



**JOINT PARK CITY COUNCIL AND PLANNING COMMISSION SPECIAL MEETING MINUTES
SUMMIT COUNTY, UTAH,
May 13, 2014**

Regular Meeting

I. ROLL CALL-all Council present/ all Commission except Stuart Gross

II. NEW BUSINESS

1. Draft Form-Based Code and Bonanza Park Discussion

Thomas Eddington, Planning Director, introduced Scott ?? with Gateway Planning. Eddington discussed the purpose of the Form Based Code in the Bonanza Park Neighborhood. The Form based code is a different approach to regulate development. It puts the form and design in the forefront. Discussed the current background of Bonanza Park stating staff has looked at the existing conditions and looked toward the future to bring a connected community to Bonanza Park. Eddington stated during the community visioning it was found that they wanted affordability and community. They also looked at the current use of Bonanza Park and found that the community wanted the current uses to remain the same. Discussed the connectivity ideas for both pedestrians and vehicles. Scott stated that Gateway Planning took public input in one-on-one meetings and implemented the feedback in the characteristic zoning document. Spoke to the variety of zoning areas proposed in Bonanza Park to include: Resort Area, Mixed Use Center, Bonanza Park Residential, Iron Horse and Hillside Residential. Question arose regarding what Form based code would add to Bonanza Park. Scott stated that they will adding character and many additional uses than currently available. He stated that they do not want to wipe out the neighborhood only make it better and by adding some form of residential to all the zones. Bonanza Park currently is a series of mixed uses separated by lot lines. The goal is to create connectivity.

Commissioner Joyce inquired about what this plan will add to the current neighborhood. He feels that Bonanza Park currently has all these zones. Scott stated that the Plan will add character and many others uses. He stated that they do not want to wipe out the neighborhood only make it better and by adding some form of residential to all the zones.

Council member Beerman inquired why they reduced the park and number of roadways from the previous plan . Scott stated that from the beginning it was contingent that the power substation would be removed and now that it is staying this is what they could manage. At some point there is not enough development capacity to be able to secure land for those uses. Beerman inquired how this affects the function. Scott stated that as long as the code states that quasi-public space be mandatory then the goal will be met. Eddington stated that with the addition of pathways and bike paths it creates gathering places. Mayor Thomas confirmed that the pathways will be undulating and moving. Commissioner Whorel inquired if the roadways are on private property. Eddington stated that there will be cases where the roadways will land on private property and the City would take half from each side and would look at the give/get options for the right of way and development. Mayor Thomas is concerned with adding height

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along the edge of the neighborhood; he feels we will lose the sense of entry. Scott discussed the policy question of the tradeoff for views vs. use. Council member Peek also commented on the view corridor and stated that the place has been created with the mountains and the sense of community. He also spoke of the Hillside neighborhood as well as Prospector discussing connecting all the areas to create connectivity. Eddington stated that it was done on purpose to coincide with the Prospector Park plan in the future. Council member Simpson stated that she feels that there are pathways in the area that should be reflected. She also would hate to lose the view corridors. Scott stated that they will not be losing all the views but will most likely lose the grand entrance area. Foster inquired about the possibility of creating air space. Scott stated that it would ultimately be a legal analysis to work through a plan like that.

Commissioner Stuard would like to see a second alternative proposing remaining a suburban community with walkability. Scott stated that with this plan they would grandfather in the non-conforming buildings in perpetuity. The nature of the building types are more durable and have a cadence. Stuard suggested internalizing the drive approaches along Park Ave and Deer Valley. Scott stated that under this new code Park Avenue and Deer Valley would remain the same for many years. This will only affect any upcoming changes. Simpson disagreed with Stuard stating that her vision of the goal is to guide the redevelopment. Joyce spoke to an urban community located in Oregon where this plan has worked wonders. Commissioner Campbell stated that he agrees with Mayor Thomas that people are creatures of convenience and this plan could change that. Mayor Thomas clarified that this is not to encourage tear down, this is a shift in form to something more urban, he also felt that they need to look at the visual impact. Council member Matsumoto stated that she likes the form based code. She also likes the idea of the internal entrances with the redevelopment and feels there are key pathways that need to be evolved. She felt that one goal was to get people out of their cars and feels leaving the parking spaces does not meet that goal. Council member Henney agreed with Matsumoto and he is not afraid of urbanization but is afraid of suburbanization. Once again he pointed out this is not redevelopment it is reinventing the businesses. Commissioner Strachan stated that the problem he sees is the transition is decades out and feels that it will cause people to avoid the entire project and feels the only option is to heavily incentivize for current businesses to get on board with the form based code. Matsumoto stated that they need to look at the most important roads and work to develop those first to begin the connectivity.

Scott showed a photo of a before and after photo of a successful form based code project. Discussed common infrastructure and common parking. Campbell inquired who would choose which road to start with. Scott stated that he feels that the economic drive will dictate. Beerman weighed in on the evolution of place and feels that evolution would be 20, 30 even 40 years down the road, feels that we need to get people out of their cars and need to focus on walkability. Commissioner Phillips stated that he does not like parking lots and would rather walk a few blocks to hit 10 businesses rather than walk two blocks between every business. He feels that the modge-podge will be there for years but that could be a positive aspect. He really likes what he sees in the plan proposed.

Mayor Thomas stated that a lot of communities evolve around a spine. He agrees that this is where the density should be as well as the height but they need to be aware of the narrow streets and height of buildings creating shadow. He wants to continue with the walkability aspect connecting not only Bonanza Park but the surrounding areas. Council member Matsumoto spoke to a good example in Sugar House where they created place. Beerman spoke to creating the spine with the transit center as a hub. Scott stated that the proposed plan does create the connectivity and keeps the neighborhood eclectic. Commissioner Whorel inquired when the

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Hillside neighborhood would be connected. Eddington stated that it is the next step following finalization of this plan. The consensus was more urban than suburban and would grandfather in the current businesses. Council member Beerman felt they should incentivize for businesses to change sooner rather than later. Council member Peek wants to pursue the view corridor, Commissioner Joyce stated that with the large streets and sidewalks they could create multiple view corridors. Council member Peek stated that would lead to setbacks and height. Scott urged the Council and Commission to be aware that this is creating the toolbox for the designers to apply the code.

Scott spoke to the give-gets for additional height. The policy issue with the give/gets is affordable housing, public/civic space, affordable commercial and TDR's. Discussed the history of the form based code. Scott stated that there are numerous cities that use a type of form based code even though they do not call it form based. Mayor Thomas stated he would like to see variances in height.

Scott reminded the Council and Commission what the tools were discussed in 2013 were affordable housing, TDR's and incentivizing height as well as funding for Open Space.

The Council and Commission discussed the differing opinions on height. Mayor Thomas kicked off the discussion reiterating that he would like to see variety with 1, 2, 3, and 4 story buildings. Also feels that lower stories should be incentivized. Pointed out that his main priority is affordable/attainable housing. The question of downsizing zoning came forth and Harrington spoke to the nuances of down zoning and the legal aspects that the Council would have to look at. The discussion backtracked to the goal of creating density in this area. Council member Peek suggested volume displaced buildings. Scott strongly discouraged volume displacement/Floor Area Ratio. Stated that even if all the buildings are three stories the architect features and roof lines will ensure that they will not all be the same. Council member Simpson and Commissioner Strachan both spoke to funding and timing.

They went around the table to identify priorities in regards to give/gets

Commissioner Whorel stated her priority is protecting view corridors. Commissioner Joyce chose public/civic space. Commissioner Campbell stated that he felt the most important priority was to create a transit center get people out of their cars and keep cars off the streets. Council member Henney agreed with reducing reliance on cars as well as affordable housing. Commissioner Stuard viewed public/civic space as a priority. Council member Peek would like to see the boundary of Bonanza Park moved to the toes of the slopes as well as working with articulation of height. Council member Beerman stated affordable housing and public/civic space are his top two choices. Commissioner Phillips also viewed public/civic space & affordable housing as top priorities along with creating an experience. Council member Matsumoto wants it all! She likes affordable housing, public space, transit etc. Commissioner Strachan agrees with Commissioner Campbell and wants to reduce density all over town (TDR) and put it in the Bonanza Park area. Council member Simpson agrees with Commissioners Strachan, Campbell and Phillips and thinks that creating the experience and the well-designed area will be key. Mayor Thomas reiterated his concern with height, stating he feels that tall buildings are inconsistent with the feel/character of Park City. Also spoke to the population growth and commercial growth.

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Commissioner Joyce brought the discussion together speaking to keeping the density in a controlled fashion using the parking lots and underground parking area. Feels there is quite a bit a room for density without putting in skyscrapers.

Mayor Thomas opened the meeting for public input.

Craig Elliot, Elliot Work Group, has been working in this district since the late 90's and has a client that is getting impatient. Feels that form based code has a lot of things that are not Park City and Parkites are not trusting and feels that we are in a destructive mode. Feels that height is relative depending on where you and where you put it. Feels that Kearns and the cemetery area are ok for height, he wants drivers to watch the road when they are coming down the large corridors. Encouraged incentivizing variation. City participation is critical. Also feels the economic impact is also crucial. Feels the regulating character zone plan is very good. Also feels that you need to look into celebrating the power poles due to the lack of cooperation with Rocky Mountain Power. Likes the park in the center stating it creates a nice amenity for the residential area on the other side.

Representative of the Claim Jumper HOA stated they are vested in the project where they have 2 acres. Stated they are committed to staying with this process and they wish to maximize their investment while keeping the feel. Also allowing mix use, permit long term and nightly rentals. Preserve green space. Minimize and mitigate trash and odor. Minimize traffic and construction impacts.

Greg Freedman stated he supports the form based code and feels that the City is on the right track. Spoke to the give and take of height stating he did not understand the incentive for lower height. Also would like to see where the snow storage is scheduled. Also would like to see a plan for the toxic soils. Also is not in favor of nightly rentals but feels it is premature to say no nightly rentals. Fan of the transit hub and would like to see a plan for a multi-transportation hub.

Michael Todd, lives in Hillside, and feels that this meeting was constructive and thoughtful and feels the city is headed in the right direction and would like his neighborhood to be included in the plan.

Mike Sweeney stated he is listening to the discussion tonight recognizing progress and would like to see the progress move more quickly. His personal issue is with the underground parking and the soil ordinance. He suggested looking into more economical solution for mitigating the contaminated soils.

Michael Durrel feels that they will not get the numbers of affordable housing without large heights and feels that they need to look into what is the top priority and look into more gives. Also look at getting people out of their cars. Lastly feels that there are a few primary corridors and would be happy to work with staff to point those out.

With no further comments Mayor Thomas closed the public input.

III. ADJOURNMENT

**Commissioner Joyce moved to adjourn the meeting
Commissioner Campbell seconded
Approved unanimously**