PARK CITY

1884

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

May 2, 2019

The Council of Park City, Summit County, Utah, met in open meeting on May 2, 2019, at 2:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property at 2:00 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 3:30 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

WORK SESSION

2019-20 City Manager's Recommended Budget: Presentation and Review:
Jed Briggs and Nate Rockwood, Budget Department, presented this item. Briggs indicated the tentative budget needed to be passed at the first meeting in May, per State Code. He reviewed that the budgeting for outcomes process came from Council input during the Council retreat, and was priority driven based on the Council's goals, priorities and desired outcomes for the City.

Council Member Joyce referred to the Financial Impact Assessment Report (FIAR), which showed projected revenue and expenses, and asked why it showed that the City would be in the black for one year and then in the red after that. Rockwood explained the line would continuously move, and noted this report helped the City be prepared in case there was a downturn in revenues. Council Member Joyce did not think this was the best way to portray revenues and expenses. Discussion ensued on the importance of a conservative forecast. Council Member Joyce felt budget cuts should be made if the graph was accurate or the graph should be eliminated if it was not accurate. Council Member Henney stated property taxes had not been increased for decades and the City was lucky to have met its budget needs thus far via sales tax revenue.

Council Member Joyce also asked about the 4.5% level of service increase year over year. Rockwood stated most of that was inflation. He noted that a few years ago, a stormwater fee was implemented and that fee was an extra source of income that helped the overall budget.

Council Member Worel was not comfortable with the 10 year FIAR forecast and asked to meet with Rockwood and Briggs to discuss it further. Council Member Gerber indicated when the revenue and expense lines crossed, adjustments would need to be made at that time, but the City had reserves it could use in the interim and would be in a good financial position. Mayor Beerman stated the graph was a reminder that the City did not have a huge cushion and cuts might need to be made in the future.

Council Member Joyce felt there should be a discussion on an inflationary tax increase or service cuts. Foster noted that many of the taxes implemented over the past seven years did not show up on this graph because the graph only showed the General Fund. Mayor Beerman indicated staff could work on better planning tools and noted the Council always used the funds wisely. Revenues had continued to rise from sales tax and new growth. He asked if the Council wanted to have a property tax discussion. Council Members Henney and Worel were in favor of the proposal.

Briggs stated revenue from the Building and Planning Departments were volatile and he hoped to stabilize that number. Council Member Joyce asked about the debt service decreasing year over year. Rockwood stated he would come back at the next meeting and explain the debt service.

<u>Carbon Footprint Update: Water Treatment & Distribution:</u>
Luke Cartin and Darcy Glenn, Environmental Sustainability, presented this item. Glenn stated there were three types of emissions: Scope One included gas, natural gas, etc., Scope Two included electricity, and Scope Three included emissions outside the City but within the area; vehicle emissions from employees, etc. Glenn stated the carbon dioxide output decreased in 2017, but increased in 2018. Scope Two energy powered the wells and City. Solar was implemented which helped to decrease the electricity used.

Glenn noted the water usage had increased each year since 2016 which increased energy costs. The City imported water from Jordanelle Special Service District (JSSD) and Rockport. Rockport water needed to be treated before it could enter the culinary system. All the different water sources combined had a net decrease in energy used. Since more energy was needed to pump water from the Quinn's Water Treatment Plant, the energy cost would increase as the Spiro Water Treatment Plant was taken offline and Quinn's was used more. The energy would plateau and then decrease when the 3Kings Water Treatment Plant (3KWTP) was up and running.

The Water Department worked on conservation projects including leak detection, building a new pump that would go from the JSSD tank to the Eagle Water Tank, building a net zero water treatment plant, and installing a raw Rockport waterline extension that would allow water to go to Quinn's or 3KWTP. This water would be used for irrigation and would not have to be treated.

Council Member Joyce asked why the water usage increased. McAffee stated the total water volume served increased, but the outdoor irrigation had decreased. More tourism explained the increase of the total water volume.

Cartin reviewed the joint RFP with Salt Lake City, Summit County, Deer Valley Resort, Park City Mountain Resort, and Utah Valley University. There were 24 projects that were received from the RFP, including 23 solar projects and one wind project. He indicated that if some of the partners withdrew, the projects could be reconfigured. Cartin also spoke about Rocky Mountain Power closing four coal plants in Wyoming and utilizing wind energy at a much lower cost. Council Member Worel asked about the workers in the coal industry. Cartin stated the plant closings would affect jobs in that industry.

Discuss the Treasure Hill Trail Plan:
Logan Jones and Heinrich Deters, Open Space and Trails, presented this item. Jones stated staff would like to celebrate Trails Days by having the community help build a new trail on Treasure Hill and dedicate the parcel as open space.

Council Member Worel stated she had received calls from people asking for a trail prohibiting dogs. Jones stated Bloods Lake Trail was planned for that purpose. Deters stated Creekside, which was in town, might be another option as a "No Dogs" trail. He indicated Bonanza Flat might also prohibit dogs.

Mayor Beerman favored Creekside for prohibiting dogs. Council Member Henney asked if a new trail could be installed so users with dogs wouldn't be kicked off of the trail currently used. Deters felt changing the current trail was the most feasible option.

Council Member Gerber liked the trail on Treasure Hill, but was concerned about the planned parking space. Jones stated more land would be scraped and it would be striped so only a set amount of cars could safely park. It was indicated there would be signage in the area as well. Deters stated Park City Mountain Resort had been consulted and they were fine with the proposal. He noted the trail would not be plowed and there would not be toilet facilities in the area.

Council Discussion:
Mayor Beerman reviewed Council agenda options and asked if Council meetings could be scheduled for both May 29th and May 30th. The Council members were amenable to having the two proposed meetings.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	**Present**
Council Member Lynn Ware Peek	**Excused**

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

MARC Award:
Ken Fisher, Recreation Manager, introduced Leann Powell, Executive Director of Utah Recreation and Parks Association. Powell stated there were 1400 recreation professionals across the state. Applications for this award were taken from members and the past presidents chose the award recipient. The MARC's Counselor in Training program won the Innovation Program of the Year award. Powell felt this program helped develop strong future leaders for the community. She also pointed out the excellent Rec staff that the City had, and noted her association's members looked to Park City as a leader in the state and often called the staff to ask for ideas.

Jessica Moran, Rec Coordinator, explained the Counselor in Training program and thought it was beneficial for the participants. She noted the kids at camp really looked up to their older peers.

<u>Staff Communications Reports:</u>

1. **<u>Park City Receives Smart Cities Connect and US Ignite Award</u>**

2. **<u>2019 Spring Runoff Update</u>**
   Council Member Henney thanked staff for this report and stated it was nice that the report would be accessible to the public. Mayor Beerman indicated Channel 4 News interviewed staff and were surprised at the City's level of preparedness.

3. **<u>Coffee with Council Recap - April 16, 2019</u>**

4. **<u>Summer Special Event Outreach and Paid Parking Plans</u>**

5. **<u>Summit Bike Share 2019 Program Update</u>**

<u>Council Questions and Comments</u>
The Council members reviewed the events and activities they participated in since the last meeting.

III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda.

<u>Jenny Diersen</u>, Special Events Manager, stated the City had an opportunity for public art. Vans Shoe Company was in town filming and they requested to paint a mural on the side of the ice rink. She requested to move forward with the art project, and indicated Council would have the opportunity after its completion to accept it or have it removed from the wall. The Council members agreed to proceed with the mural.

<u>1. Request to Approve Resolution 09-2019, a Resolution Recognizing May 2019 as Mental Health Awareness Month in Park City:</u>
Council Member Worel stated the executive director of CONNECT asked that the City adopt this resolution. She read the resolution into the record.

Council Member Gerber moved to approve Resolution 09-2019, a resolution recognizing May 2019 as Mental Health Awareness Month in Park City. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

2. Park City Youth City Council Update:
Minda Stockdale, staff support for the Youth City Council, was present for this item. The youth council members, Stephen Mitchell, Alec Paden, and Olivia Downs, reported on their survey which asked if teens were in favor of a city youth center. The response was that youth did not want a teen center, but they were in favor of an app showing all the activities for youth in the area. It was indicated individuals were contacted that were willing to create an app of this type. The youth city council also contacted venues in the area that were willing to give student discounts for teens.

Council Member Henney asked if the survey was an accurate portrayal. It was noted there were several hundred responses to the survey and Paden felt it was accurate. He also felt having engaging activities would help curb the use of illicit substances.

Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from April 18, 2019:

Council Member Gerber moved to approve the City Council Meeting minutes from April 18, 2019. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

V) CONSENT AGENDA

1. Request to Approve Resolution 06-2019, a Resolution Proclaiming May as Bike and Bicycle Safety Month in Park City:

2. Request to Authorize the City Manager to Enter into Agreements in a Form Approved by the City Attorney's Office with Staker Parson Companies, for Rotomilling, Pavement Overlays, and Utility Adjustments in the Amount of $622,623.50; Morgan Pavement Maintenance, for Type II Slurry Seals in the Amount $127,059.45; CKC Asphalt, for Crack Seal, in the Amount $113,850.00;

and Advanced Paving and Construction, for Tuffcoat Seal, in the Amount of $22,327.87:

3. Request to Authorize the City Manager to Enter into a Design Professional Services Agreement in a Form Approved by the City Attorney's Office with Utah New Vision Contracting, LLC in an Amount Not to Exceed $39,000.00:

4. Request to Approve a Lease of Miners Hospital for the Egyptian Theatre (YouTheatre) to Hold Summer Theatre Camps in a Form Approved by the City Attorney:

5. Request to Authorize the City Manager to Enter into a Professional Services Agreement between Park City Municipal Corporation and Park Silly Sunday Market for Event Planner Services as Related to the Park City Fourth of July Celebration, for 2019, 2020, and 2021 in a Form Approved by the City Attorney that Shall Not Exceed $20,000.00 Annually:

6. Request to Approve Resolution 07-2019, a Resolution Proclaiming May 11, 2019, as Arbor Day and Celebrating Park City's 26th Anniversary as a Tree City USA Community:

7. Request to Authorize the City Manager to Execute an Emergency Design Professional Services Agreement with T-O Engineers, Inc. to Provide City Engineer Professional Services through April 2020 or Until a City Engineer is Hired in an Amount Not to Exceed $200,000:

Council Member Gerber moved to approve the Consent Agenda. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

VI) NEW BUSINESS

1. Discuss the Potential Use of Space at 1685 Bonanza Drive:
Nate Rockwood, Redevelopment Director, presented this item, and stated one of the main buildings in the future Arts and Culture District was empty and awaiting demolition. There was a grass roots music group that requested to use the building. This would not be a lease, but use of a space like a community room.

Bill McGinnis stated his group had regular song schedules where they critiqued work and displayed their work, but they had never had a regular meeting space.

Jody Whitesides indicated a permanent space where they could meet on a more regular basis would be nice. He looked to the future and stated it was their hope to put a recording studio in the Arts and Culture District.

Council Member Worel asked if performances would be publicized. McGinnis stated he had support from *The Park Record* and KPCW. There was also a good social media network. He noted many artists toured the country and they kept others informed on what was happening in Park City.

Council Member Gerber asked about the logistics on working hours for this space. Rockwood stated that was being figured out, but it would be modeled after the library rooms.

Council Member Joyce asked about the bathroom facilities. Rockwood stated the bathrooms were in a common space and the cost would be minimal, parking was sufficient, and Rockwood would speak with the upstairs tenants about the group.

Mayor Beerman opened the meeting for public input.

Rip Griffith supported this proposal.

Kirk Abramocoski, singer and songwriter, noted this would be an all-ages facility.

Bill Humbert, stated his wife Linda would be taking Ukelele lessons and he supported her.

Franco Rama from Peru was surprised there was no music facility and he requested Council approve this space.

Teresa Cooke stated she performed with Bill and she felt the City needed a space for musicians to gather and perform for others.

Betty Brown, Park City realtor, indicated she loved music and felt the grass roots musicians should have a space.

Jocelyn Scudder, Arts Council, and stated they supported this request and indicated musicians added to the vibrancy in town.

Mayor Beerman closed the public input portion of the meeting.

Rockwood stated that this group was open and free to all ages. McGinnis stated he had a letter of support from Aaron Mitchell with the music school in town.

Council agreed to move forward with the proposal.

2. Consideration to Approve Resolution 08-2019, a Resolution Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of the City's Water Revenue Bonds:
Nate Rockwood, Budget Department, explained over the next five years there would be a $160 million capital improvement plan and a significant portion would be funded with water revenue bonds. This resolution would allow expenditures to be reimbursed to the Water Fund from the bond issued in 2020.

Council Member Joyce asked when Council would see the timeline for the projects and bonds. Rockwood explained that a list of Water projects would be presented at the next meeting and would show the reimbursement schedule.

Council Member Henney asked about the purpose of the resolution. Rockwood stated this was a better option than issuing bonds for smaller amounts each year. Council Member Gerber clarified bonds would be issued in 2020, 2021, and 2022 to which Rockwood affirmed. He also noted there should not be significant rate increases.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Gerber moved to approve Resolution 08-2019, a resolution expressing official intent regarding certain capital expenditures to be reimbursed from proceeds of the City's Water Revenue Bonds. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

3. Consideration to Approve Ordinance No. 2019-26, an Ordinance Adopting a Tentative Revised Budget for Fiscal Year 2019 and a Tentative Budget for Fiscal Year 2020 for Park City Municipal Corporation and its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate, and Set Public Hearings to Consider Adoption of the Final Budget on May 16 and 30, 2019, and June 6 and 20, 2019, at the Regular City Council Meetings:
Nate Rockwood, Budget Department, stated the state required that a tentative budget be passed the first meeting in May, and noted the final budget would be passed on June 20th. He indicated staff was not recommending a property tax increase this year.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Henney moved to approve Ordinance No. 2019-26, an ordinance adopting a Tentative Revised Budget for Fiscal Year 2019 and a Tentative Budget for Fiscal Year 2020 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate, and set public hearings to consider adoption of the final budget on May 16 and 30, 2019, and June 6 and 20, 2019, at the regular City Council meetings. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

4. Consideration to Extend the Street Dining on Main Program for Another Term and Authorize the Mayor to Sign Updated Leases of City Property/Rights-of-Way with Seven Main Street Restaurants, in a Form Approved by the City Attorney:
Hannah Tyler, Senior Planner, stated the dining deck program was in its ninth year. Seven applications had been submitted. The Planning and Parking Departments worked on the fees and they recommended Option B found in the staff report.

Council Member Worel asked if Park Silly Sunday Market fees calculated differently than the dining deck leases. Tyler stated the market fee was set from a City fee schedule and the dining deck fees were based off of parking spaces. Jenny Diersen agreed.

Council Member Gerber stated Fletcher's deck was on public land and asked if that was fair to charge them the same as parking revenue. Council Member Joyce stated charging them was equitable with what the other restaurants were being charged, and asked why this program didn't expand. Tyler stated one requirement was that the restaurant needed to be open for lunch and dinner, which had an affect on participation.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce moved to extend the Street Dining on Main Program for another term and authorize the Mayor to sign updated leases of city property/rights-of-way with seven Main Street restaurants, in a form approved by the City Attorney, and to use Option B as the fee. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

5. Consideration to Approve the Supplemental Plan for the 2019 Park Silly Sunday Market:

Jenny Diersen, Special Events Manager, presented this item and stated this plan was status quo. She noted the difference this year from last year was the calendar order of Art Fest, the break weekend, and the Tour of Utah. Staff would also focus on residential and merchant outreach for Silly Market.

Council Member Henney asked if this was the first year the City would not contribute cash to which Diersen confirmed this would be the second year. Council Member Joyce asked about the Historic Park City Alliance (HPCA) no shows. Diersen stated HPCA made an effort to participate.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Worel hoped there would be continued work on the makeup of the working group, and thought all parties should be at the table.

Council Member Gerber asked about parking fees on China Bridge to which Diersen stated the fee would be $5 per hour with a max of $18 and after 5:00 the fee would revert to the normal parking fees on China Bridge. Council Member Gerber asked if there were residential passes for events. Diersen stated there were no passes, but staff provided outreach and a direct contact for questions and concerns.

Mayor Beerman was happy to see that the City reached the balance it had worked for over the years. Council Member Henney clarified that Council Members Worel and Ware Peek were the liaisons for Silly Market

Council Member Worel moved to approve the Supplemental Plan for the 2019 Park Silly Sunday Market. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

6. Consideration to Approve an Amendment to the Kimball Arts Festival (KAC) Supplemental Plan and Level 5 Event Permit Including the Use of the Kimball Terrace at 675 Main Street as a Venue for the Gala and Arts Festival:
Jenny Diersen, Special Events Manager, stated the KAC requested to use the Kimball Terrace during Arts Fest, and noted the Terrace offered to donate the entire space for the KAC gala. One benefit of having the gala at this location was that the area was close to town and transit. Staff and KAC performed residential and merchant outreach and positive feedback was received. She reviewed the mitigation efforts for this proposal.

Council Member Gerber asked at what hour the Terrace would close. Diersen stated no later than 9:00 p.m. each night. Council Member Henney was impressed by the outreach efforts for this request, and was satisfied with the rules of not having amplified music and having a 9:00 p.m. deadline.

Mayor Beerman opened the public hearing.

Sandy Melville stated he was an opponent of the rooftop terrace as a gathering place because of the noise, and an opponent of the changes made to the historic building in the Historic District of the City. He felt the Kimball Arts Fest was well run and the rules for the Terrace were well thought out and appropriate, and he supported both.

Jory McComber, Kimball Art Center Executive Director, stated there would be people at the doors to the terrace who would make sure they remained shut at all times.

Mayor Beerman closed the public hearing.

Council Member Joyce asked that staff perform a decibal measurement every quarter hour for one or two nights during the event, and indicated it could be a measurement for the future. Michelle Downard stated some of Council and staff walked on Main Street with a decibal meter so it could be determined how noise bounced off different surfaces and what the levels of noise measured at different venues.

Council Member Gerber stated she was happy this worked out for the event and the neighborhood surrounding the Kimball Terrace. Council Member Worel felt this was planned and mitigated well even though it was a difficult situation. Council Member Henney asked if the Conditional Use Permit (CUP) was still before the Planning Commission. Harrington stated it was before the Planning Department, but that would have no impact on this decision.

Council Member Worel moved to approve an amendment to the Kimball Arts Festival Supplemental Plan and Level 5 Event Permit including the use of the Kimball Terrace at

675 Main Street as a venue for the gala and arts festival. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

VII) OLD BUSINESS

1. Consideration to Approve Ordinance 2019-06, an Ordinance Approving Land Management Code Amendments regarding Section 15-13 Design Guidelines for Historic Districts and Historic Sites and 15-15 Definitions:
Hannah Tyler, Senior Planner, and Doug Stephens, Historic Preservation Board member (HPB), presented this item. Council agreed to discuss the guidelines, but give final approval at the next meeting. Tyler reviewed that the guidelines were revised in 2014 and 2015. Staff felt the guidelines should have clarity, flexibility, and predictability. She indicated a graphic designer would be hired to layout the guidelines in a visually pleasing document that would be uploaded to the City website. She also noted Council had requested that the Sustainability Team review the guidelines and she appreciated their feedback and edits.

Council Member Joyce thanked Tyler for her outreach efforts. Council Member Henney asked what the benefit was for having a guideline versus the code. Stephens stated it was important to have a qualified planning staff, where each staff member comes to the same conclusion when presented with the same information. The design guidelines would allow the planning staff to be proactive instead of reactive. Council Member Henney stated interpretation would be there, and it would have to be consistent.

Council Member Joyce stated a user should be able to read the guidelines and determine what he/she could or could not do. Stephens stated the HPB looked at the unintended consequences of the guidelines and they determined that if the guidelines were too strict, it would be what everyone would turn to. They wanted the guidelines to result in a vibrant and changing community.

Mayor Beerman was in favor of the bullet points in Universal Guideline #11 and thought it would be received well. Council Member Gerber hoped the guidelines would act as guardrails, where there would be flexibility, but limits. She asked if there could be a conversation about size, scale, and mass.

Council Member Worel asked if the City could have something in between a guideline and an ordinance. Tyler stated there was a fine balance, but the neighborhood was eclectic. Council Member Joyce thought the product was well done. Council Member

Gerber suggested reevaluating the term "should" to see if "shall" would be more appropriate.

Luke Cartin stated residents used more natural gas and energy than businesses did, and there was more growth in the summer. He reviewed that Sustainability was working on water conservation and solar in the Historic District, as well as sealing the buildings so good air would remain in the buildings. He stated it was difficult to find a balance in preserving the historic character and being energy efficient, and Tyler was a great help in working with his team.

Council Member Henney stated the cool roof policy would be brought back at a future meeting and asked what other policy questions would be brought to Council later. Cartin stated all the policy questions surrounding the roof would be brought back, and there would be a broad discussion. Council Member Henney asked if Tyler thought staff could regulate mass and scale in the historic district. Tyler referred to Breckenridge and other resort towns, and stated staff was looking at those guidelines in an effort to manage mass and scale questions in the City.

Council Member Gerber asked if there was a limit on additions to a house. Tyler stated there was a maximum footprint that the owner couldn't exceed. Council Member Gerber noted the City was approving the combination of lots which could result in larger homes. Mayor Beerman asked if the City was in a good place with mass and scale. Stephens thought there was consistency in protecting the historic environment and the limits to mass and scale, as well as height requirements. Harrington reviewed the history of regulating mass and scale. He stated this round of revisions would continue to balance the mass and scale.

Bruce Erickson, Planning Director, stated the guidelines needed to be read concurrently with the Land Management Code (LMC). He asserted some areas should be tightly regulated and other things could be more flexible.

Mayor Beerman opened the public hearing.

Ruth Meintsma stated she liked the sustainability additions to the guidelines and gave examples. She indicated the guidelines had been implemented even before approved. She recommended adding definitions to some terms.

Cheryl Hewitt, previous HPB member, was pleased with the guidelines and stated the guidelines shouldn't be so strict that it discouraged people from owning a historic home.

Jacob Shirley, architect, stated the design guidelines for the City were difficult. He gave examples of the difficulties that he experienced in designing a new home that was planned for the Historic District.

Russ Paskowski stated he went to the HPB meetings for 27 years. He hadn't altered his home, but related the experience his neighbor had when trying to remodel. He didn't understand why there couldn't be flexibility within the setbacks.

Mayor Beerman closed the public hearing.

Council Member Worel suggested changing the word “guideline.” Council Member Henney stated this draft was headed in the right direction. Council Member Gerber asked how the Planning Commission used the guidelines differently than the code. Harrington stated the guidelines were codified. Council Member Henney asked for clarification on the definition of guideline and the context of the LMC.

Mayor Beerman requested further discussion at the next meeting of “should” and “shall” in the language, and noted there was also concern about the subjectivity on the guidelines. Council Member Joyce thought the guidelines were good as proposed. He had some points of clarification that he would send to Tyler for review. Council Member Worel stated she would send Tyler a few areas that she felt were overly broad.

Council Member Henney moved to continue Ordinance 2019-06, an ordinance approving Land Management Code Amendments regarding Section 15-13 Design Guidelines for Historic Districts and Historic Sites and 15-15 Definitions to the May 16, 2019 meeting. Council Member Worel seconded the motion.

RESULT: CONTINUED TO MAY 16, 2019
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

Hannah Tyler

From: John Plunkett <john@plunkettkuhr.com>
Sent: Thursday, May 02, 2019 3:05 PM
To: Council_Mail; Andy Beerman
Cc: Hannah Tyler; Bruce Erickson; Barbara Kuhr
Subject: Design Guidelines (and LMC) need Consistent Application and Enforcement

Dear City Council and Mayor,

As some of you know, Barbara and I are 28-year residents of Park City in the historic district. During this time we've restored four historic homes and worked with the City to enforce the LMC provisions that prohibit Main Street commercial activities from extending onto upper Park Avenue.

On Tuesday we were invited by Hannah to the hearing tonight on Design Guideline revisions. Although we can't attend, we've reviewed the packet and have one general comment and three specific ones.

First the specifics:

1. The most signifiant change (to our knowledge) comes under Site Design:

"The historic town grid shall be preserved by retaining the formal street pattern, maintaining historic lot sizes rather than aggregating the historic- sized lots into larger lots…"

This is a big deal and should greatly help to maintain a human scale in PC's historic neighborhoods. Excellent Improvement!

2. Under New Construction, Universal Guidelines, 1., We'd suggest adding a phrase (in blue) to the description of PC's historic character:

> 1. New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation, modest size and height —of Park City's Historic Sites.

3. Under Sustainability, we'd suggest adding language that encourages natural Cross-Ventilation instead of energy-intensive Air-Conditioning systems. Historically as seen on many PC homes, attic spaces were cooled by the addition of dormer windows. The historic practice of adding attic dormer windows should be encouraged rather than prohibited. Practical energy concerns should outweigh the esthetic ones.

And one general Comment:

When any of us see new buildings in Park City and wonder, 'How did that get here? Why was that allowed?', the problem is not with the Design Guidelines or the Land Management Code — They are fine.

We believe the problem lies more with consistent Interpretation and Enforcement of the Guidelines and LMC, for both homeowners and developers.

In our experience, individual homeowners tend to be over-regulated, and developers under-regulated. This is then compounded by a lack of oversight by the citizen volunteers on the Planning and Historic Preservation Commissions, who are no longer shown most building applications.

There should be (and used to be?) a process whereby any project within the Historic District is at least seen by the Commissions, so they can give direction to the Planning Dept before approvals and building permits can be issued.

Perhaps the old, Public process was too cumbersome, but couldn't there at least be private working sessions for the Commissions so they're not left in the dark, and can offer citizen guidance to staff?

If this were the case, we're fairly certain that triple-lot, 50 ft tall homes* would no longer be built in the Historic District, as happened across the street from our historic Woodside house. Then Council and the Public wouldn't have to ask, 'How did this happen?'.

We hope you find these comments useful, and are happy to discuss ways to improve the consistent interpretation and enforcement of PC's Historic District Guidelines and LMC with any of you.

Sincerely,

John Plunkett & Barbara Kuhr 435 901 2980 PO Box 2237, Park City

* Please see attached photos. 537 Woodside was allowed under the guise of 'remodeling' a large existing condo structure, even though the condo was demolished and a completely new home built on the old foundation.
The old condo wasn't great either, and also 75 feet wide. But it's setbacks, windows and peaked roofs met the guidelines, and made for a much less overwhelming neighbor.

564 Woodside, 25 ft wide lot

537 Woodside, 75 ft wide lot and 50 ft tall home, with rooftop elevator, deck and hot tub...
(approved under the guise of a flat 'green' roof)