showcase. He supports approval of the application but again complained about Avalanche. The Mayor encouraged him to stay on topic. Mr. Martin continued to urge members to delay the Avalanche Tournament because of lack of notice to the soccer community.

Bob Kollar explained Avalanche was initially looking for field dates in July but he encouraged them to move to the shoulder season and they actually selected the Showcase date. He urged them to collaborate and benefit from a combined effort which did not occur.

Mr. Richie believed the event will grow well past 64 teams this year.

Shelley Gillwald stated that Park City Extreme Club endorses this event.

Brian Hotsen expressed his disappointment with the approval of Avalanche's application and is supportive of City Council approving the Park City Soccer Showcase.

With no further comments, the public hearing was closed. Discussion ensued on Mr. Morales' soccer camp. Candace Erickson, "I move we approve the Master Festival License for the Park City Soccer Showcase on June 10 through June 12". Cindy Matsumoto seconded. Motion unanimously carried.

## **VI ADDITIONAL DISCUSSION – AGENDA ITEMS**

None.

## VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

## MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2:30 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Candace Erickson, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Jason Christensen, Legal Intern, Diane Foster, Sustainability Manager; Joan Card, Environmental Regulatory Affairs Manager, Jon Weidenhamer, Economic Development Manager; Thomas Eddington, Planning Manager; and Mark Harrington, City Attorney. Liza Simpson, "I move to close the meeting to discuss property and litigation". Alex Butwinski seconded. Motion carried unanimously. The meeting opened at approximately 4 p.m. Liza Simpson, "I move to open the meeting". Joe Kernan seconded. Motion unanimously carried.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott, City Recorder

