PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JUNE 17, 2010

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

Tom Bakaly, City Manager, Mark Harrington, City Attorney; Matt Cassel, City Engineer; Francisco Astorga, Planner; Thomas Eddington, Planning Manager; and Katie Cattan, Planner

Planning Commissioners Dick Peek, Julia Petit, Brooke Hontz, Adam Strachan, and Mick Savage

Jack Thomas, architect; Mary Wintzer and Mark Fisher, Bonanza Park property owners; and Michael Barille, consultant

1. Council questions/comments. Alex Butwinski spoke about the dedication of the Roger Dodger Park after Roger Harlan at the Park Silly Sunday Market and complimented the new banners at the ice arena. The HMBA held a meeting and a joint meeting with the HPB was held this week. He referred to a study revealing that cultural tourists spend significantly more per day on average than recreational tourists. Liza Simpson mentioned the favorable changes to the PSSM event. Candace Erickson commented her trip to New York and reported on Friends of the Farm business. Cindy Matsumoto reported on the School Board meeting and the Dump the Pump event. Mayor Williams recognized Chief Building Official Ron Ivie who worked for the City for 35 years and retired today. He felt that the Dump the Pump event was good and the new four-wheel drive buses are impressive. The HPB meeting was one of the best joint sessions with Council and he referred to Roger Durst's comment that preservation is a *delight* and hoped this concept can be communicated in the General Plan. Mayor Williams referred to his care package sent to former Governor Huntsman who now is ambassador to China and more specifically an economic development program with a renewable energy element between Utah and China. Liza Simpson displayed an inaugural edition of *Edible Wasatch* which is a magazine a number of communities in the country have produced.

2. Bonanza Drive reconstruction project – planters and turning lanes. Matt Cassel explained that staff is requesting direction regarding adding center planter boxes and color concrete turning lanes within the Bonanza Drive corridor in 2011 or 2012. The City has been negotiating with some property owners along the corridor for easements to install a tunnel. The planter boxes and color concrete turning lanes are elements recently proposed and staff believes these are good solutions. The contractor will be on-site for Phase 2 on July 6, leaving very little time to add these enhancements and because it is a UDOT's contract and federal money is involved, it is difficult to add anything at this point. For these reasons, staff is recommending an additional year to begin the work. In response to a comment from Mr. Butwinski, the City Engineer explained that three summers of construction is a lot which will be a consideration in scheduling construction and the planters will have power and water. The planters will be about 18” high, the medians will be more like mountable curb, and the color concrete is at grade. Liza Simpson expressed her support of the new design. Cindy Matsumoto disclosed that she is a tenant in the Bonanza business area and Joe Kernan indicated that he has many recycling clients in the district. Mr. Cassel stated that a public meeting will be held at Miners Hospital on June 22 from 4 p.m. top 6 p.m. on the project.

3. Planning Commission joint work session. The Mayor referred to the joint meeting with the HPB held during the week where a number of things were decided. The board will be involved with the General Plan rewrite, a liaison from the HPB may be involved in Historic District design review with staff, and the Board will be notified of any permit issued in the Historic District.

Thomas Eddington emphasized the importance of creating a long-term plan for Bonanza Park. Through a PowerPoint presentation, Francisco Astorga explained the Three Percent Strategy which accommodates 33% of future development on 3% of the available land. The benefits of applying this principle is creating a vibrant area, preserving key open space, conserving water, etc. which reflects some of Council’s goals. This principle is dependent on having transportation corridors and mixed uses.

Mr. Astorga explained that form-based code is a newer type of principle. The traditional zoning process begins with a detailed list of uses for the zoning district, management of the use, and then the form. Form-based codes switch the order to first the form, then uses which are typically more permissive, and lastly the management. He displayed illustrations of traditional design with inefficient cul-de-sacs and form-based code design with a grid network. Form-based codes are intended to result in better designs. Circulation for pedestrians and bicyclists in Bonanza Park are high priorities and a grid network with narrow streets is natural traffic calming. He suggested maximum parking requirements rather than minimum and increasing density with zero line setbacks. Cul-de-sacs are inefficient for circulation when transportation problems occur like street closures.

Mr. Eddington stated that staff applied form-based code principles to the Bonanza Park area. The current road system does not provide much inner connectivity or street frontage and he displayed a 20 to 30 year out design with a grid network scheme with connections to the surrounding areas. Zero lot lines are recommended at a variety of heights to create a Main Street atmosphere in a primary and secondary block format. The areas behind buildings could be used for deliveries, dumpsters, pick-up, and surface parking. He suggested underground parking under the central plaza and the possibility of light rail in the long term.

Francisco Astorga stated that the area is approximately 76 acres with 644,396 square feet of existing building overall floor area. Mr. Eddington interjected that the zoning is General Commercial and Light Industrial on Ironhorse. He displayed a model with the current zoning with surface parking. A scheme with underground parking would result in 5.81 million square feet of net useable floor area. The third model is a master planned development with 60% open space and surface parking and is less than one million square feet. The fourth model is the same with underground parking at a square footage of 1.5 million square feet. A redevelopment site with the Code required 30% open space and surface parking renders 1.66 million square feet and the underground scenario produces 5.19 million square feet. He then addressed the variety of heights in the models, pointing out that the current height limit of 35 feet has not been applied. The overall net leasable floor area could total 4.5 million square feet.

Planning Commissioner Julia Petit stated that an example of a project with the same amount of square footage would be helpful for her. Thomas Eddington noted that The Montage is almost one million including parking. She felt that numbers from Redstone or Main Street would be good comparisons to grasp the build-out. The future economy needs to be considered in terms of sustaining those numbers as well as the impacts to Main Street. Liza Simpson agreed. The Mayor expressed concerns about buildings over six stories but likes the idea of applying form-based codes. Mixed uses add interest to the area; he also supports the transportation hub element and the grid system. Cindy Matsumoto also liked the grid system and is not opposed to a few six story buildings as long as it looks different than Redstone. Mr. Eddington explained that Redstone is linear with a man-made Main Street accommodating big box retail. This plan integrates uses, eliminates massive surface parking lots and maintains a smaller block pattern. Candace Erickson stated that she likes the form-based code concept but the Bonanza Park models are incredibly dense and she has issues with five stories and allowing six stories is unacceptable to her. She indicated that she is not convinced that zero lot lines is the way to proceed because of the many compromises made on Main Street. Mr. Eddington discussed the flexibility with determining the right-of-way width in a redevelopment design process. Ms. Erickson relayed that she has been thinking about redeveloping this area for a long time and knows that Bonanza Park shouldn’t be a Gateway or Redstone. Again, the models are too dense.

Dick Peek added that the form-based code models promote walkabilitly, livability, and transit which are all goals relating to a sustainable community. Secondly, there are economic benefits. Ms. Erickson agreed with applying cutting edge concepts, but clarified that she has problems with the height and the density. Park City is different than many communities. Cindy Matsumoto pointed out that the current Code allows more density than the first model based on the form-based code. She again voiced her support of the grid system. Discussion ensued on the number of property owners involved in the redevelopment effort and a piecemeal result and the potential for this area being a receiving district for density transfers or density bonuses.

Mayor Williams believed that because of the residential component, more green space may be needed. Mr. Eddington added that this type of development would capture the regional market and would compliment Main Street. Brooke Hontz acknowledged the level of density which should be linked to the preservation and reduction of density in other places. Although a supporter of form-based codes, she felt that some current uses need to be maintained and it is important to determine the uses for the future.

The Mayor suggested calculating the population necessary to support redevelopment models. Alex Butwinski referred to the success of some towns in the east, like Asbury Park where streets are very pedestrian friendly and mixing residential and commercial works very well. Liza Simpson expressed her appreciation of the hard work done and stated that she doesn't have a problem with the density. Thomas Eddington stated that the Planning Commission will continue to work on the General Plan on the fourth Wednesday of every month and Council will be updated. The Mayor discussed the benefits of having an internal TDR system. Katie Cattan added that one of the largest components of the form-based code is design which can be regulated by the City so that the result is not a Redstone or Gateway.

The Mayor invited public input. Architect Jack Thomas pointed out that a form-based code application may need additional design guidelines. He felt that the scale of development is a common scale and appropriate for Park City but pointed out the importance of ensuring aesthetics for the project.

Mary Wintzer, property owner, agreed with Ms. Hontz comments about preserving some services in the area and believes there is a demand for smaller residential units for first time buyers and the retired population. An attractive and unique commercial area will draw visitors and patrons regionally which is needed. Mayor Williams discussed green building applications and the goal of being proud of the redevelopment effort.

Property owner Mark Fisher stated that he is on-board with the plan admitting that the long-term infrastructure is an enormous challenge. The substation and Recycling Center have to be moved somewhere. He felt that providing Sundance with a conference center is an important consideration and transportation corridors should be clarified to better determine building heights and density. He suggested tying the substation to RDA use and considering constructing a convention center at that location although has heard that it could cost as much as $15 million.

Michael Barille suggested that a high level financial model be considered to ascertain the amount of density needed for the project to work and/or the scope of public improvements necessary for the neighborhood to feel and operate as it should.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 17, 2010

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, June 17, 2010. 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; Max Paap, Special Events Manager; Tommy Youngblood, Special Events Analyst; Bret Howser, Budget Manager; and Matt Cassel, City Engineer.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

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

None.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JUNE 3, 2010

Joe Kernan, "I move we approve the work session notes and minutes of the meeting of June 3, 2010, as corrected". Candace Erickson seconded. Motion unanimously carried.

V CONSENT AGENDA *(Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items")*

Alex Butwinski, "I move approval with a correction to the Personnel Polices and Procedures Manual". Joe Kernan seconded. Motion unanimously carried.

1. Consideration of a Resolution naming the Park City Skate Park the Roger Harlan Memorial Skate Park – "*The Rog"* and encouraging citizens to attend the *"Ride The Rog"* Dedication on June 26, 2010 – Staff recommends approval.

2. Consideration of a Resolution adopting the revised Personnel Policies and Procedures Manual, effective July 1, 2010, for Park City Municipal Corporation – Approved with correction.

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

1. Consideration of a Master Festival License application, for the Brenda Smith Tree of Life Celebration to be held on June 20, 2010 at South City Park at the Sound Garden – Max Paap stated that the event is a gathering with amplified music and explained that staff considers the number of days City Park is programmed when recommending a special event. In response to a question from Mr. Butwinski, Mr. Paap explained that insurance riders can be obtained through the City's insurance for small events. The Mayor opened the public hearing and with no comments from the audience, closed the hearing. Liza Simpson, "I move we approve a Master Festival License for the Brenda Smith Tree of Life Celebration to be held on June 20, 2010 at South City Park at the Sound Garden". Candace Erickson seconded. Motion unanimously carried.

2. Consideration of a Master Festival License application for the Ralph Eridia Memorial Celebration to be held on June 27, 2010 at City Park and Jack Sutton Field – Max Paap relayed that the event will be held from 1 p.m. to 7 p.m. The Mayor opened the public hearing; there was no input and the hearing was closed. Candace Erickson, "I move we approve the Master Festival License application for the Ralph Eridia Memorial Celebration on June 27th". Liza Simpson seconded. Motion unanimously carried.

3. Consideration of a Master Festival License for the Firecracker Baseball Tournament to be held July 1-2-3 – Tommy Youngblood explained that this is the 10th year of the Firecracker Tournament which utilizes nine fields in town and is growing much like Triple Crown. In response to a question from Candace Erickson, applicant Dan Lane responded that the age group ranges from 8 to 18 year olds. The Mayor opened the public hearing and with no comments, closed the public hearing. Alex Butwinski, "I move we approve the Master Festival License for the Firecracker Baseball Tournament, as conditioned, on Thursday, Friday, Saturday, July 1-2-3, 2010 to be held at Quinns Sports Complex, Treasure Mountain Middle School and Park City High School fields". Cindy Matsumoto seconded. Motion unanimously carried.

4. Consideration of a Resolution adopting a final revised budget for fiscal year 2010 and the budget for fiscal year 2011 for Park City Municipal Corporation and its related agencies – Budget Manager Bret Howser relayed that the changes between the City Manager's recommended budget and the final budget are outlined in the staff report. Transit Fund monies will be allocated to the General Fund to help cover the shortfall in the short term. It appears from revenue estimates that the City is in the first level of the shortfall alert and staff is no longer recommending transferring resort cities sales tax from the Transit Fund which can be revisited. The Mayor invited public input; there was none, and the public hearing was closed. Tom Bakaly stated that staff is planning on returning in August with discussions on service levels, efficiencies, etc. Mr. Howser explained that a $25,000 operating budget adjustment has been made to the budget attachment subsequent to distribution. Liza Simpson, "I move we adopt the final revised

budget for fiscal year 2010 and the budget for fiscal year 2011 for Park City Municipal Corporation and its related agencies". Candace Erickson seconded. Motion carried.

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

5. Consideration of a construction agreement with Cody Ekker Construction Company for the construction of the Sandridge Avenue Reconstruction Project in an amount not to exceed $235,957 and in a form approved by the City Attorney – Matt Cassel explained that four companies bid on the project and Cody Ekker was the low bidder. He indicated that only one person attended the open house so staff has been going door-to-door to get everyone's input. Another neighborhood meeting is scheduled on June 24 at 5:30 p.m. and if there is a low or no turn-out, staff will again reach out to the neighborhood. Ms. Erickson commended Mr. Cassel on his efforts which are over and beyond the norm. Candace Erickson, "I move we authorize the City Manager to execute a construction agreement with Cody Ekker Construction Company for the construction of the Sandridge Avenue Reconstruction Project in an amount not to exceed $235,957 and in a form approved by the City Attorney". Alex Butwinski seconded. Motion unanimously carried.

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

VIII 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 3 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; Roger Evans, Building Official; Tom Daley, Deputy City Attorney; Kathy Lundborg, Water Manager; Jason Christensen, Legal Intern; Michael Kovacs, Assistant City Manager; and Mark Harrington, City Attorney. Candy Erickson, "I move to close the meeting to discuss property and personnel". Alex Butwinski seconded. Motion carried unanimously. The meeting opened at approximately 4:15 p.m. Alex Butwinski, "I move to open the meeting". Liza Simpson 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.

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