PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MAY 22, 2008

Present: **Mayor Dana Williams; Council members Candace Erickson; Roger Harlan; Jim Hier; Joe Kernan; and Liza Simpson**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Bret Howser, Budget Analyst; Diane Foster, Sustainability Manager; Dave Gustafson, Project Manager; and Jon Weidenhamer, Project Manager

Carol Potter, Alex Butwinski, Carolyn Frankenberg and Adam Strachan, WALC Committee

1. Council questions/comments. Roger Harlan relayed the School District appreciation of cooperative traffic calming efforts, specifically the installation of the walk beacon. Liza Simpson spoke about meeting with the affordable housing committee of the Board of Realtors charged to help change public perception and to educate realtors about associated deed and/or restrictions, etc. on properties. It is proposed to provide this information on the MSL. She reported on the HPB meeting. Joe Kernan stated that he received a request from a Planning Commissioner about holding a joint meeting with Council on goals and a request that Council better inform the Planning Commission on the reasons for reversing its decision. Mark Harrington clarified that he understood the Planning Commission is looking for opportunities to brainstorm on long-term planning as opposed to current projects.

There was discussion about displaying the flag on the McPolin Barn. Candace Erickson reported on Recycle Utah business, specifically concerns about the annual City spring clean-up program. There is concern that people are dumping e-waste and hazardous materials in the City-wide spring clean-up bins and for this reason, the City may want to consider not continuing the program. Jim Hier spoke about meeting with CB Cornu concerned about unlicensed rental units. He reported that the Chamber is willing to donate funding on the Salt Lake Real proposal. The Fairway Hills HOA met earlier this week where snow removal was discussed as well as organizing a neighborhood party. Other topics included removing foliage growing over stop signs and speeding in the area. Dana Williams congratulated the High School Boys Soccer Team who won the state championship for the second year and reported on a five day sustainability seminar held in Albuquerque. He referred to information that will become available through Johnson Controls which will provide an opportunity to establish base line information and to measure achievements. The high school club's and Leadership Class' project will be the banning of plastic bags, adding that water conservation should be a focus this year. The Mayor reported that the Governor attended the Distillery's ground-breaking last week and that HUD is holding a convention in Park City this week. There is CDBG funding available for heritage tourism.

2. Capital Improvement Projects Budget. Bret Howser reviewed the budget schedule and noted that the energy efficiency remodel, Marsac seismic upgrade and walkability projects will be reviewed today. He continued that the Council approved $45,000 toward an energy efficiency study to be performed by Johnson Controls and $1.4 million was budgeted to carry out the project. Diane Foster described the membership of the project team. The project focuses on resource efficiency upgrades for power and water and the initial audit identified $2.4 million in upgrades. The team narrowed the list, based on Council criteria to $1.35 million. Criteria include consideration of a pay back period, leadership or operational efficiencies. This program supports Council goals of quality and quantity of water and preserving Park City's character and most meet at least two criteria and some three or four. The $1.35 million includes facility improvements and implementation of a renewable energy program designed to save about $100,000 a year with a return on investments of one year. The annual carbon reduction is projected at 2,296 tons of carbon, equivalent to planting 183,000 trees, and1.8 million gallons of water will be saved per year. She addressed the 12 year guaranteed payback element and emphasized that some projects do not have a good return on investment but meet other Council defined criteria. For instance, the photovoltaic project of installing solar panels on the ice rink meets leadership and carbon reduction goals but does not have a good return. However, it presents great educational and public relations opportunities because of its visibility. The replacement of the library air handling unit and the new lighting for the rink was addressed. The payback for water conservation is generally 19 years however saving 1.8 million gallons represents a signfiicant leadership step. Ms. Foster stated that staff is recommending entering into a contract with Johnson Controls rather than implementing a program in-house, emphasizing that the advantages of contracting with Johnson Controls include the guaranteed maximum price and guaranteed savings. It includes three years of measurement and verification and once the contract is signed, implementation will occur within eight months. Additional staff would be required to perform these services in-house.

Mayor Williams suggested looking at harnessing solar for thermal and hot water heat rather than photovoltaic. Joe Kernan felt it important to meet at least two goals, carbon reduction and cost efficiency. The return of 15 years on most projects is great. Liza Simpson believed that the photovoltaic project's benefit is its visibility and if it is marketed well, it has an educational component. She commented on the long return on water conservation efforts. Liza Simpson suggested that energy savings be measured in kilowatt hours or gallons rather than dollar amounts considering the fluctuations in the price of crude oil and Diane Foster stated that she will follow up on this with Johnson Controls. Roger Harlan asked about Johnson's references and added that a comparison on photovoltaic and hot water would be helpful in the future. Jim Hier supported moving forward with Johnson Controls. Candace Erickson expressed concerns about the high price but acknowledged the benefits of the audit, implementation and guarantees, and felt it appropriate to proceed.

Bret Howser explained that $4.75 million was allocated to the Marsac seismic upgrade project with an additional $1.3 million held in reserve in the five year CIP. In August 2007, a revised cost of $6.2 million was estimated and Council authorized the use of the $1.3 million reserve. In November, the updated cost estimate was projected at $7.4 million which is reflected in the City Manager's Recommended Budget. In response to a question from Jim Hier, Dave Gustafson relayed that the final figure will be available next week but numbers are coming in favorably. Mr. Hier suggested that the guaranteed maximum price be budgeted rather than the $7.4 million so the budget doesn't have to be modified again. Liza Simpson pointed out the large increase in cost for the HVAC and Dave Gustafson explained the increase is based on the additional work in dealing with poor soils to prevent cave-ins when drilling the first 55 to 75 feet for geo-thermal. Ms. Simpson asked if it is worthwhile. Mr. Gustafson explained that the system will provide both heat and cooling and the boiler is outdated and inefficient. It was pointed out that it is only about $200,000 more than a standard system.

Joe Kernan felt there should be fiscal goals to control spending but also preserve the Marsac Building. The budget has doubled while the valuations in Old Town have significantly increased. He asked if staff has been directed to solicit proposals for private public partnerships as an option, i.e., hotel on one of the parking lots or commercial use of the Marsac Building and move City Hall. Tom Bakaly stated that staff has not been directed by Council to do that. Mr. Kernan believed this approach could save the City over $10 million which could be used to reduce traffic in town and he asked if Council members are interested in this option. The Mayor stated that Council has deliberated on the seismic upgrade on several occasions and the majority of members are committed to the project. All other members stated that they are not interested in considering developing the property. Mr. Kernan spoke about the development potential of the north parking lot and discussion ensued about the need to bore holes 300 feet deep for geo-thermal under the north parking lot and the surface area required between drilled areas.

Mr. Howser explained that the Council funded the Landmark Walkable and Bikeable Community Study in 2006 and funding was approved for capital projects for operations and maintenance; $1.8 million is budgeted for projects and $89,000 for operation and maintenance. When the $15 million bond passed, the Council created a citizens advisory committee, WALC, to recommend how the bond proceeds should be spent.

Jon Weidenhamer directed members to his staff report outlining recommended projects by WALC and he spoke about the allocation of the $15 million bond proceeds. The operations and maintenance costs are another consideration as well as the level of maintenance on projects. He asked for feedback on five projects outlined in the packet and invited public input during work session and/or the budget public hearing during the regular meeting.

Representatives of WALC included Carol Potter, Carolyn Frankenberg, Alex Butwinski and Adam Strachan. The Mayor relayed his appreciation of the work accomplished by the committee and Alex Butwinski thanked staff for its support. He referred to the mission statement, explained the concept of *complete streets* and the challenge of retrofitting streets. Mr. Butwinski also commended the group for reaching consensus. Safety was a major concern of WALC followed by community benefit, and of course, to balance benefits with costs. Adam Strachan commented on the number of projects considered and focusing on the top five tonight. The top priority of the committee is the portion of Park Avenue from Dan's to Jan's or The Spine, which is different than the Spine System. The group allocated $4.1 million to The Spine project which contemplates a separated eight foot bike path, and he hoped this could be accomplished within five years. The other four include Bonanza, the tunnel under SR248, Little Kate/Lucky John, and Comstock. He noted that the committee recommends decreasing the speed limits in all neighborhoods to 20 mph or lower. Lighting for The Spine should be installed and a public education component implemented when the town becomes totally walkable and bikeable. Mr. Butwinski reiterated that the group reached consensus on everything and based its analysis on complete streets, safety, connectivity, and return on investment. Approximately 10% of the bond is uncommitted or about $1.5 million which dovetails with the10% typically assigned as a contingency to City projects. He urged Council to take the recommendations seriously. The Mayor invited public input.

Tom Hurd, Thaynes Canyon resident, stated that he reviewed available studies. He could not find any safety problems and contacted the Police Department to explore accident history in designated areas. There were no fatalities, injuries or ambulances called that he could find. He also researched *The Park Record* with no success. Safety is not an issue in his mind. He felt that none of these actions remediate safety problems and that the improvements relate more to recreation, making decisions discretionary. The $3.5 million needed to build a tunnel under SR248 could be better used toward hiring crossing guards. If a tunnel is built, there still has to be crossing guards.

Stacey Demolski, Park Meadows resident, relayed that she read the report and supports projects, but is concerned about installing rolled curbs rather than high back curbs. Cars can easily drive and park on them creating a safety issue.

Kyle Jenson, 18 year Comstock Avenue resident, explained that he was involved with petitions as early as 2002 relating to problems on his street. Prospector receives over 2,200 vehicles per day and the average incoming speed is 31 mph and 38 mph for outgoing. With regard to the sidewalk project, he estimated that 65% of the neighborhood is opposed to losing its parking and 90% of the residents are against a sidewalk being installed. Spending $550,000 to build a sidewalk when an existing lane already exists doesn't make any sense. He described a plan using paint and signs to delineate pedestrian and bike lanes and suggested that there be a trial period to evaluate this approach and to determine if a sidewalk is really needed. The problem is SR248. He relayed that many cities change the number of traffic lanes to fit the flow in the mornings and the afternoons and hoped this can be considered. Mr. Jenson again urged Council to try something simple and to use the existing pavement and signage to solve most of the problems on Comstock Avenue. Mayor Williams clarified that the percentages cited represent Comstock residents only because he knows there are differing opinions on adjacent streets. Discussion ensued about the potential of losing landscaping with the installation of a sidewalk and trying other options first. Kyle Jenson pointed out that losing parking on one side of the street will create a parking problem somewhere else.

Mark Olson, Comstock resident, agreed with Mr. Jenson's comments. He stated that he lives on the east side where parking would be removed and losing parking is not a benefit to anyone. He detailed walking patterns and concluded that a sidewalk would not be beneficial because it won't be used. Clearing the sidewalk during the winter may also be a problem for homeowners. Recreation or commercial vehicles often do not fit in garages and will not fit in a driveway with a sidewalk intersecting it.

Joe Kernan asked that the committee respond to these comments and Adam Strachan explained that WALC expected complaints from neighbors about losing parking and landscaping if the whole right-of-way is needed. When looking at the project for the general public, WALC looked at the amount of use and user types and did not feel it safe to walk in a vehicular travel lane separated only by a painted line. A separated sidewalk seemed appropriate and the design was a compromise to minimize disrupting landscaping. Jim Hier stated that because there are options, he is inclined to place this project in another category for further study, but to earmark its funding in the budget. Prohibiting left hand turns on Comstock may help tremendously. Liza Simpson added that the group allocated $400,000 to the project and anticipated hiring a traffic engineer.

Shirin Spangenberg stated that the neighborhood held several meetings where there were at least 30 representatives so the project received a lot of input.

The Mayor interjected that the plan targets 2010 as the implementation date and the idea of striping or signing can be implemented as early as next year. He relayed that according to traffic engineering standards, once sidewalks are installed speeds will increase because of the perception of safety, acknowledging that this approach is counter-intuitive to many people. He agreed with Mr. Hier to continue to examine

Comstock and to have the money available if it is decided to install a sidewalk. Mr. Strachan felt this is fine as long as something is done. Alex Butwinski added that with regard to Mr. Hurd's comments, safety was not the only consideration and all items were scored to determine community benefit. There was discussion about recent incidents.

Cynthia Sanabal, resident of Wyatt Earp, hoped that her neighborhood would be addressed before 2010.

Joe Kernan preferred high back curbs on The Spine but not necessarily everywhere in town. Carolyn Frankenberg felt that rolled curbs give drivers the perception of a larger roadway and more places to put their cars and high back curbs should be installed on all major connecting streets. Candace Erickson pointed out the number of cars parked on the rolled curbs on Deer Valley Drive forcing pedestrians to walk in the road. She believes high back curbs are appropriate on Little Kate, Monitor and Lucky John.

Evan Russack agreed with Roger Harlan about the problem of creating a perception of safety when in fact, the improvement may not create a safe situation.

There was discussion about high back curb costing about double of a rolled curb and having a shorter lifetime.

Kathy Kahn, WALC, understands if Council wants to reexamine the recommendation for Comstock but emphasized that the committee's recommendation mirrors the Landmark recommendation.

Rob Lee, WALC, felt it appropriate to install high back curbs on The Spine but not necessarily in the neighborhoods.

Carol Potter, WALC Chair, complimented the group again on consensus-building.

Roger Harlan supported high back curbs and a sidewalk on the north side of Little Kate to the Monitor Drive intersection, encouraging use of the Monitor Drive sidewalk to Lucky John to the schools (rather than building a sidewalk connection on Lucky John). Liza Simpson agreed with Mr. Harlan's comments and added that the sidewalk on Monitor should be widened with high back curbs and that the Lucky John and Monitor intersection should be realigned. Jim Hier did not want to make a decision on this tonight acknowledging the three Lucky John Drive residences where landscaping would have to be removed to accommodate a sidewalk. Candace Erickson stated that the sidewalk has evolved into a recreation trail connection and she is undecided about the extent of the project. Alex Butwinski interjected that this is more than about kids walking to school, but creating a connection for walking and biking in Park Meadows. Removing landscaping was based on the needs of the entire community. Carolyn Frankenberg emphasized that school kids will not use the sidewalk on Monitor Drive even though it's only 3/10ths of a mile longer to school.

Roger Harlan addressed the responsibilities of the Council in wisely spending the $15 million. He felt that people should use sidewalks already constructed and building the portion of sidewalk on Lucky John at the taxpayers' expense seems out of balance. He didn't feel bicyclists will use the sidewalk and spending $500,000 for a few children doesn't seem to reflect good stewardship of the City's finances. He spoke about other neighborhoods with no sidewalks. Adam Strachan pointed out that the public overwhelmingly supported the $15 million walkability bond and the appointed committee is a sample of the community at large. WALC struck the best balance it could with the revenue available. Mr. Harlan restated his preference of ending the sidewalk at Monitor but installing high back curbs. Mr. Strachan commented on the importance of encouraging citizens to use a system which will become more popular over time. Mr. Hier spoke about the high use of Little Kate for the entire Park Meadows area and this is more than getting six to eight kids to school and the connection would become part of an overall trail system. Adam Strachan pointed out that the projects are all interconnected. Jim Hier noted that the Racquet Club improvements may prompt the potential for more traffic on Little Kate.

Joe Kernan stated that WALC improved The Spine concept from the Landmark Study and felt that improvements should be located where people actually walk. Dana Williams pointed out the number of *goat trails* in Prospector. He stated that he initially shared Roger Harlan's opinion about the sidewalk portion on Lucky John but has changed his mind because of trends with use on the North 40, although he feels terrible about removing landscaping. It is very difficult to determine if this is for the greater good. Candace Erickson recommended that after the projects are underway to focus on educating people on bike safety. Evan Russack referred to the WALC recommendations on public relations and marketing the system which includes an educational component.

Cynthia Sanabal, resident, felt that high back curbs belong in the Prospector neighborhoods. Jon Weidenhamer indicated that it may require removing mail boxes and creating a mail box kiosk for the neighborhood.

Tom Bakaly advised that the Little Kate project is slated for 2009 not 2010. Jim Hier asked for initial cost information, the cost for a sidewalk ending at Monitor and the cost for the Lucky John and Little Kate connection. Candace Erickson noted that much of this information is included in the report. The City Manager explained that the money could be budgeted this year and Liza Simpson expressed that she is comfortable with establishing a placeholder in the budget for the project. It was pointed out that the bidding process would begin in the early fall.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 22, 2008

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Library and Education Center on Thursday, May 22, 2008. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Phyllis Robinson, Public Affairs Manager; Kent Cashel, Deputy Public Works Director; Jim Carter, planning consultant; and Kirsten Whetstone, Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Disclosure – Joe Kernan disclosed that Talisker is among his recycling customers.

2. Consideration of accepting the City Manager's recommendation to waive fees for the People's Health Center in the amount of $155 – All members concurred to waive the fees for this worthy non-profit organization.

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

1. Prospector Square affordable housing units - Bob Berube, Prospector Avenue, referred to a resolution adopted in 2007 on affordable housing guidelines. He believes that the units purchased by Talisker in the building create a change in use and asked if occupancy limitations applies to those units. The resolution provides for single occupancy at 275 square feet and the condominium units range from 250 to 270 square feet. Phyllis Robinson responded that the provision would apply to these units, except for existing units that may have dual occupancy and are grandfathered. He discussed over-crowding in units violating the Building Code which should be enforced. Phyllis Robinson stated that she will also check the development agreement governing the Talisker units and will contact Mr. Berube with that information.

2. Police Department staffing – Amos Pruden, resident, encouraged the Council to consider hiring more traffic cops. He feels Lowell and Empire Avenues should be better staffed during the ski season.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF MAY 1, 2008

Roger Harlan and Joe Kernan made corrections to the minutes. Joe Kernan, "I move we approve the work session notes and minutes of May 1". Liza Simpson seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Abstention
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Aye

V OLD BUSINESS *(Continued from a previous meeting)*

1. Consideration of ratifying a Use Agreement with Real Salt Lake for field use at the Quinns Junction Sports Complex, in a form approved by the City Attorney – Jon Weidenhamer explained that on May 1, the Council approved the general terms of a use agreement with Real and provided direction to proceed to finalize the terms. The Chamber has agreed to contribute $10,000 toward the proposal which is about half of the cost. However, another $4,300 is needed to provide a public restroom recommended to be split between the City and Real Salt Lake. The use agreement identifies 3,100 square feet of temporary building space and allows up to 3,700 square feet. Salt Lake Real is requesting 4,300 square feet so it reduces the number and cost of the utility connections. Garth Lagerway, General Manager, explained that the need for more space is being driven by costs because the larger space will work better for the team without significant modifications. Mr. Weidenhamer noted that staff is recommending the backdrop as opposed to a banner. Jim Hier, "I move we ratify the use agreement with Real Salt Lake for field use at Quinns Junction in a form approved by the City Attorney, with the modifications as proposed". Liza Simpson seconded. Motion unanimously carried.

2. Consideration of a Resolution adopting a tentative revised budget for fiscal year 2007 and the budget for fiscal year 2008 for Park City Municipal Corporation and its related agencies - Mayor Williams referred to the budget review conducted during work session and opened the public hearing.

Shirin Spangenberg, WALC member and representative of Prospector HOA, suggested narrowing Sidewinder and Wyatt Earp by painting lanes and installing a crosswalk at the intersection. She recommended Council to consider improving the *goat trails* in Prospector neighborhoods in the amount of $323,000. The neighborhood favors high back curbs and she encouraged outfitting traffic signal crosswalks with orange flags for pedestrians and better signage.

Mary Wright, Park Meadows resident, expressed concerns about the increase in the Marsac remodel project budget. City Hall will probably outgrow the renovation in three to four years. She feels the project should be reexamined, acknowledging that the departments have moved out, because of the impacts to the taxpayer. The building is unattractive. Jim Hier clarified that the projection for use is a minimum of 20 years before more space is needed for City Hall.

Carolyn Frankenberg, WALC and Park Meadows resident, relayed that she addressed Council last year about discouraging speeding by imposing higher fines. Feedback signs are not as effective as some may think and she asked members to staff a police officer in every single neighborhood to enforce speeds. She also asked that a citizen watch program be formalized and that speed limits be reduced in neighborhoods. Candace Erickson stated that two police officers were hired specifically for speed enforcement and she is receiving feedback in the community about citations being given; she urged Ms. Frankenberg to wait and evaluate this new effort. Ms. Frankenberg again asked if the fine could be set steep enough so it *hurts*. Jim Hier believed the City is limited in fine amounts by the state and he asked her definition of a *neighborhood*. Ms. Frankenberg explained that the areas she had mind include Park Meadows, Prospector, Old Town, Thaynes and the commercial district. Mr. Hier believed that the City may already have one officer per area. Joe Kernan asked for the average amount of time an officer spends in a neighborhood on enforcement.

Peter Marth, Hillside Avenue resident, stated that the number one complaint since he has lived here since 1981 has been speeding and traffic. He stated that speeds in the Marsac area exceed 40 mph, there are no cops there and he urged the purchase of permanent feed-back sign on every dangerous road. Hiring police officers is very expensive and they should be protecting the town. He asked that the Legal Department's budget be increased to better enforce the Land Management Code and protect the quality of life within our City limits. Projects are being rubber-stamped.

Judy Silben advised that Salt Lake County issues green stickers to drivers of electric or hybrid cars allowing them to park free. Mayor Williams expressed concerns about hybrid *Tahoes*, for instance, which are not great statements on sustainability.

With no further input, Roger Harlan, "I move to continue the hearing to May 29, 2008". Jim Hier seconded. Motion unanimously carried. Jim Hier stated that he feels it worthwhile to explore a program to define the best locations for feedback signs so that funding can be set aside in the budget. Roger Harlan understood that the state sets fines and the City Manager stated that staff will research this. Mayor Williams also felt feedback signs work well and Candace Erickson noted that the effect significantly lessens with time, especially with locals. Jon Weidenhamer added that the neighborhood traffic management program addresses how, when and where permanent feedback signs are used to formulate an associated budget.

3. Consideration of approving an Ordinance annexing approximately 286.64 acres of property located at the southwest corner of the SR 248 and US40 Interchange in the

Quinns Junction area, known as the Park City Heights Annexation, into the corporate limits of Park City, Utah, and amending the Official Zoning Map of Park City to zone the property in the Community Transition Zoning District (CT) – Jim Carter, planning consultant for the City, explained that the public hearing on the annexation was opened and continued at the Council meeting held on April 24, 2008. It is suggested that Council focus on issues relating to the zoning, affordable housing, traffic, and sustainable development. It is also recommended to continue the public hearing this evening to June 5, 2008. He reiterated that direction is needed from Council members whether the CT Zone is appropriate. Residential density in the CT Zone could increase from one unit per 20 acres to a maximum of one unit to one acre and the staff report addresses the 3:1 density option which is not applicable to this project and only relates to non-residential density in the CT Zone. He encouraged discussing density with the affordable housing element and referred to the Hales Engineering Report on traffic impacts of the project. Staff is recommending that system improvements be requirements of the annexation to mitigate traffic issues. However, these will not fix existing traffic conditions on SR248 but instead are system improvements to ameliorate problems to the extent possible.

Jim Hier stated that the CT Zone was evaluated by the task force and the Planning Commission and both bodies forwarded a positive recommendation and he proposed to move forward. All other members agreed. In response to a question from Joe Kernan about meeting the standards of the sensitive lands overlay zone, Mr. Carter explained that the MPD meets the substantive requirements of the SLO Zone. The nine elements to make a determination to increase density above the base of 1:20 are included in the staff report. Staff is seeking feedback from Council on whether the traffic analysis can be relied upon and that the traffic impacts are incremental. The traffic report suggests that even with variations in density on the site, the incremental change in traffic will be imperceptible. Roger Harlan expressed concerns with the statement that traffic will not be impacted with the density of the project.

Kent Cashel explained that it is anticipated that the project will add cars to the current peak hour flow but there will be a park and ride on the corridor. He believed the development will shift the transportation mode to public transit because of the available high level of service. However, it is difficult to determine the direction of peak flows from and to the location and the growth around the area will have a much larger impact. Mr. Cashel urged Council members to be consistent in reviewing Park City Heights' traffic impact and next week the SR248 corridor plan will be presented. Staff will be recommending considering designating high occupancy vehicle lanes and dedicated bus lanes along the corridor which can significantly reduce problems. In response to a comment from Candace Erickson, Mr. Cashel explained that the assumption is adding numbers to both directions of travel during peak hours equal to 16% of 2,000 or about 300 trips. He felt there will be high ridership from the affordable housing component.

Jim Hier felt that the affordable housing feature has the potential of housing some commuters from outlying areas and the second home component is a positive. He believed the data in the traffic study is reliable noting that it has been revised several times. Spencer White, agent for Park City Heights, explained that the project site qualifies for school buses, which was not included in the study and the Rail-Trail is paved all the way out to the old dump road. In response to concerns expressed by Roger Harlan about the validity of traffic projections in the study, Jim Hier stated he believes that the traffic generated from the project will not seriously impact flow, because it is incremental growth. The 11,000 units planned for Jordanelle will have a much more significant impact. The Mayor asked if members agree with the system improvements proposed. Kent Cashel added that Council will have an opportunity with future projects to require use of the park and ride. Jim Hier discussed the IHC annexation where provision was made in sharing the costs of impacts to the corridor from other growth and this project should share similar responsibilities based on the same formula. He believed it is based on incremental traffic counts and further engineering studies.

Phyllis Robinson referred to her staff report where six interrelated elements are identified. There are specific affordable housing requirements associated with the CT Zone. Affordable housing obligations triggered by an annexation are established at 15% but the applicant is hoping to achieve the 1:1 allocation. This adds 5% over the 15% which based on the 157 market rate units proposed would add a housing obligation of 31.4 affordable unit equivalents. The developer is proposing those to be developed as townhomes. She explained that the next piece is an additional set of units that are recommended to be relocated to the site, which are part of the IHC and Burbs LLC annexation, which is Phase 1 of the units associated with the hospital development which is an additional 44.78 affordable unit equivalents. When the annexation agreement was signed, IHC agreed to not immediately move forward on the development of the affordable housing units on the five acre portion donated to the City for the purpose of affordable housing. The task force recommended the relocation of the units to the Park City Heights site; all members agreed with this approach.

She addressed the 20 affordable unit equivalents associated with The Montage Hotel. Talisker committed to constructing 20 affordable unit equivalents as an additional community benefit and the Amended and Restated Development Agreement for Flagstaff states that these units may be located at Quinns Junction which is also consistent with the amended housing technical report. Talisker is proposing 16 units. Roger Harlan expressed concerns about the number of affordable housing units proposed at Quinns Junction. Ms. Robinson summarized that Talisker has a 118.9 affordable unit equivalent obligation and there is a 25% on-mountain requirement which is 24.725 unit equivalents. Eight unit equivalents are associated with the Prospector Square condominium purchase by Talisker, leaving an outstanding balance of 66.175

affordable unit equivalents. The amended technical report is not specific as to the total number of units or the location although it recommends locations for Talisker to consider. The inclusion of these unit equivalents at Quinns is consistent with the amended technical report and Development Agreement but Ms. Robinson emphasized that no formal action has been taken on either proposal so there is no density determination. Talisker has proposed affordable housing units in excess of its obligation and these units would provide additional stock and could contribute to the overall diversity of the product type and pricing. There was discussion about the Planning Commission deliberations where Talisker's 30 attainable units were eliminated. Jim Hier noted that he agrees with the Planning Commission because they are not required or part of the market units and not appropriate for this location. Candace Erickson agreed because the density is higher than she would like and the IHC units are something we are asking them to absorb and should not count toward the density. Roger Harlan supported the deletion of the 30 affordable unit equivalents or 52 units. Joe Kernan believed the only downside with building more affordable housing is the potential loss of open space. Dana Williams pointed out that attainable housing is very different than affordable housing. Mr. Kernan noted that attainable housing has value to the community and he is supportive of adding this type of housing. Liza Simpson felt the 30 unit equivalents should be eliminated and Mark Harrington explained that the applicant agreed to withdraw those units.

David Smith, attorney for Talisker, pointed out that Quinns Junction presents a unique opportunity. It is at the Council's discretion to determine as a matter of policy if it is appropriate to satisfy its long term affordable and attainable housing goals or whether it is more comfortable with lower density. The Planning Commission dropped the 30 units but if the Council wants to go another direction, the developer can formulate a different deed restricted mix. Spence White noted that a transportation mode shift was a topic of discussion at meetings as well as some small commercial component. He felt this would be beneficial in making the area more sustainable and less dependent on driving into town. With regard to defining density, Mr. White emphasized that the MPD process will refine the footprint and he encouraged members to keep an open mind. Jim Carter explained that the level of complexity involves multiple variables that need to be addressed simultaneously and it was not intended to arrive at a density number from this meeting but to get a clear idea from members with regard to the affordable housing component from this meeting. Density will be addressed further at the next meeting. For the benefit of Mr. Hier, Mayor Williams stated that the majority consensus is to remove the 30 units.

In response to a question from the Mayor, David Smith explained that 29 affordable housing units relate to the Marsac Avenue and Daly Avenue proposals and even with the dropped 30 units, Talisker will meet its housing obligation. Jim Hier posed an alternative of capping the obligation at 66.175 units now and as they are built within the existing City limits, they could be substituted at the Quinns location. The development (annexation) agreement should indicate the maximum number of units or a range of units that would be acceptable before this is presented to the Planning Commission. He feels that the annexation agreement should include density numbers. Joe Kernan preferred that more affordable housing be built on-site or in the core of town. Mr. Hier supported building attainable housing at Quinns as a substitute for affordable housing and if affordable housing is built within the current City limits, it would be subtracted from the units at Quinns. Mayor Williams discussed the potential of the Silver Mine Adventure site for affordable housing which has never been formalized. Candace Erickson agreed with Mr. Hier about the need for affordable housing but not cramming it on one site. Number of units may not be as important as configuration of different types of units; she feels types of units should be mixed. Ms. Erickson added that she is not supportive of commercial at this point.

David Smith expressed concerns with Talisker relying on a *rolling* formula since they don't know what will be approved and where which takes away their ability to adequately plan. He mentioned the unanticipated reaction from Prospect Square Condominium owners about Talisker's purchase and he suggested that as units are actually built, the deed restriction on those units be removed and the stock return to market rate units. Members felt his proposal is workable. Jim Hier believed that Talisker could still plan in phases with the formula. Phyllis Robinson pointed out that there is an ability in place to trade out the Prospector units.

Ms. Robinson addressed the green building element. She explained that in order to achieve the 1:1 density in the CT Zone, the MPD must implement City approved sustainable green building practices that are in place at the time of the application. Staff is exploring a requirement to achieve a minimum score on the Built Green Check List or a LEED Silver Rating for homes, recognizing that there may be other programs. Staff is promoting water conservation levels in the project that would exceed any voluntary levels and minimizing turf. There was brief discussion on conducting a neighborhood pilot program and Mr. White pointed out that the LEED neighborhood pilot program relates more to an urban setting but the residential component of the project is more rural in character. Trying to meet the LEED neighborhood pilot program criteria would be impossible. Phyllis Robinson discussed selecting appropriate criteria to apply and Mayor Williams felt there are a number of checklists to use as models. There was discussion about defining mandatory and voluntary green building practices and Jim Hier explained that the MPD process will provide an opportunity for refinement. The Utah Building Code Commission may be passing regulations with regard to water conservation where a municipality can define a specific zone as a conservation zone which may be helpful as another tool. The Mayor opened the public hearing.

Mike Sweeney, developer and business owner, stated that he served on an affordable housing committee and is confused about Council's direction on affordable housing. He feels it important that the annexation document be clear.

Julia Petit, Planning Commission, believes that considering the size and location of the project, there is an opportunity to implement green building strategies and to create a great example to the City's commitment to the environment. This is cutting edge for city planning and there is an opportunity here. The LEED neighborhood pilot program is just an example. She encouraged thinking broadly so that planning can be creative during the MPD review. Jim Hier believed this could be easily included in the annexation agreement and he agreed that the project could be a great example. Mayor Williams believed that this may be the last residential project of its kind to be built within our City limits. Many existing residential subdivisions are not that great and not designed very well.

Peter Marth, Hillside Avenue resident, warned members not to rely on the traffic study because the numbers are skewed. He believed the project will place a lot of pressure on SR248 and traffic problems will not be mitigated until the highway is widened. He spoke about the barrier installed about ten years ago to slow traffic coming into town and widening SR248 would be the biggest mistake this town could make. Candace Erickson agreed. It is impossible to mitigate large volumes of traffic. He felt photovalaics should be installed on every building.

With no further input, the public hearing was closed. Jim Hier, "I move to continue the public hearing to June 5th ". Liza Simpson 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 1 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Myles Rademan, Public Director; Jon Weidenhamer, Project Manager; Tom Daley, Deputy City Attorney; Matt Twombly, Project Manager; Diane Foster, Sustainability Manager; and Mark

Harrington, City Attorney. Roger Harlan, "I move to close the meeting to discuss property". Liza Simpson seconded. Motion carried unanimously. The meeting opened at approximately 3 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

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Janet M. Scott, City Recorder