

**PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
APRIL 5, 2012**

Present: Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek; and Liza Simpson

Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Jon Weidenhamer, Economic Development Manager; and Tyler Poulson, Sustainability Coordinator

Dave Nicolas, IBI Group

1. Council questions/comments. Andy Beerman stated that he filled in for Mayor Williams on a conference call with other communities set up by Mayor Becker's Office to determine the level in interest and capacity for hosting another Olympics. The advantage is our experience with producing a sustainable event as 2002 is viewed as one of the most successful Games ever held. There are not many cities in the US interested in hosting the Olympics. At this point, the effort is exploratory but the group will make a recommendation about formally moving forward and if there is support, will get cities more involved.

Cindy Matsumoto mentioned that last week members heard from Sandra Morrison, Director of the Historical Society, about considering an amendment to the Land Management Code to allow the Historic Preservation Board to nominate buildings to our Historic Sites Inventory list. Right now, that specific language is not in the Code. She also asked that the demolition policy be reviewed again. Tom Bakaly asked if staff should explore amendments. Dick Peek felt there should be alternate ways to provide research and to determine if our existing process is broad enough. Mr. Bakaly explained that providing a more intensive survey of historic sites is a budget option which is estimated at \$300,000 to \$700,000.

Cindy Matsumoto explained that currently the LMC specifies that staff or the home owner can make nominations and there might be a *community part* that is missing. Mayor Williams asked if her suggestion is intended to prompt citizens to lobby the HPB. Ms. Matsumoto acknowledged that anyone could pass on a request to staff but designating citizens and the HPB as able to nominate should be added to the LMC.

Liza Simpson recommended that the HPB discuss this proposal so that the process doesn't create more of a problem for homeowners. She stated that she has no desire to revisit the current demolition process or policy. Dick Peek felt that the HPB is somewhat of an entry level board and needs adequate tools. Tom Bakaly understood that the HSI is approved by the HPB and then the City Council. Alex Butwinski agreed with Ms. Simpson's comments and asked what *nominate* means?

Ms. Matsumoto explained that currently the consultant and staff nominate buildings and sites and the list is fluid and should be. Just recently the Post Office was added, demonstrating that there are properties that are overlooked. Dick Peek emphasized that two buildings were removed from the list when it was discovered they were not historic. Alex Butwinski felt that there needs to be compelling evidence about the property to change its status. Cindy Matsumoto discussed a homeowner who petitioned the City to get back on the HSI. The opportunity to nominate should be provided to the community.

Tom Bakaly warned that Council is opening the door to a more subjective process and Mr. Peek pointed out that boards and commission disagree from time to time with staff's recommendations. Mr. Bakaly again discussed the proposed intensive survey service and Ms. Simpson felt this discussion may need to be delayed until after budget. He explained that Landmark is the highest historic designation and Significant is based more on local criteria. Cindy Matsumoto clarified that her concern is omissions.

Ms. Simpson pointed out that a citizen could request staff to nominate a building and Cindy Matsumoto responded that the public would be relying on staff who may not agree. Tom Bakaly suggested returning with a work session discussion. Dana Williams felt that anything that can be done to avoid conflicts in the future seems productive. Mr. Butwinski pointed out the complexity of historic evaluations and is hesitant to put owners through significant expense because someone thinks that maybe the structure is historic. Ms. Matsumoto emphasized that she is not asking for that.

Dick Peek stated that on the other hand if experiences point out some faults in the ordinance, he felt the Council should talk about it because the goal is to have clear guidelines. In response to a question from Mr. Butwinski, Mr. Peek stated that he feels that the preservation ordinance has some faults.

Liza Simpson stated that she attended the Recreation Advisory Board, Summit County Health Board and the Fire Board meetings during the week. Dick Peek reported that he attended the Historic Preservation Board and the Historical Society meetings. Ms. Matsumoto described the transportation in the West traveling exhibit and reported that free days are being offered by the Museum to locals on April 17 and 26 and May 10 and 17.

Mayor Williams reported on speaking at the University of Utah and congratulated participants in the Polar Plunge. He and staff met with UDOT this week on upcoming projects.

Tyler Poulson stated that Park City was the recipient along with other local governments for a \$400,000 Department of Energy grant, called the Wasatch Solar Challenge. Entities include Park City, Salt Lake County, Summit County, West Valley City, Midvale and Salt Lake City. The goal of the grant is to reduce the non-partner cost for solar

panels and over the next year, staff will be participating in related workshops to promote solar. He explained that the Mayor will be speaking at the press conference next week.

2. Downtown improvements. Jon Weidenhamer stated that Matt Twombly is the project manager and Dave Nicholas is the consultant from IBI Group. Alison Butz and Monty Coates have been representing the HPCA on the working committee. The 1998 Downtown Action Plan has been the blueprint for many years and most of the projects have been implemented. The Hyatt Palmer Study and OTIS followed and the downtown projects were guided by a 2003 task force, including the Marsac remodel and the China Bridge shell space, for instance. A few years ago, the HPCA approached the City about the next steps and the HPCA was asked to prioritize improvements. The City contracted with IBI and a preliminary study was completed in August and tonight the concept projects will be presented and the scope of the projects will be refined during the budget process. He emphasized that heating sidewalks is not being proposed. Focusing on the Brew Pub will result in delaying a central gathering area in the 5th Street area because of its cost. He pointed out that about \$50,000 to \$100,000 is budgeted and available for projects this summer.

Dave Nicholas displayed and read a PowerPoint presentation on street concepts and designs which is attached to these minutes and made a part of the record. After the presentation, comments were invited.

Liza Simpson asked that Swede Alley and Heber Avenue be considered in the scope of improvements because of the volume of foot traffic at that intersection which needs attention. Mr. Nicholas stated that IBI recognized that and has looked at it somewhat already but admitted that it is very difficult to do anything there because of constraints. Mr. Weidenhamer stated that staff will look at the intersection.

Alex Butwinski stated that he likes the connections between Swede Alley and Main Street coming out of China Bridge. His priorities are improving the entrance to and Swede Alley, the alley to Main Street and the Egyptian bulb-out. Dick Peek indicated that he agreed with Mr. Butwinski's comments. It was confirmed that restrooms in China Bridge are still contemplated.

Cindy Matsumoto expressed that the concept drawings are very exciting. She really likes the water tower element but is unsure about the seating/lighting platforms which seem a little odd but work with the slope of the street. She acknowledged that something is needed to protect the bottom of light poles. IBI has done a good job of enhancing existing plazas rather than tearing them out. Ms. Matsumoto supported the crosswalk improvements and would like some work scheduled for this construction season. She also liked opening up some parking on lower Main Street by the Town Lift. Mr. Weidenhamer added that IBI worked very closely with the HPCA to reach a plan that can be supported.

In response to a question from Andy Beerman, Dave Nicholas explained that the crosswalks would be a different texture. Mr. Beerman explained that in early discussions regarding Miners Park, the HPCA wanted maximum flexibility without losing the cozy feel and the proposed design might be too tight with the landscaping. He suggested that it be opened up a little bit more so that a small farmers market, for example, could be held there and maybe instead of trees, focus on sun shade structures to maximize flexibility. He would like to move away from the retail option on the town plaza in the Brew Pub lot because this is probably the last opportunity on the street for a large plaza. There is plenty of retail available on Main Street and the City doesn't need to get into the development business. If trends change, the retail option can be considered again. Jon Weidenhamer expressed that narrowing concepts will save time and money.

Mayor Williams complimented Mr. Nicolas on his presentation and stated that he likes many of the ideas. He stated that some business owners expressed to him that the proposed park or gathering area in Swede Alley is a waste of money and is not a priority. He encouraged keeping the retail park on the table because it could raise significant revenue to pay for improvements.

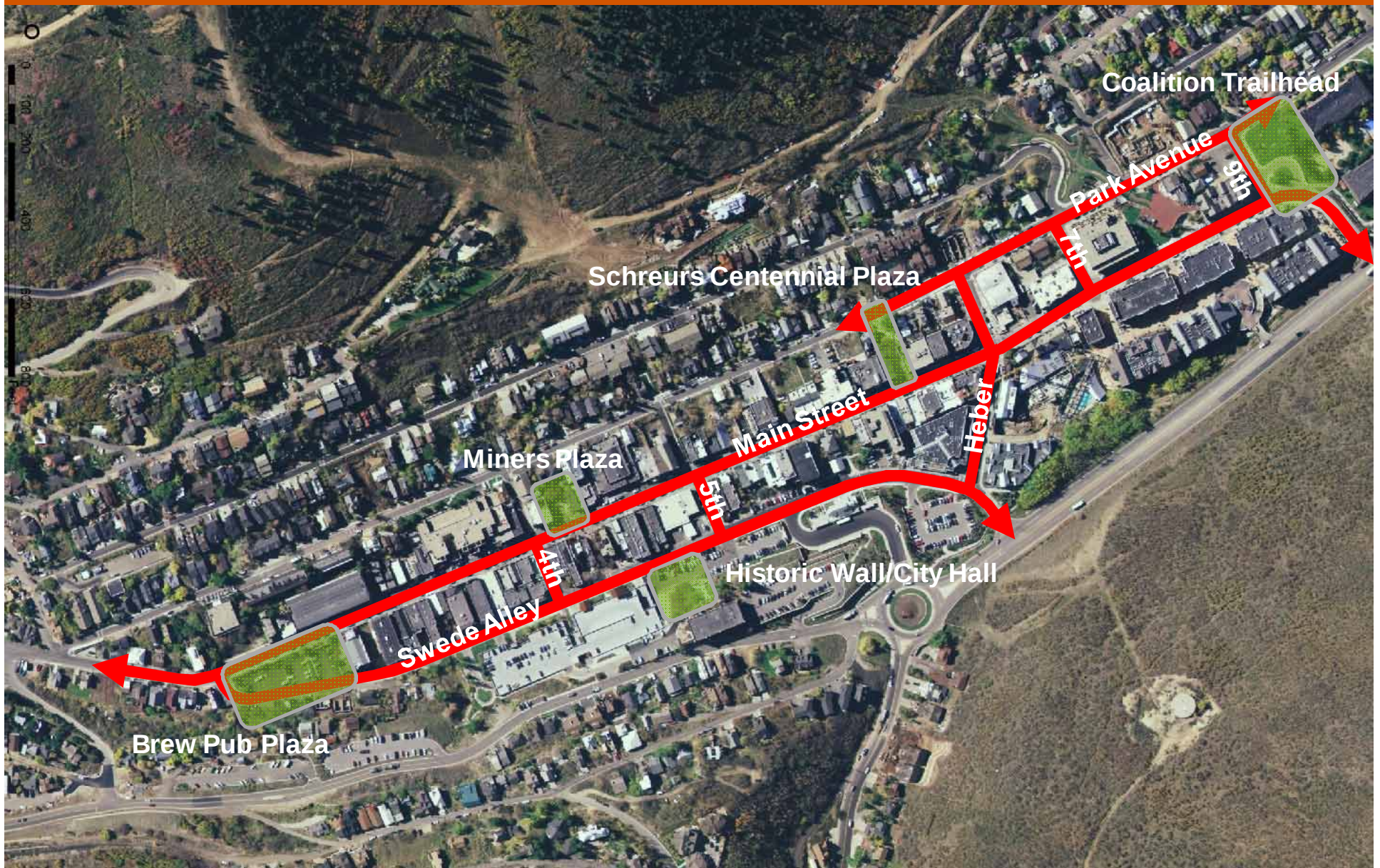
Liza Simpson also felt it was a great presentation and looks forward to more detail. She pointed out that there are historic trees in the area for the park at the bottom of the stairs to City Hall that she would like preserved.

Prepared by Janet M. Scott, City Recorder

To enhance the pedestrian experience and encourage residents and visitors to linger, circulate and explore throughout the Historic Park City District.



Study Area / Scope of Work



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



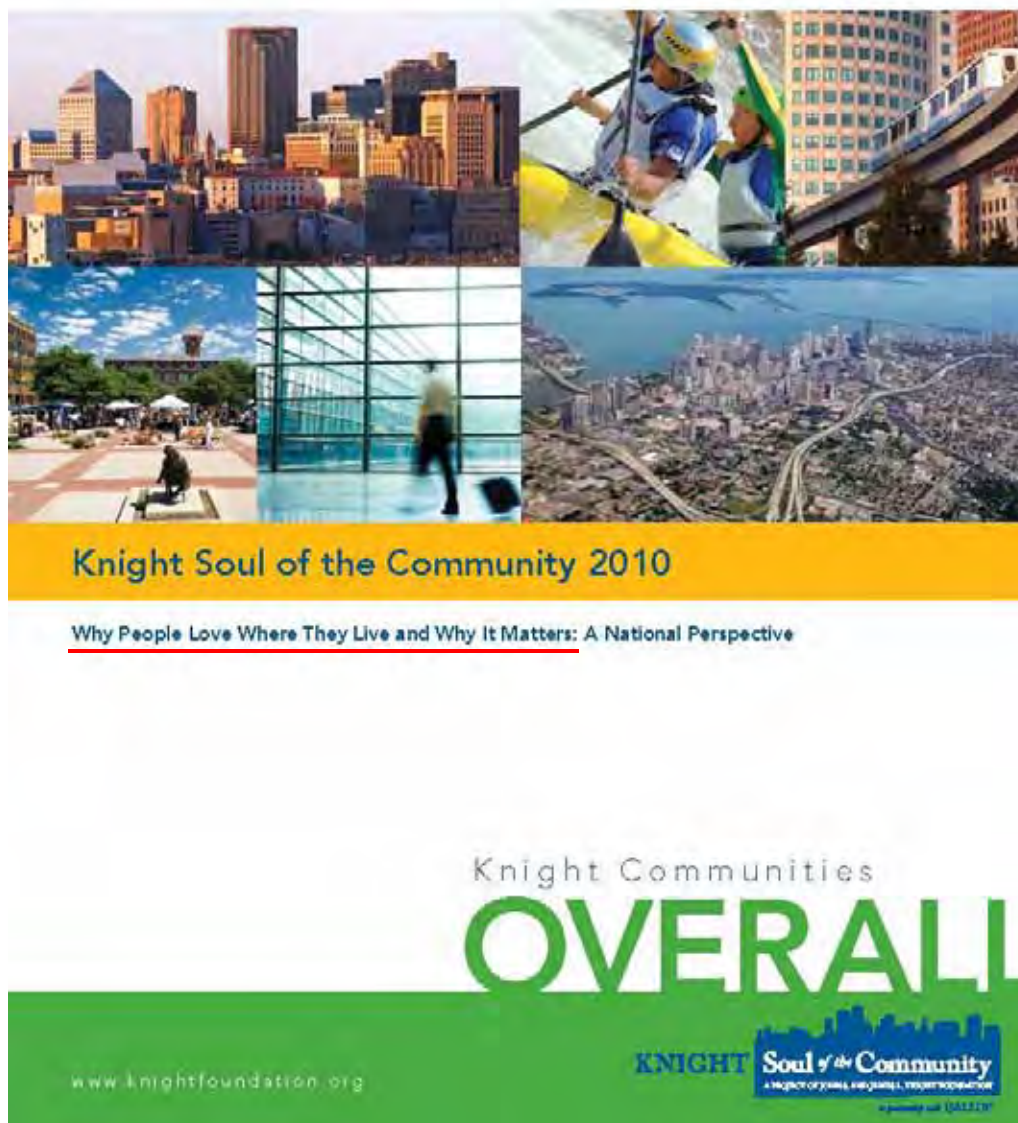
Place Audit...our guiding principles

Why are people emotionally attached and attracted to Park City?

- Natural beauty/setting
- Extensive offering of year-round activities
- Small town charm
- Fun-loving attitude
- Historic qualities
- Sense of community
- Authenticity



Place Audit



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



COMMUNITY ATTACHMENT: AN EMOTIONAL CONNECTION

Community attachment is an emotional connection to a place that transcends satisfaction, loyalty, and even passion.

A community's most attached residents have strong pride in it, a positive outlook on the community's future, and a sense that it is the perfect place for them.

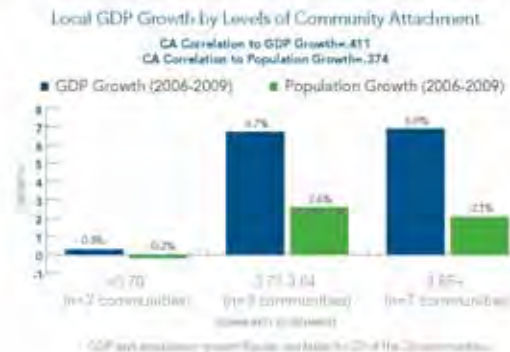
They are less likely to want to leave than

residents without this emotional connection. They feel a bond to their community that is stronger than just being happy about where they live.



Why Attachment Matters

Over the past three years, the Soul of the Community study has found a positive correlation between community attachment and local GDP growth. Across the 26 Knight communities, those whose residents were more attached saw more local GDP growth. This is a key metric in assessing community success because local GDP growth not only measures a community's economic success, but also its ability to grow and meet residents' needs.



Gallup research proving the link between employee engagement in a workplace to business outcomes such as productivity, profitability, and employee retention helps to underscore why emotional attachment matters. Just as actively engaged employees are more productive and committed to the success of their organizations, highly attached residents are more likely to actively contribute to a community's growth.

The Relationship to Community Outcomes

Precisely how community attachment affects community outcomes is at best a scientific guess at this point. However, the data make clear that highly attached residents are more likely to want to stay in their current communities. When this is true for college graduates and other productive residents, it increases the number of talented, highly educated workers striving to positively affect economic growth.

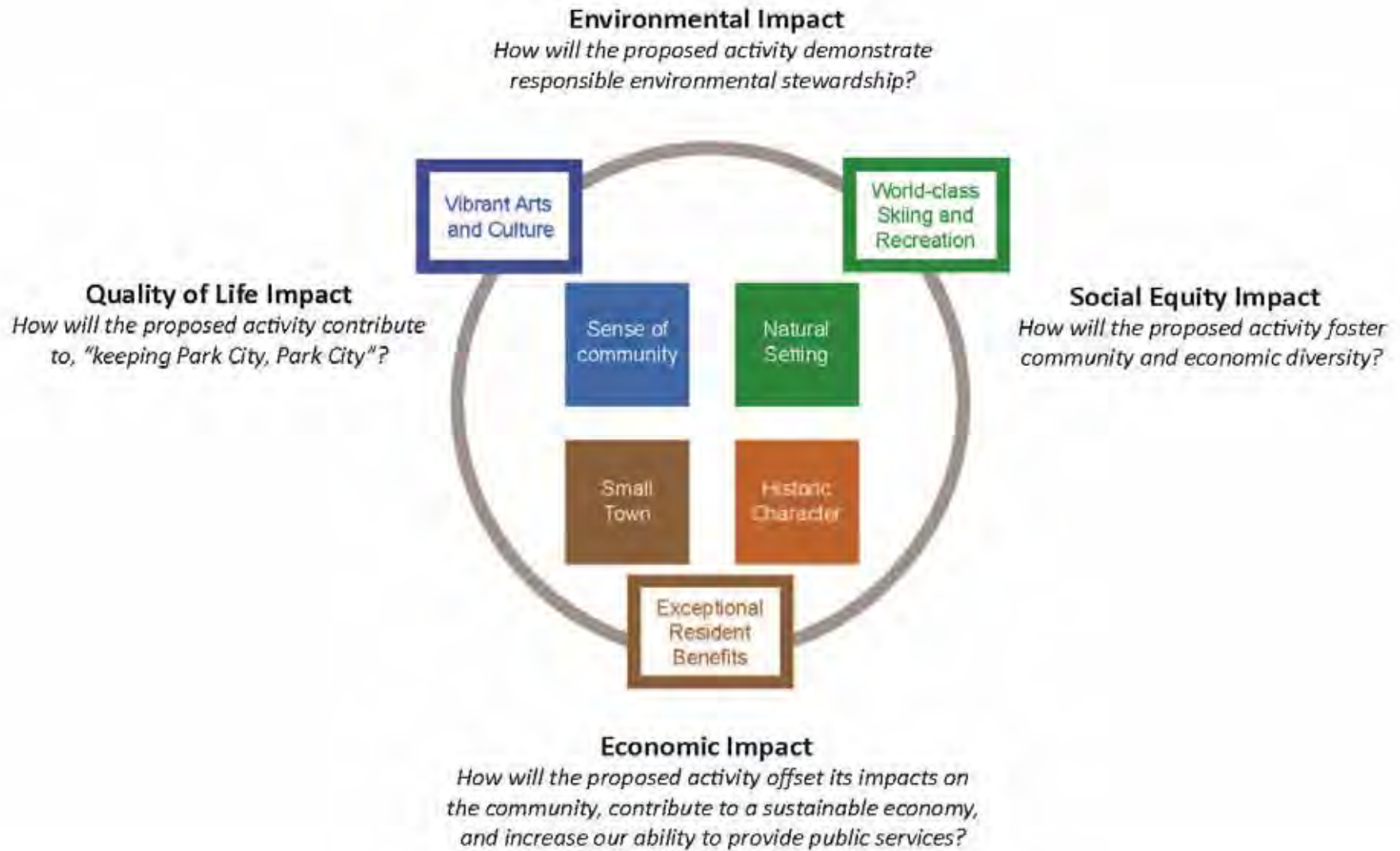


Highly attached residents are also more likely to see their communities as being open to many kinds of people, including talented, young college graduates and families with young children. Communities that are more open to diversity are better able to compete for talent.

Attachment is also higher when residents agree that their communities provide the social offerings and aesthetics they enjoy. When residents enjoy their community's offerings, they are more likely to spend their money on local activities and businesses, directly benefiting the local economy.



Quadruple Bottom Line Evaluation...our form giving principles



Quality of Life

How will proposal contribute to “keeping Park City, Park City”?

- Encourage socialization for residents and visitors
- Showcase historic and community narratives
- Maintain the “funk” ... authenticity
- Promote physical comfort and safety
- Celebrate the snow sport and year-round recreation lifestyle
- Enhance physical and emotional connectivity to the Historic District
- Enhance and promote arts and culture



Public Art

“Public art is a true symbol of a city’s maturity. It increases a community’s assets and expresses a community’s positive sense of identity and values. It helps green space thrive, enhances roadsides, pedestrian corridors, and community gateways; it demonstrates unquestionable civic and corporate pride in citizenship and affirms an educational environment. A city with public art is a city that thinks and feels.” – Newport News Public Art Foundation

DESTINATION ART



EXPERIENTIAL ART



PLAYFUL ART



ENVIRONMENTAL ART



HISTORIC NARRATIVE



DIGITAL ART



OBJECT ART



INTERACTIVE ART



FUNCTIONAL ART



INTEGRATED ART



INSTALLATION ART



INTERPRETIVE ART



Environmental Impact

How will proposal demonstrate responsible environmental stewardship?

- Remove/recycle deteriorating infrastructure requiring ongoing maintenance resources
- Replace deteriorating infrastructure with more durable and recyclable materials providing long-term, life-cycle benefits to maintenance and operation expenses
- Reduce light pollution and energy consumption from inefficient or antiquated fixtures
- Water efficient landscape materials while enhancing air quality
- Goal...offset new energy requirements and current power needs of street lighting with alternative energy sources



Social Equity Impact

How will proposal foster community and economic diversity?

- Create a network of complimentary gathering spaces, large and small to appeal to diverse resident and visitor needs
- Consider all ages, genders and races - intergenerational
- Opportunities for children and families through atmosphere for learning and education
- Improved accessibility
- Promote cultural preservation
- Enhance connections and access to public transit and parking



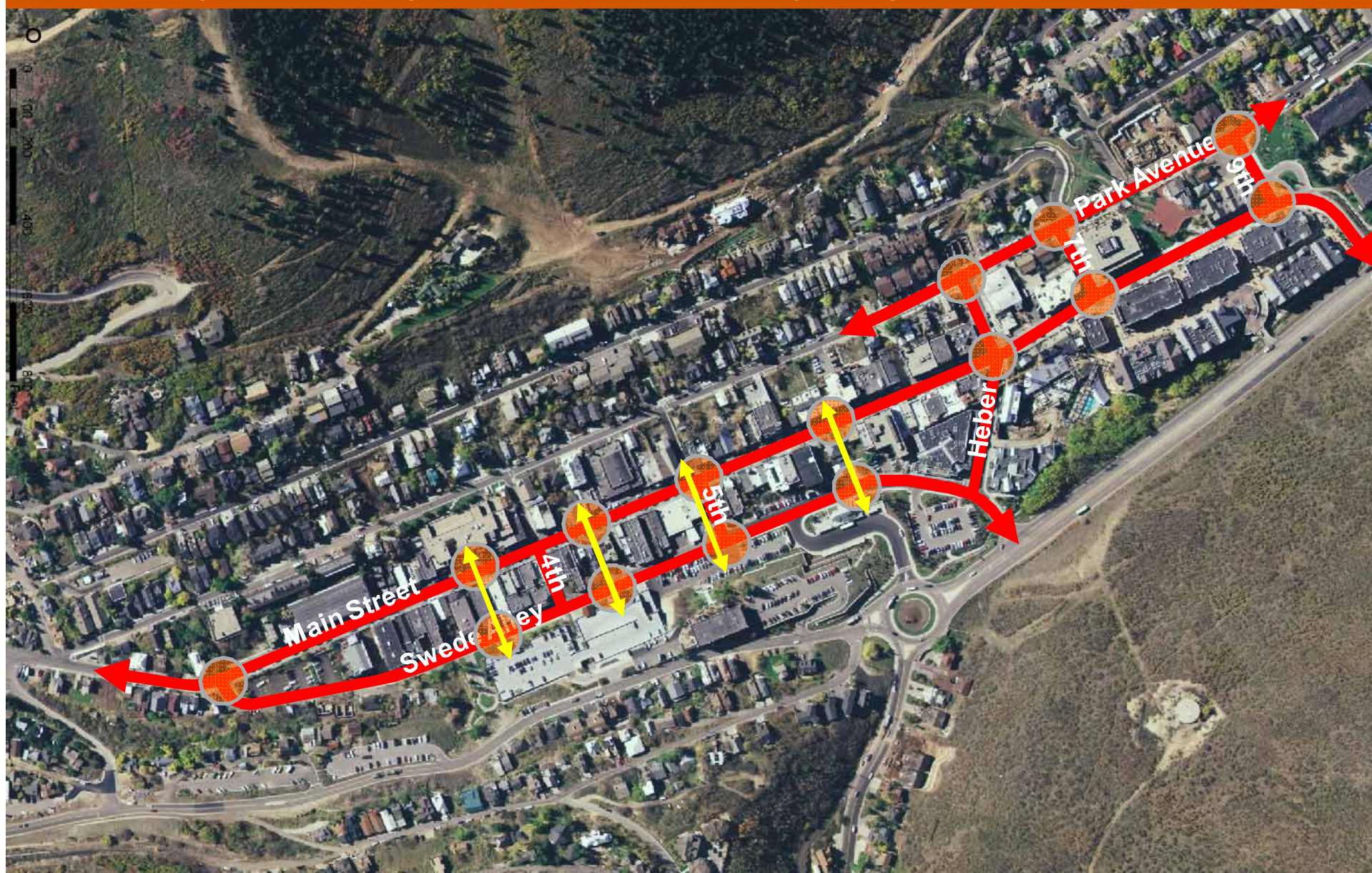
Economic Impact

How will proposal offset its impacts on the community, contribute to a sustainable economy and increase our ability to provide public services?

- Commitment and investment into physical and social infrastructure
- Investment in quality public facilities to increase tourism through added uses and attractions
- Enhance the atmosphere for economic development including diversity of retail users
- Maintain current parking counts
- Catalyze private investment and redevelopment of underutilized properties



Study Area / Scope of Work – Streetscape Improvements



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



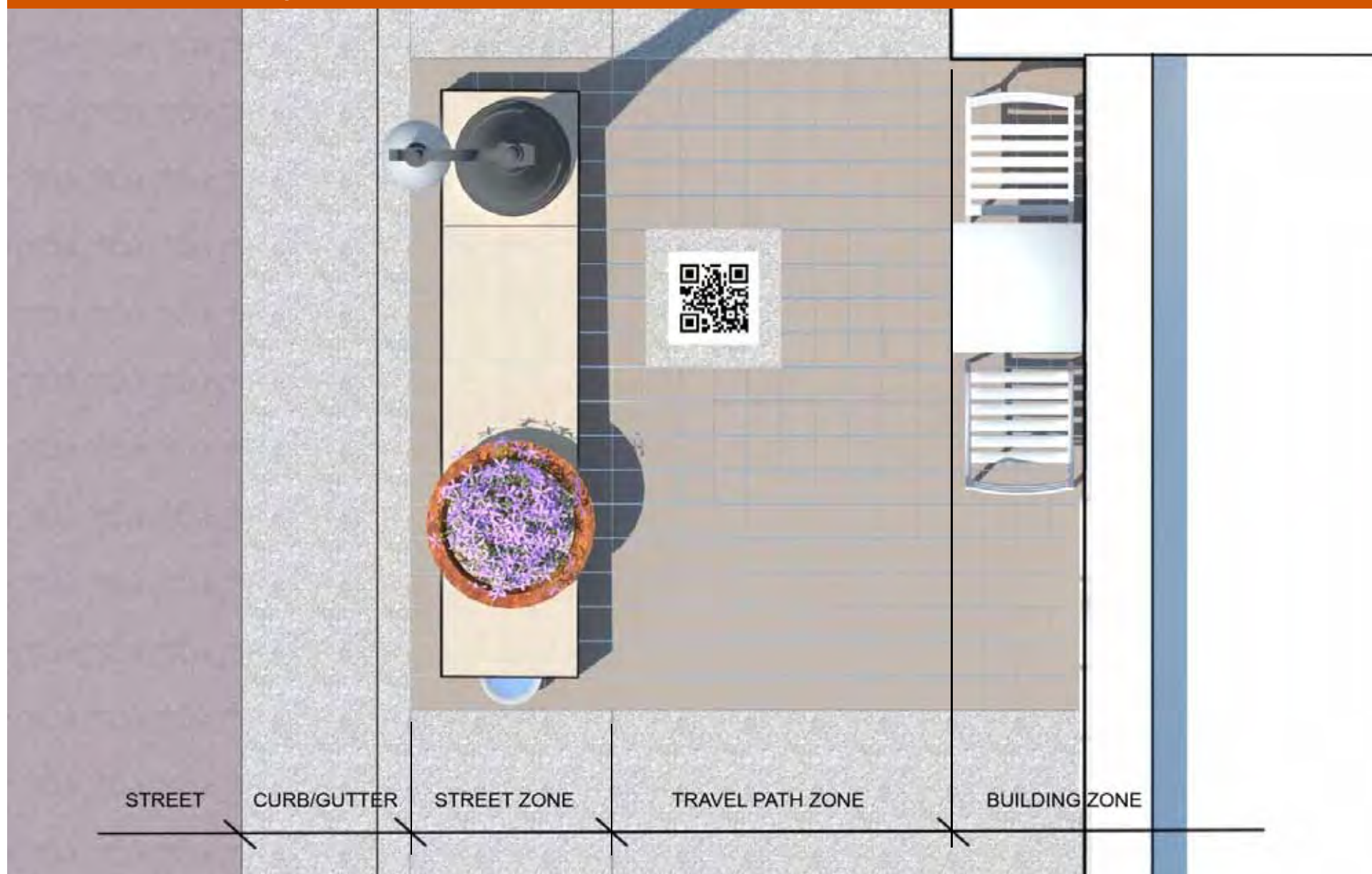
Anatomy of Streetscape...its not just a sidewalk!

Key Components of "Streetscape"

- Hardscape (curbs/paving/steps/ramps/walls)
 - Physical connection to place
 - Organization/pedestrian flow
 - Tactile/texture/materiality and link to local materials
 - Temperature...warm/cool
 - Interpretive/Informational
- Vertical Features (light poles/bollards/columns/canopies/parking meters/signs)
 - Three dimensional definition
 - Mood/safety
 - Color (banners/hanging baskets/signs)
 - Character
- Furnishings (benches/trash receptacles/bike racks/clock towers)
 - Comfort/convenience
 - Continuity/consistency
 - Inspiration/sense of place



Streetscape - Framework



Historic Park City Enhancement Plan
Park City, UT



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Streetscape – Existing Paving Conditions



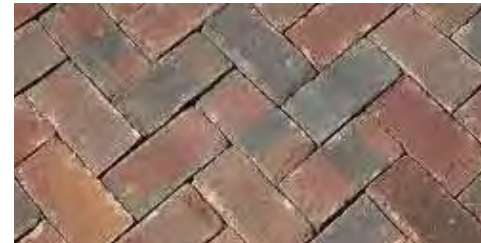
Streetscape – Proposed Paving Materials



Historic District /Main Street Granite Curbs



Granite Paving



Clay Brick Paving



Historic Park City Enhancement Plan
Park City, UT



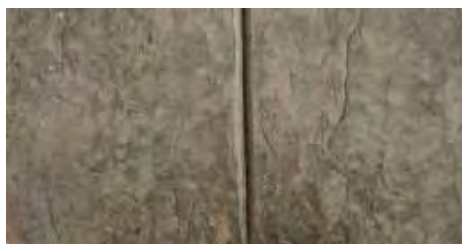
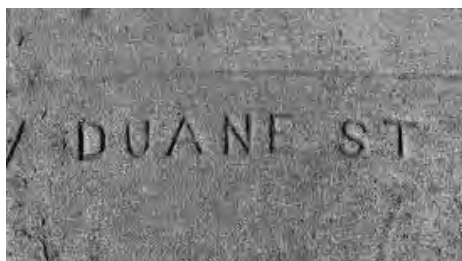
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Streetscape – Proposed Paving Materials



Concrete Curb and Gutter
Concrete Paving



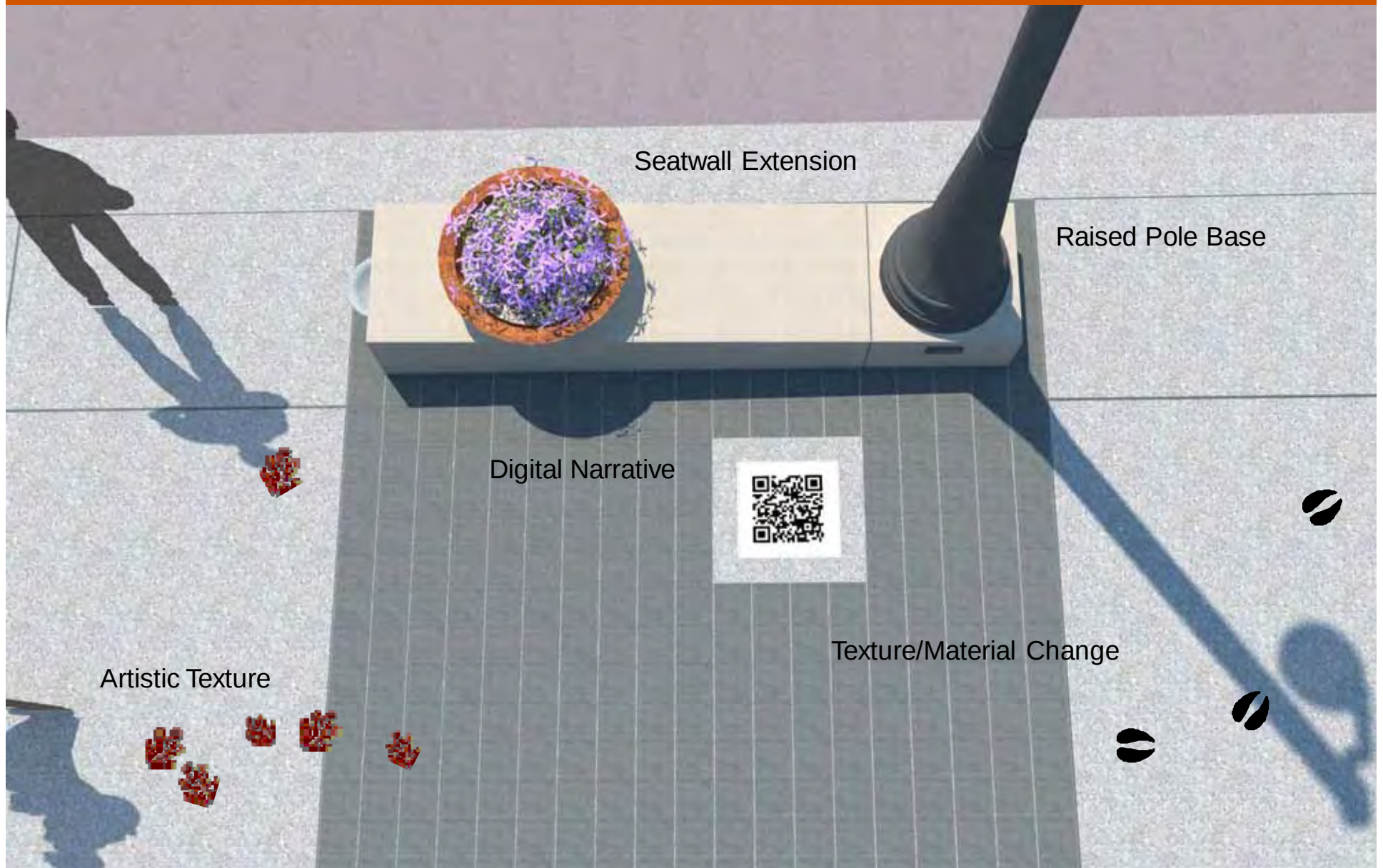
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Streetscape – Hardscape/Vertical Elements



Streetscape – Hardscape/Vertical Elements



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Streetscape – Hardscape/Vertical Elements



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Park City, UT



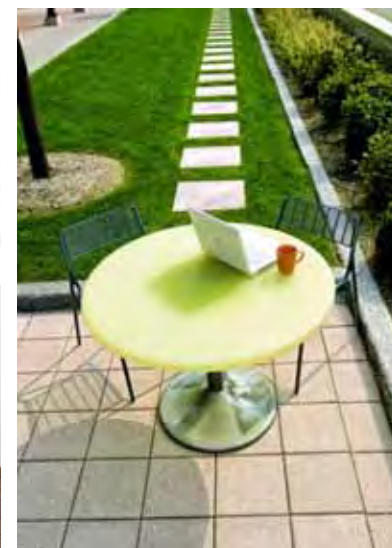
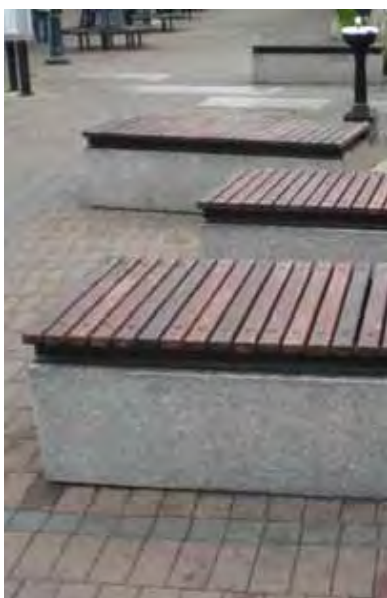
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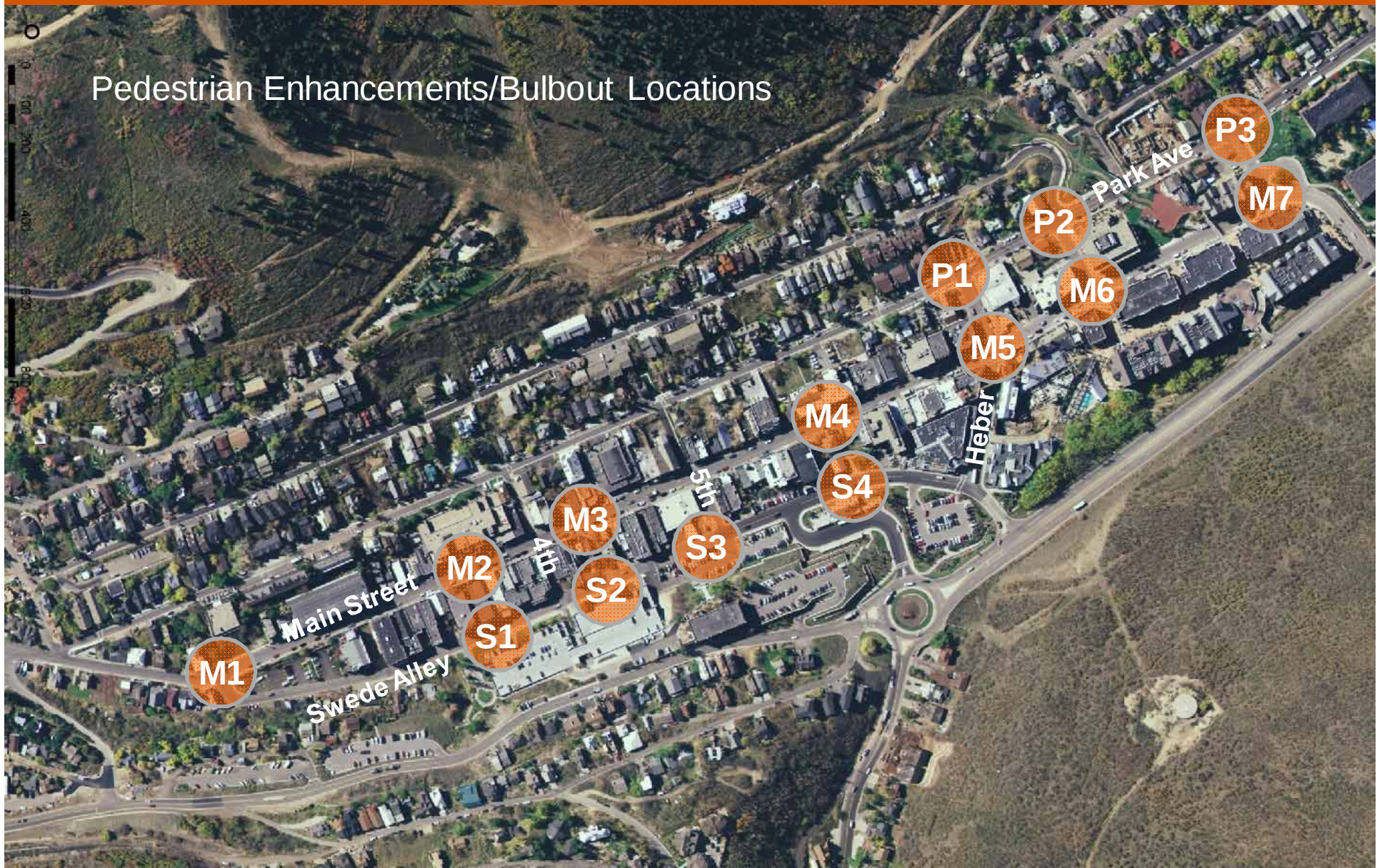
Streetscape – Hardscape/Vertical Elements



Streetscape - Furnishings



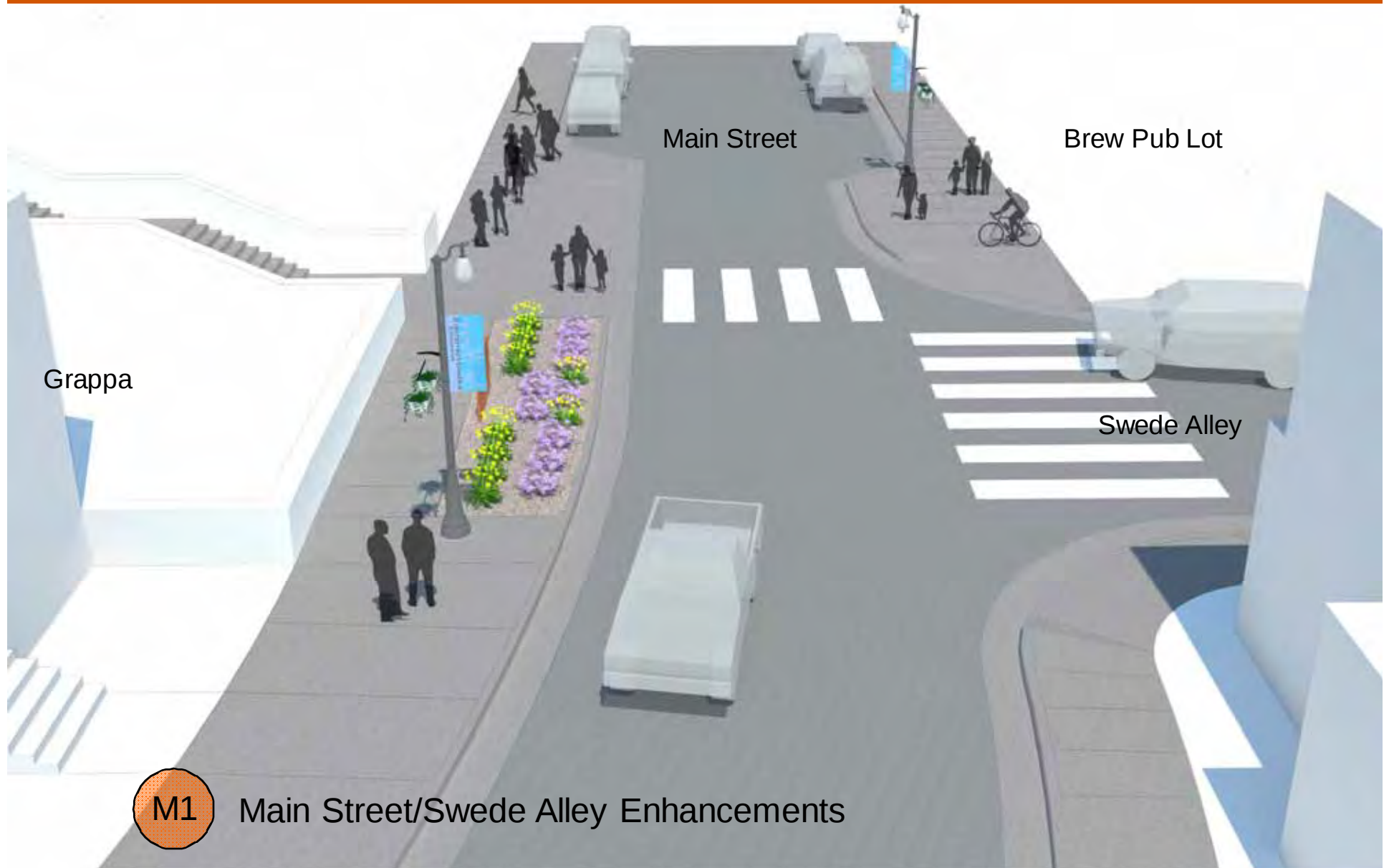
Streetscape



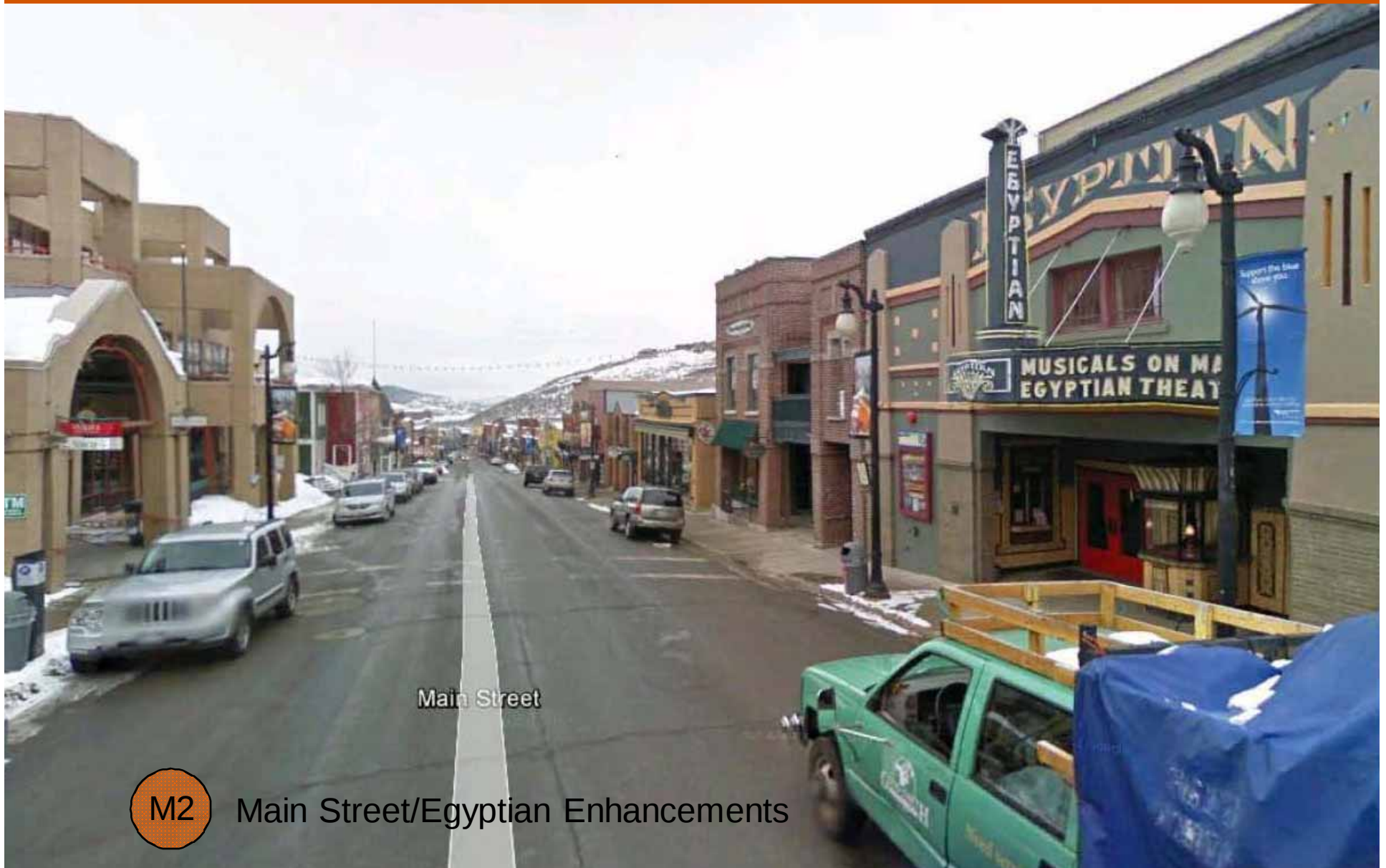
Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



M2

Main Street/Egyptian Enhancements



Historic Park City Enhancement Plan
Park City, UT



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Streetscape – Pedestrian Enhancements



M3

Miners Plaza Pass Thru Enhancements



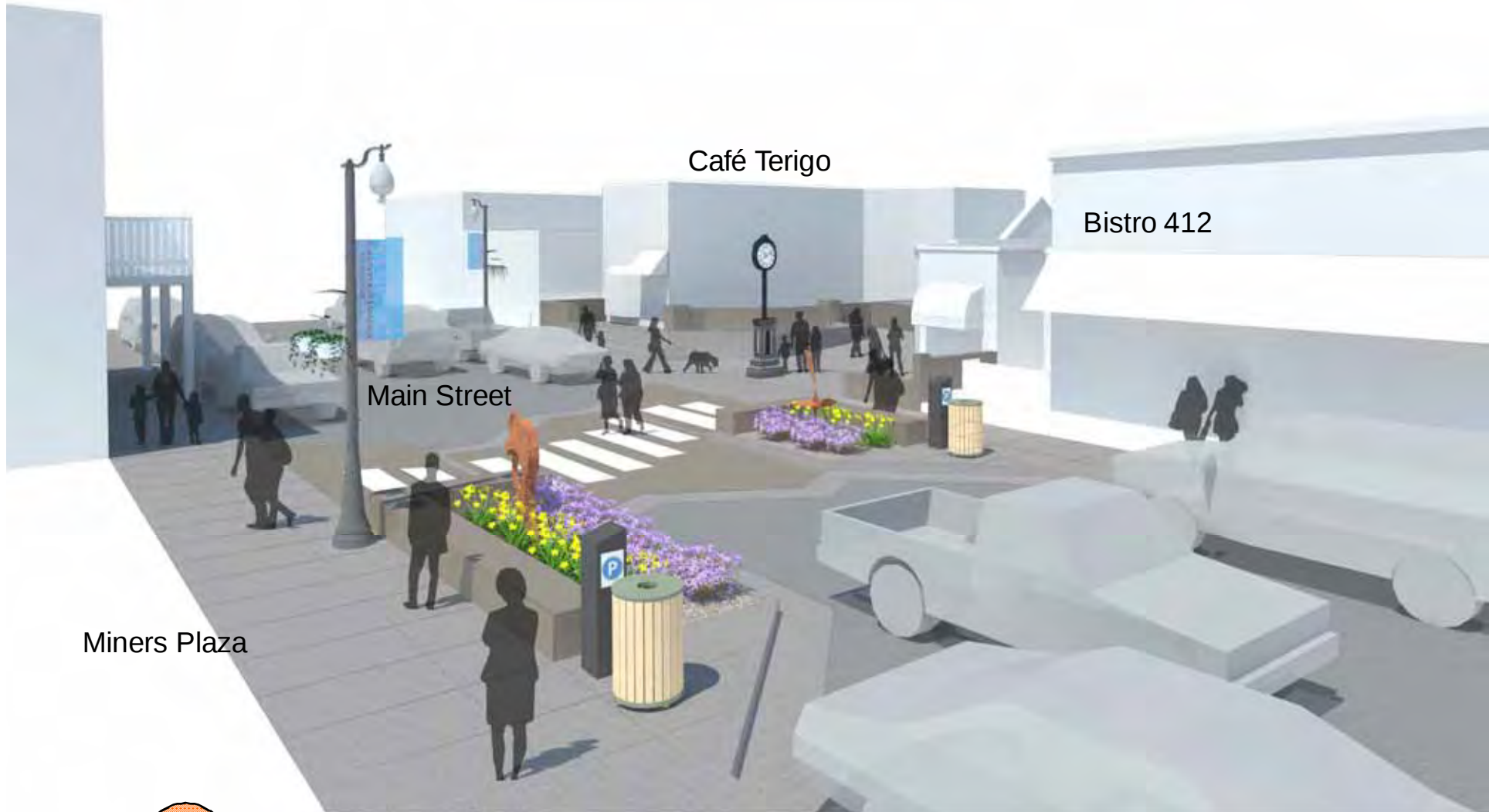
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Streetscape – Pedestrian Enhancements



Miners Plaza Pass Thru Enhancements



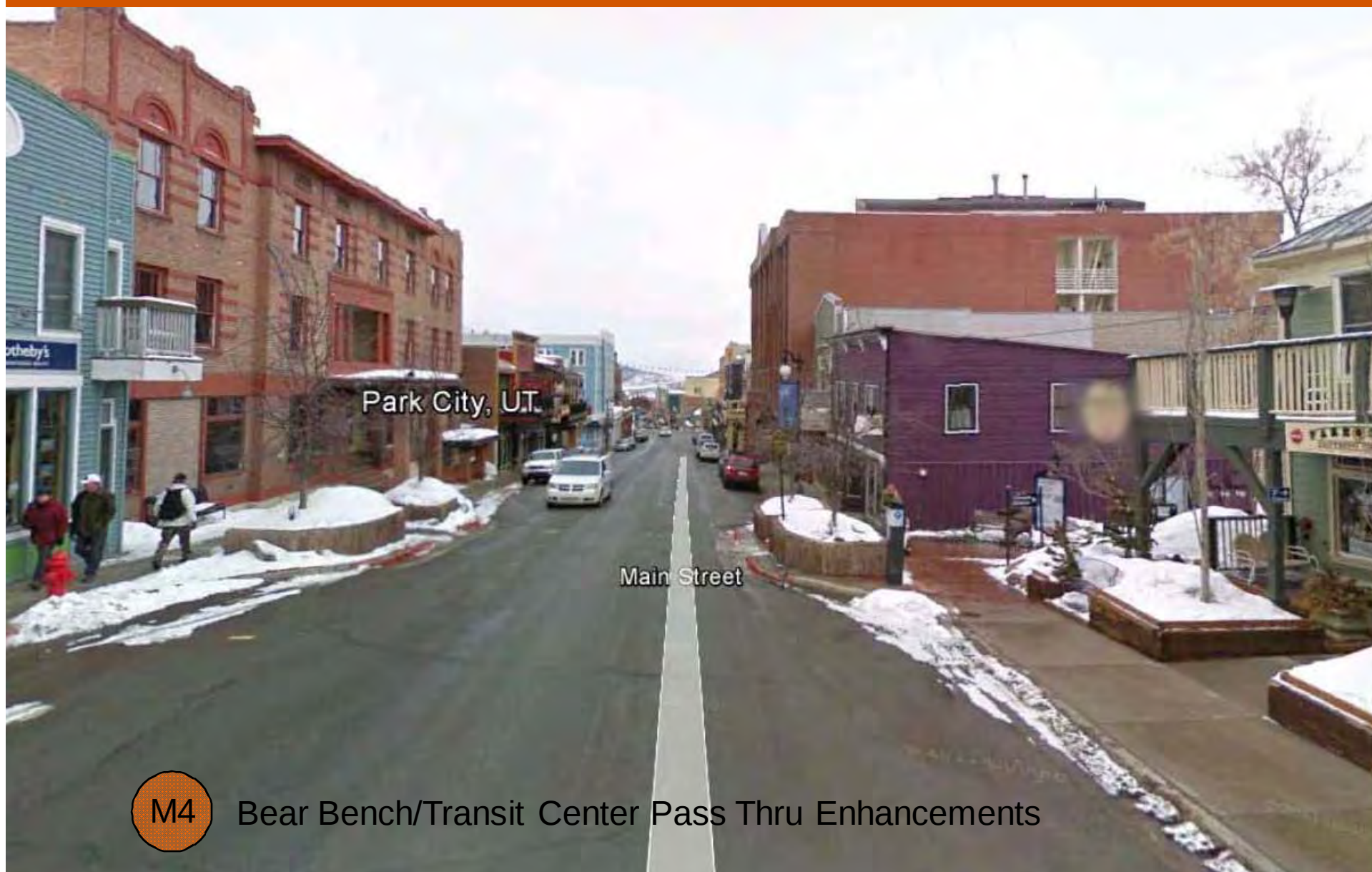
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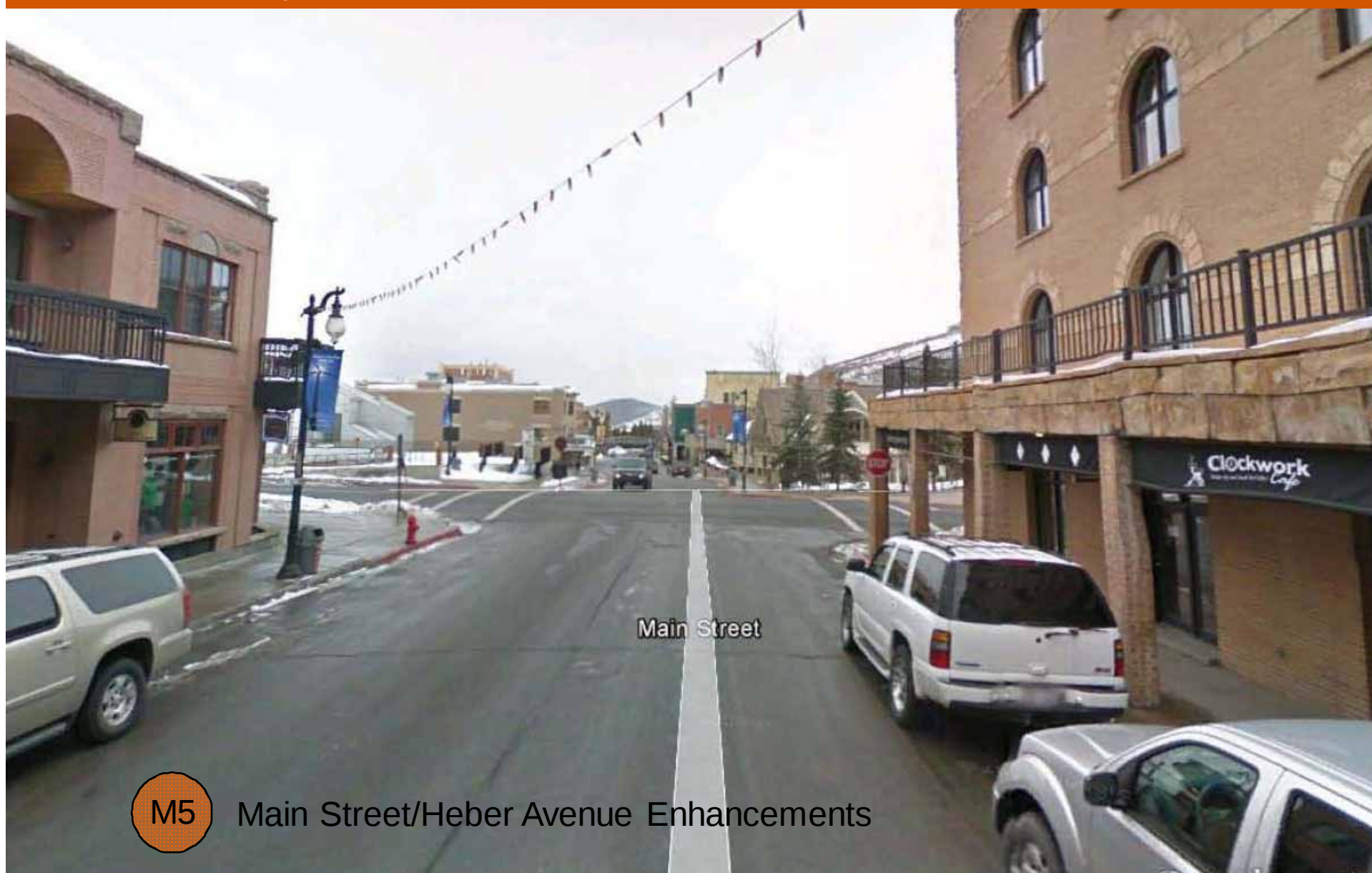
Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



M5

Main Street/Heber Avenue Enhancements



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Park City, UT



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Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



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Park City, UT



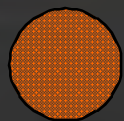
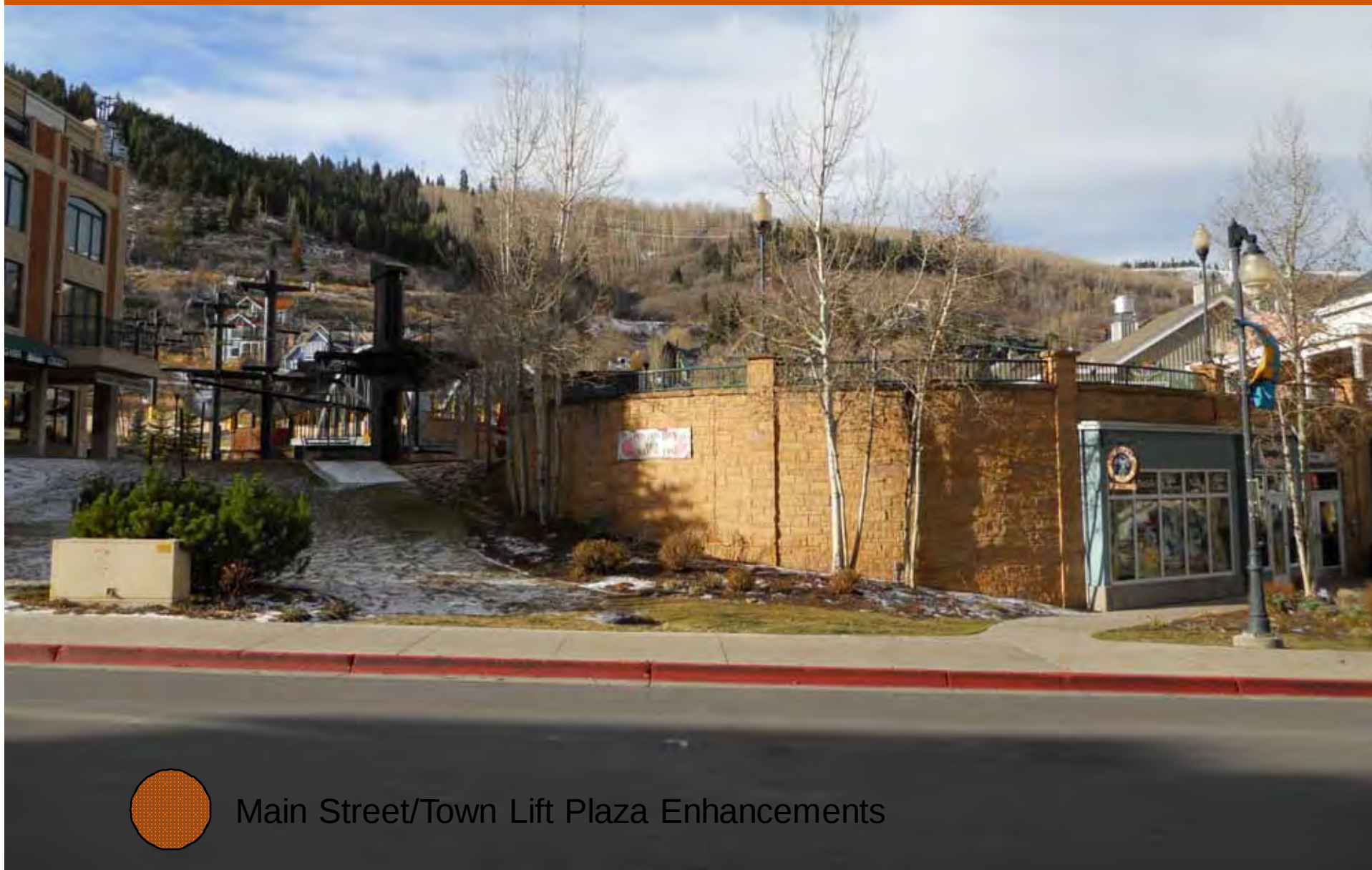
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Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



Main Street/Town Lift Plaza Enhancements



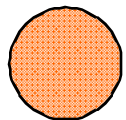
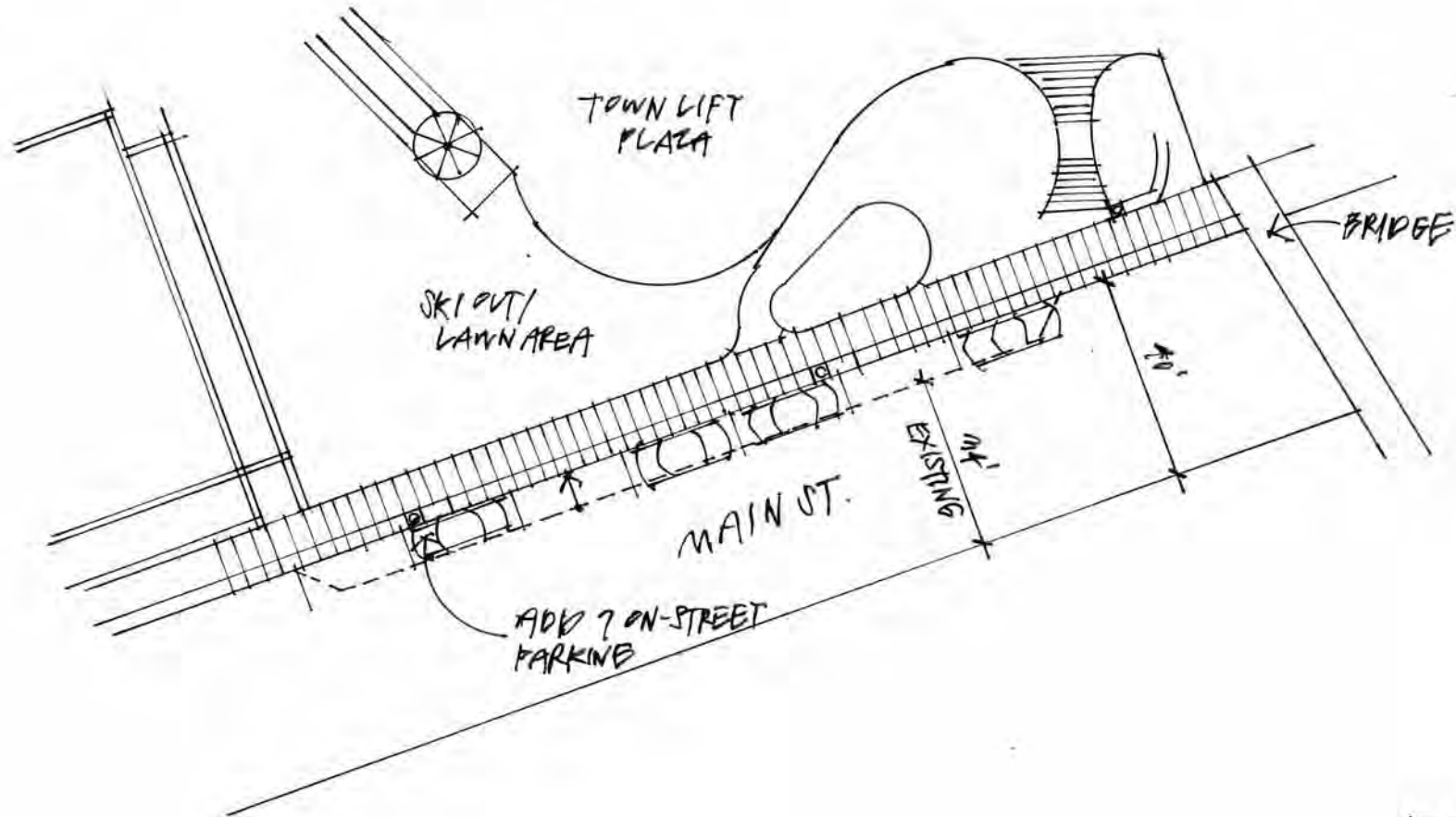
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Streetscape – Pedestrian Enhancements



Main Street/Town Lift Plaza Enhancements



Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



S1

Swede Alley/Egyptian Pass Thru Enhancements



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Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



Streetscape – Pedestrian Enhancements



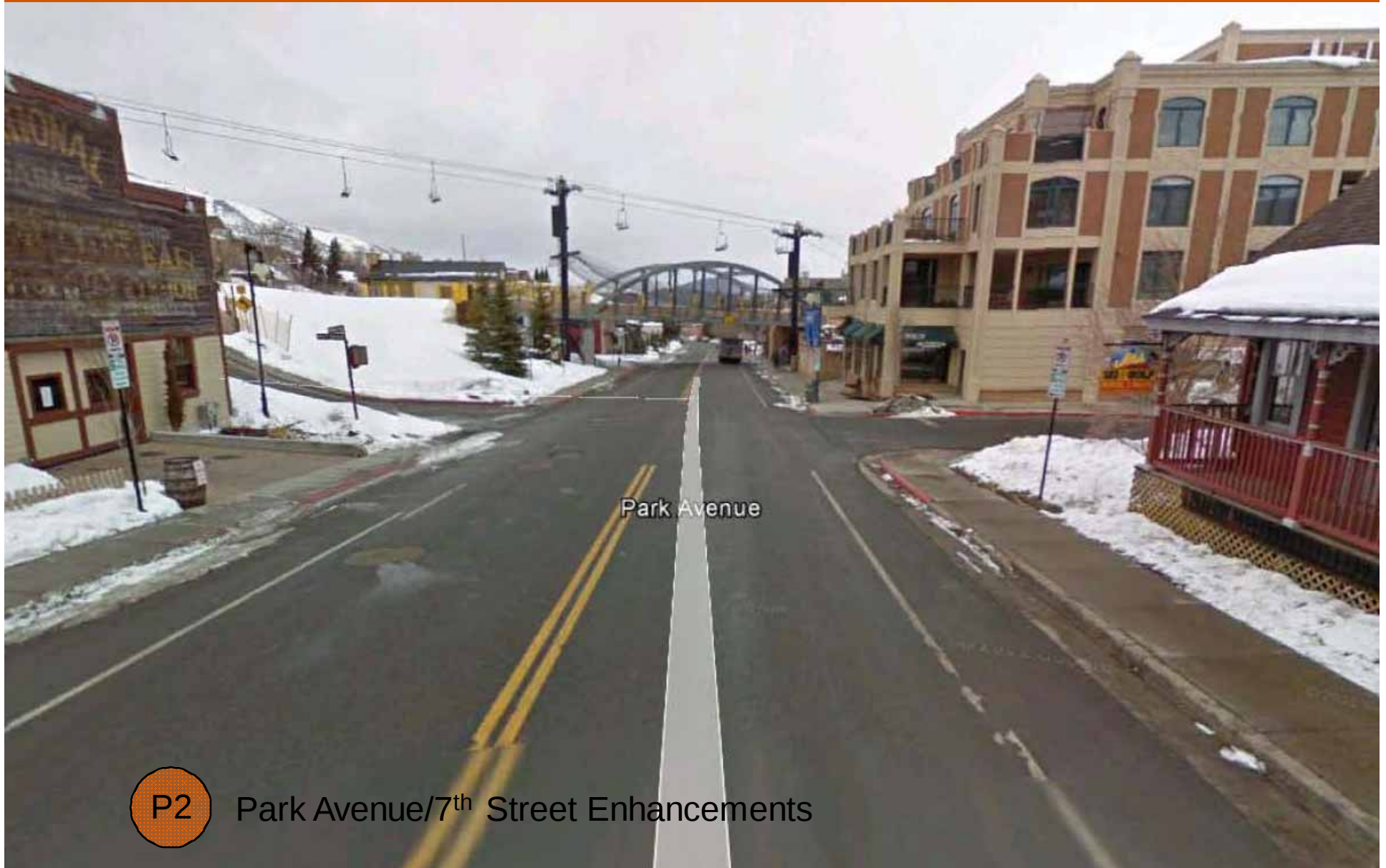
Streetscape – Pedestrian Enhancements



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Streetscape – Pedestrian Enhancements



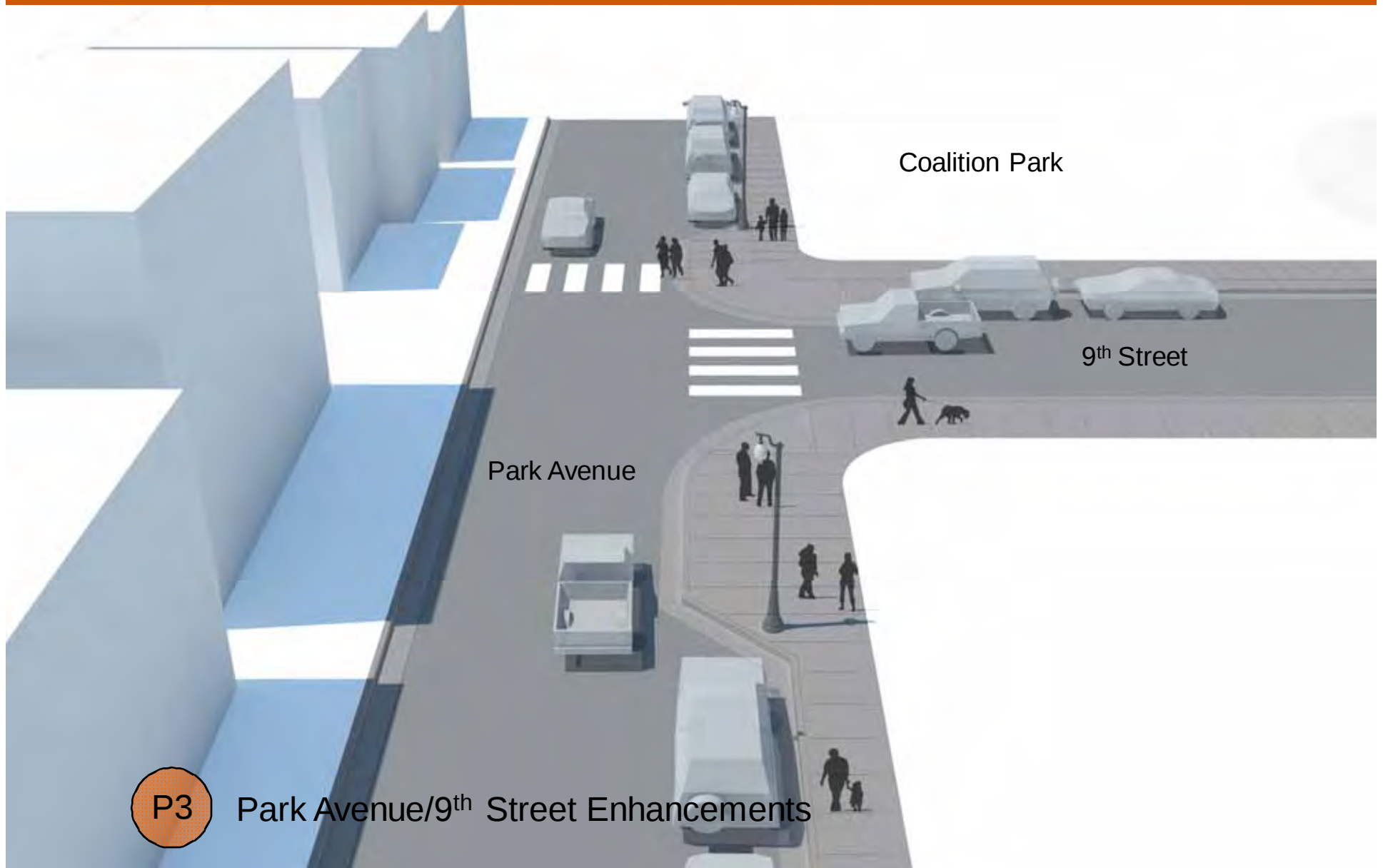
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Streetscape – Pedestrian Enhancements



Streetscape – 4th Street Enhancements



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Streetscape – 4th Street Enhancements



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Streetscape – 4th Street Enhancements



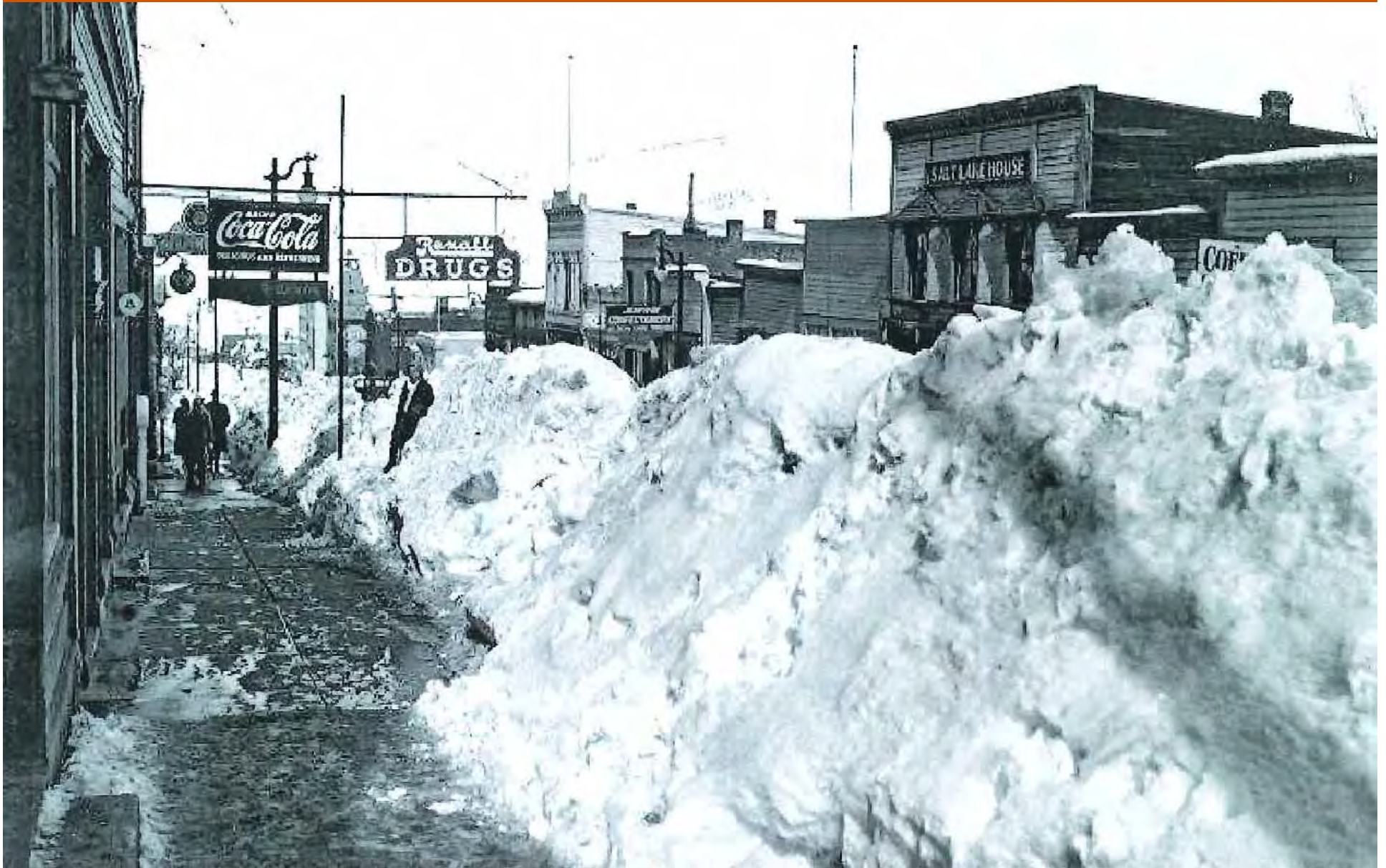
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Snowmelt?



Plazas...a complimentary network of experiences

1 Brew Pub Plaza

- Create an anchor and destination at the top of Main Street
- Celebrate the snow sports and year-round adventure recreation industry including Olympic Legacy
- Emphasis on entertainment and special events
- Create revenue generating uses and activities
- Link to the heritage and history of the site

2 Miners Plaza

- The “family room” of Main Street
- Celebrate the mining industry through uses of materials, design features and public art
- Create a casual yet flexible atmosphere for day-to-day use and special events
- Emphasize connectivity to Swede Alley/parking structure
- Improve safety through enhanced lighting

3 Coalition Park Trailhead

- Passive and park-like respecting the conservation easement and history of the site
- Act as a gateway and local/regional trailhead for the Historic District
- Celebrate our recognized biking/hiking culture
- Provide children and families with location to experience biking/hiking

4 Schruers Centennial Plaza

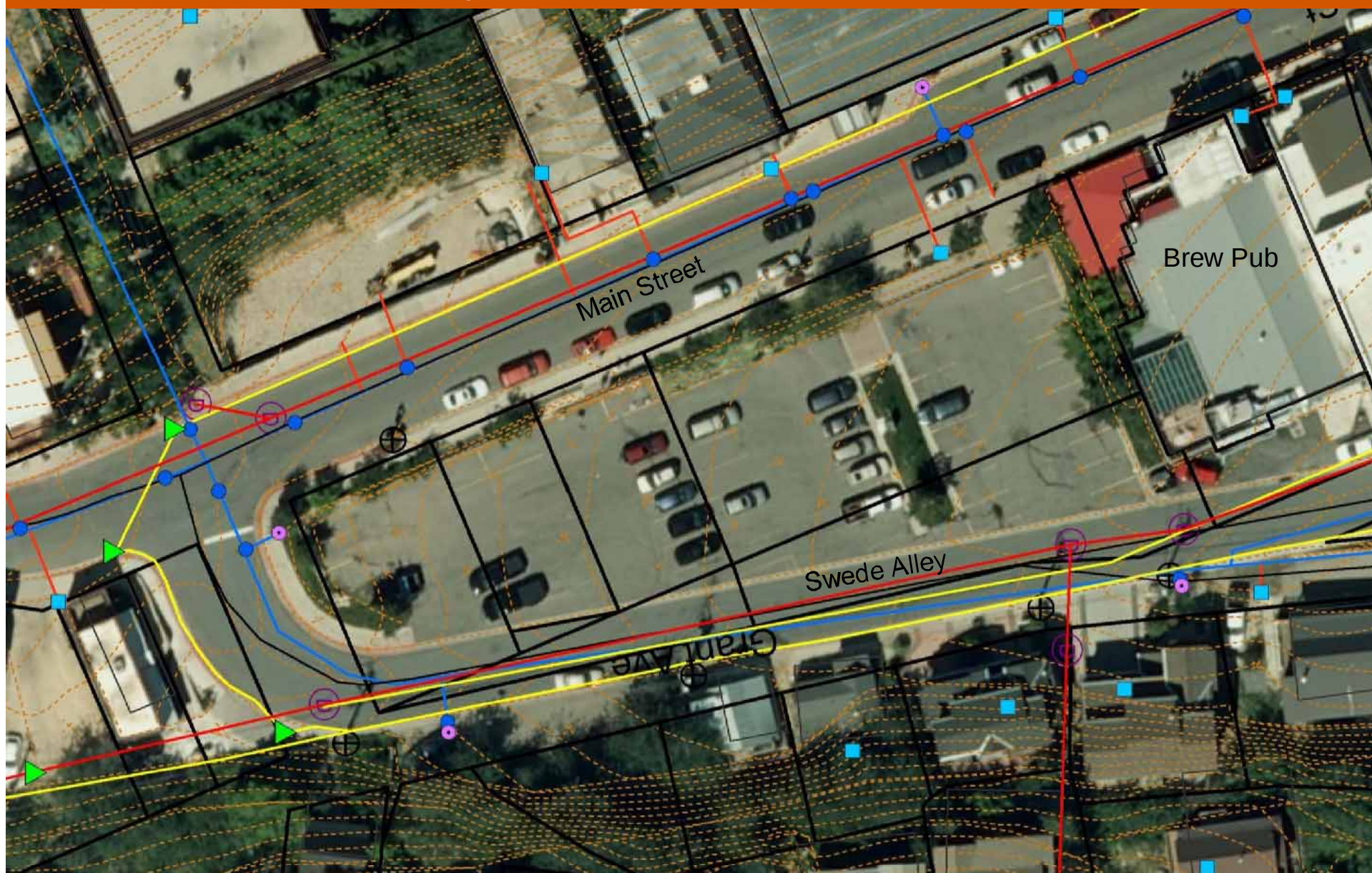
- Enhance and provide a niche resting spot along the “bread crumb” trail of experiences
- Emphasize connectivity and access for users to the West
- Celebrate the heroes of our community

5 Historic Wall/City Hall

- Provide a discovered passive connection to place by showcasing the historic wall
- Create civic presence, identity and connectivity for City Hall in the Main Street District
- Promote civic investment and commitment to arts and culture through integration of public art



Brew Pub Plaza – Option One



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Park City, UT



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Brew Pub Plaza – Option One



Historic Park City Enhancement Plan
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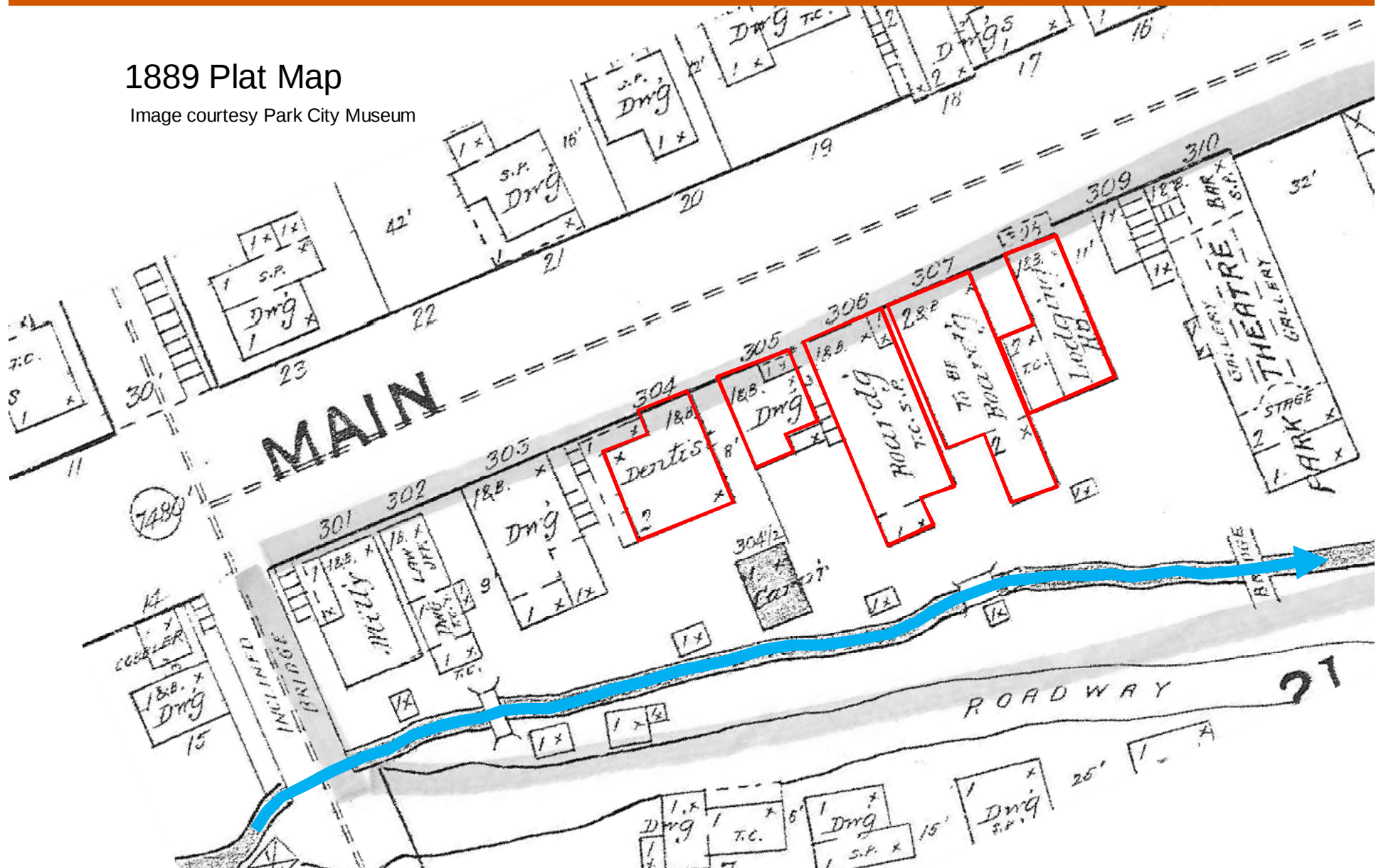
Brew Pub Plaza – Option One



Brew Pub Plaza – Option One

1889 Plat Map

Image courtesy Park City Museum



Historic Park City Enhancement Plan
Park City, UT



PARK CITY

Brew Pub Plaza – Option One



Brew Pub Plaza



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Brew Pub Plaza



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Brew Pub Plaza



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Brew Pub Plaza



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Brew Pub Plaza



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Brew Pub Plaza – Precedence



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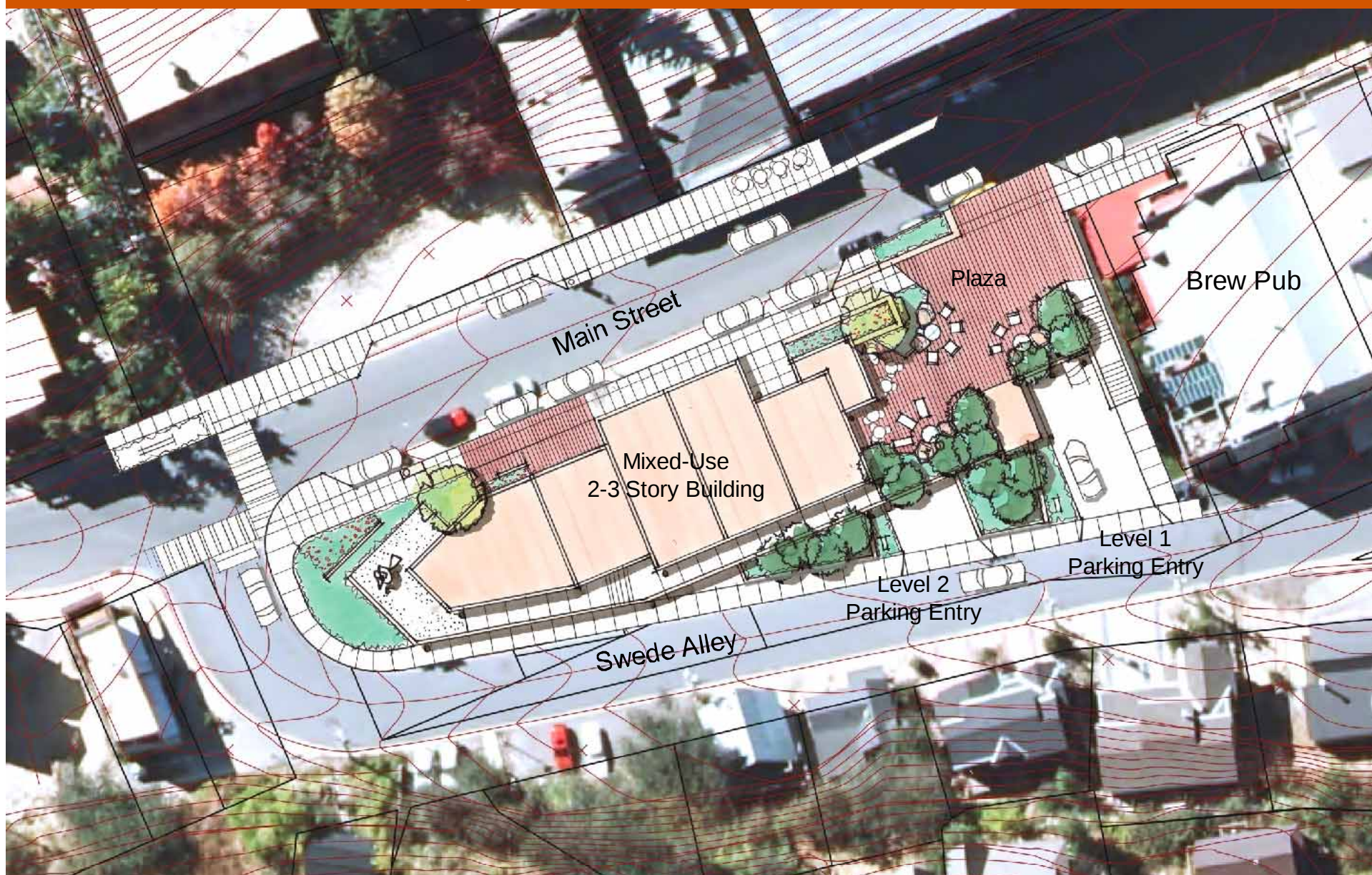
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Brew Pub Plaza – Flexibility



Brew Pub Plaza – Option Two



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Miners Plaza



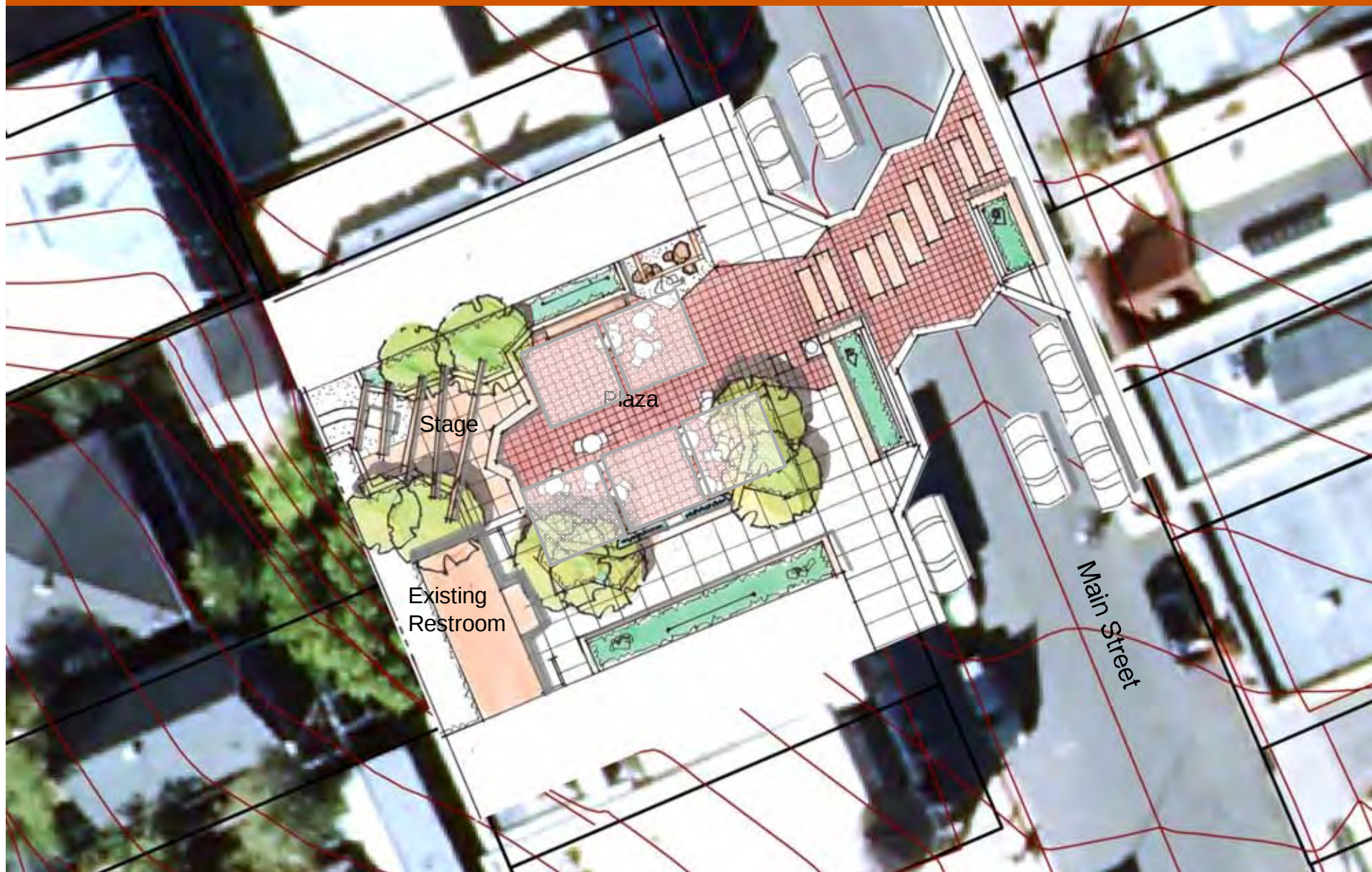
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Miners Plaza



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Miners Plaza



Miners Plaza



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Miners Plaza



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Miners Plaza



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Miners Plaza



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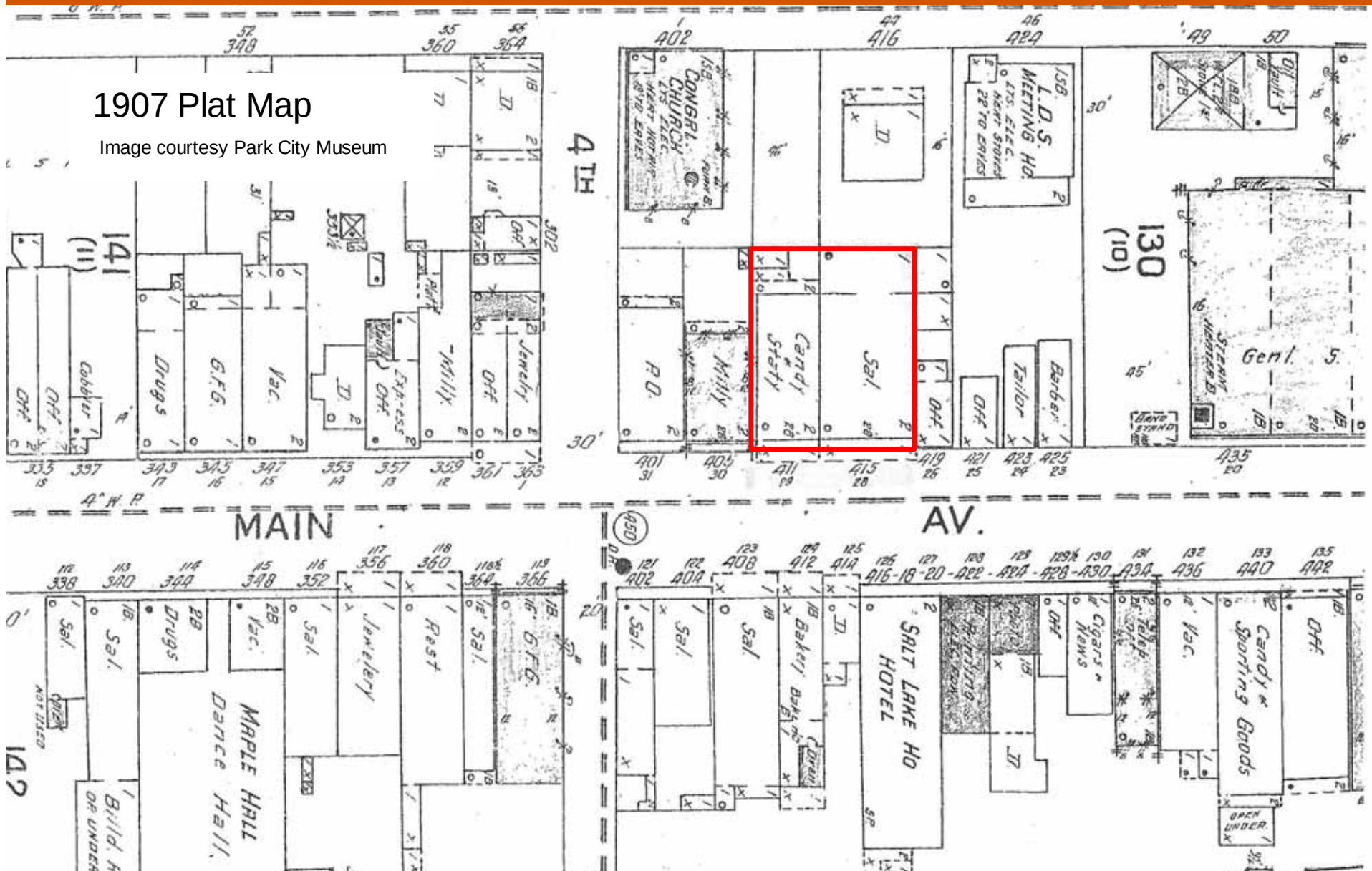
City Council Presentation
April 5, 2012



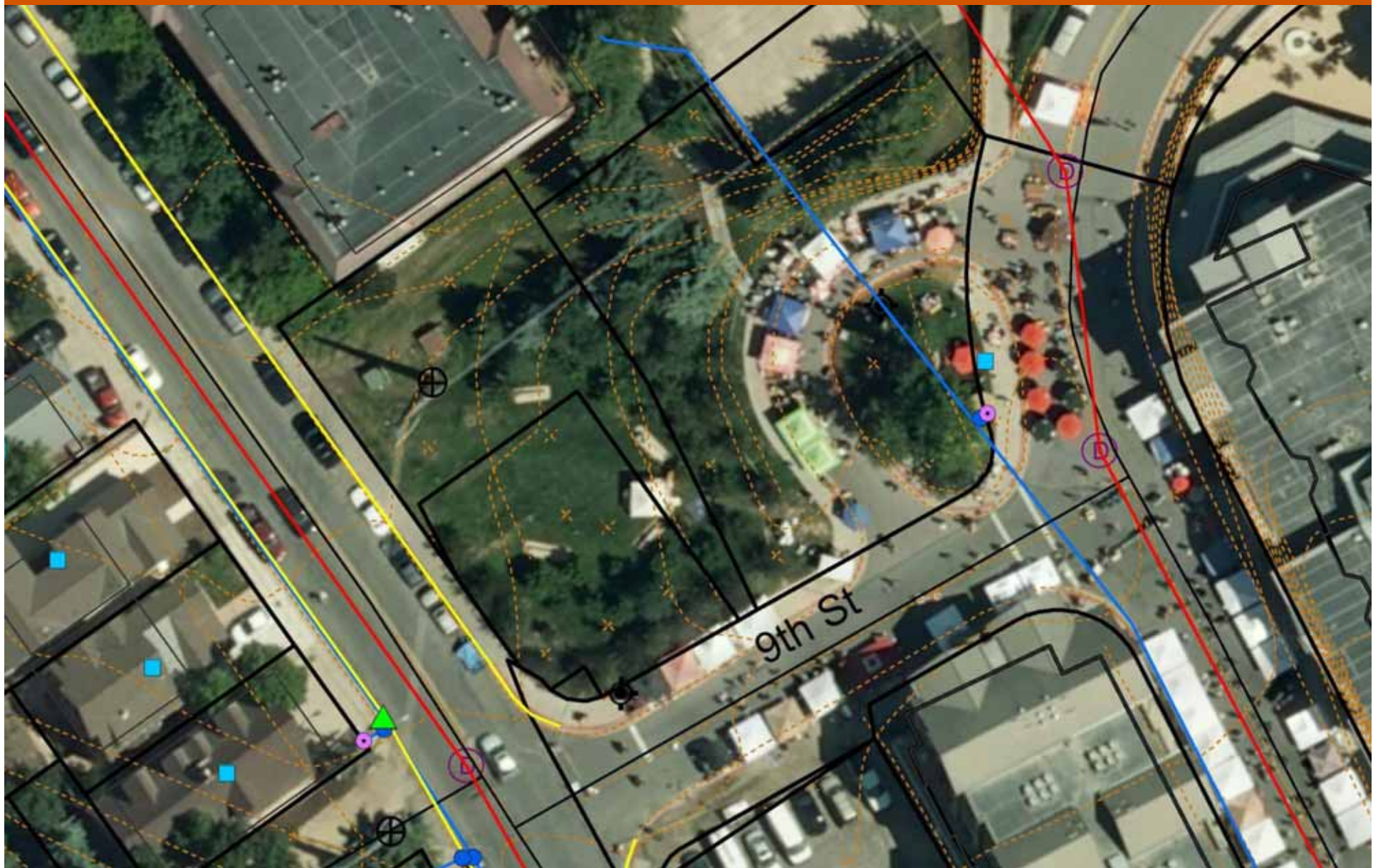
Miners Plaza

1907 Plat Map

Image courtesy Park City Museum



Coalition Trailhead



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Coalition Trailhead



UP&L Water Tower



Image courtesy Park City Museum

Coalition Trailhead



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Coalition Trailhead



Main Street



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Coalition Trailhead



9th Street

Main Street



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Coalition Trailhead



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9th Street



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Coalition Trailhead



Historic Park City Enhancement Plan
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City Council Presentation
April 5, 2012



Historic Wall/City Hall

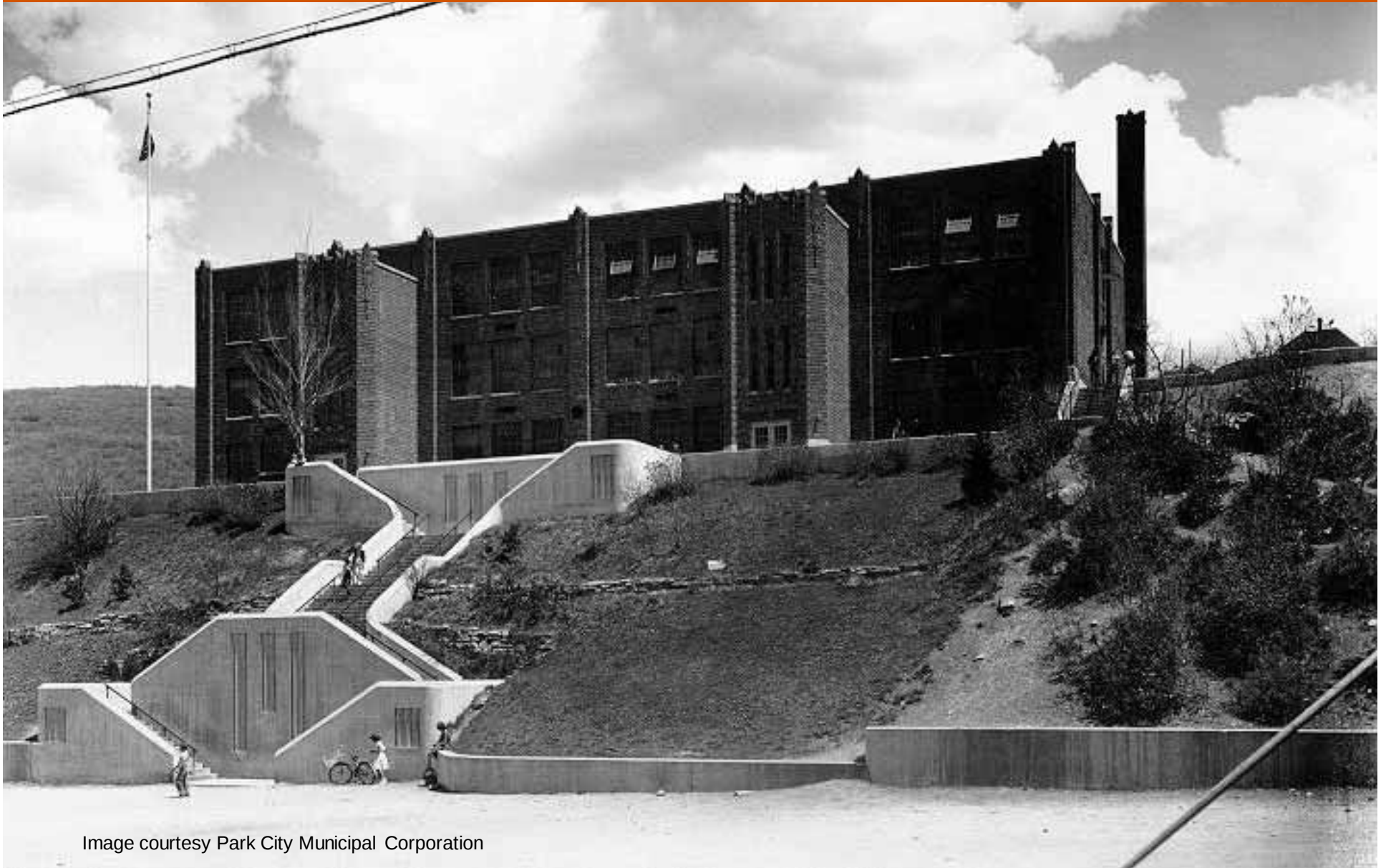


Image courtesy Park City Municipal Corporation



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Historic Wall/City Hall



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Historic Wall/City Hall



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Historic Wall/City Hall Art Walk



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Historic Wall/City Hall



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Historic Wall/City Hall



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



Historic Wall/City Hall



Historic Wall/City Hall



Historic Park City Enhancement Plan
Park City, UT



City Council Presentation
April 5, 2012



To enhance the pedestrian experience and encourage residents and visitors to linger, circulate and explore throughout the Historic Park City District.



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 5, 2012**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, April 5, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Kirsten Whetstone, Planner; Ken Fisher, Recreation Manager; Katie Cattan, Planner; Mat Evans, Planner; and Polly Samuels-McLean, Assistant City Attorney.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

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

Bike lanes on state road projects - Mike Watson, bike enthusiast, pointed out that the bike lanes in Prospector are one year old and suggested that bike lanes in town be repainted. UDOT will be resurfacing portions of Deer Valley Drive and Kearns Boulevard and he hoped that certified Class 2 bike lanes will be added to those stretches of roadway. UDOT is considering narrowing lanes and adding shoulder striping and he suggested that the City may have some leverage in encouraging the installation of bike lanes. He understood there are residual funds from the walkability bond to cover some Dans to Jans improvements and requested that Class 2 bike lanes be added to these projects. Mr. Watson felt the City should support multi-modal transportation. He displayed a picture of a Park City bike lane sign and a more attractive bike lane sign that the City might consider installing.

IV WORK SESSION AND REGULAR MEETING MINUTES OF MEETING OF MARCH 22, 2012

Alex Butwinski, "I move to approve the work session and regular meeting minutes of March 22, 2012". Cindy Matsumoto seconded and Dick Peek abstained as he was not in attendance. Motion carried.

Andy Beerman	Aye
Alex Butwinski	Aye
Cindy Matsumoto	Aye
Dick Peek	Abstention
Liza Simpson	Aye

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

1. Consideration to authorize staff to execute a professional services agreement for auditing services with Piercy Bowler Taylor & Kern, in a form approved by the City Attorney's office, in an annual contract amount of \$33,575 for FY2012 and \$34,500 for FY 2013 - and
2. Consideration of a Resolution supporting the Statement of Principles of the Coalition of Mayors Against Illegal Guns, Park City, Utah – Cindy Matsumoto, "I move we approve Consent Agenda Items 1 and 2". Liza Simpson seconded. Motion unanimously carried.

VI NEW BUSINESS

1. Consideration of an Ordinance annexing a 29.55 acre parcel located in the southwest quadrant of the Quinn's Junction Planning Area, at the intersection of US40 and SR248 and amending the Official Zoning Map of Park City Utah - Quinn's Junction Partnership – The Mayor opened the public hearing; there were no comments from the audience. Cindy Matsumoto, "I move that we continue New Business Item 1 to May 17th". Andy Beerman seconded. Motion unanimously carried.

Kirsten Whetstone explained that the continuance will allow the Planning Commission additional time to conduct its review. Public hearings are scheduled before the Commission on Wednesday, April 11 and April 25. Quinns Partnership agreed to a 30 day extension.

2. Consideration of a Resolution adopting a Joint Use of Facilities Recreation Interlocal Agreement between the Park City School District, Snyderville Basin Special Recreation District and Park City Municipal Corporation - Ken Fisher explained that the School District, SBSRD, and City entered into a joint use agreement in 2007. On Tuesday, the School District asked that some language from the lease agreement be inserted in the site specific provision for the North 40 Treasure Mountain Middle School and the Park City High School fields. The language clarifies how the City would be compensated if the School District decides to develop school facilities on the fields. The City spent \$1 million to build and improve these fields and in return for the investment, field access is provided. The City also maintains the fields and receives 300 hours of gymnasium use from the School District. Mr. Fisher read the specific part of the agreement. The SBSRD Board approved the agreement as amended by the School District.

Liza Simpson complimented everyone for working through the agreement which is complex and challenging. Bonnie Park, SBSRD, agreed that it was a long process and appreciated Council's participation. She felt that clarifying agreements will make it easier in the future to understand the history of the partnerships and associated investments. It is important to look at things from time to time because a lot can change in five to ten years. Discussion ensued on the School District's reasoning for inclusion of additional agreement language. Andy Beerman added his thanks to the group and expressed that the community benefits from this collaboration.

Liza Simpson, "I move we approve a Resolution adopting a Joint Use of Facilities Recreation Interlocal Agreement between the Park City School District, Snyderville Basin Special Recreation District and Park City Municipal Corporation, as amended". Andy Beerman seconded. Motion unanimously carried.

VII OLD BUSINESS

Consideration of an appeal of the Planning Commission's decision to approve the request from North Silver Lake LLC of an additional one-year extension of an approved Conditional Use Approval for a 54 unit development at North Silver Lake 2B - Appellant Lisa Wilson – Mat Evans stated that the Planning Commission approved a second one-year extension on January 11, 2012 for a CUP for the North Silver Lake Lot 2B 54 unit attached residential development. On February 9, 2012 the City received an appeal of the decision from Lisa Wilson to extend the original CUP from July 21, 2012 to July 21, 2013. Section 15-1-10(g) of the Land Management Code establishes the mechanism by which the Planning Commission can grant an extension to a CUP which he read.

"The Planning Commission may grant an additional one year extension of a Conditional Use Permit when the applicant is able to demonstrate no change in circumstance that would result in unmitigated impact where that would result in a finding of non-compliance with the Park City General Plan, Land Management Code in effect at the time of the extension request. Change in circumstances includes physical changes to the property and surroundings."

Mr. Evans pointed out that there has been no change in circumstance that would result in unmitigated impacts and there is no result in a finding of non-compliance with the General Plan or the LMC at the time of the extension request. The Planning Commission found that there were no new plans, no change in circumstance to the site that result in unmitigated impacts and applicable sections of the General Plan and LMC have not been modified since the July 2010 original approval of the CUP. He emphasized that approval of the original CUP is not an appeal issue, only the Planning Commission decision to grant the second extension for the original CUP. He relayed that it is the responsibility of the appellant to demonstrate that the Planning Commission erred in approving the extension. Staff feels confident that the Planning Commission made the correct decision in granting the extension and that the mailed, posted and published noticing for the extension was done properly. Mat Evans stated that staff recommends that the City Council deny the appeal to overturn the Planning Commission's final action to grant the additional one-year extension to the original CUP for the North Silver Lake Lot 2B based on the findings of fact, conclusions of law and conditions of approval, as ratified by the Planning Commission on January 11, 2012.

In response to a question from Andy Beerman, Mr. Evans clarified that there are 54 units and two required ADA units provided within the open space of the development. Katie Cattan confirmed the numbers and added that this is consistent with what has been done throughout Empire Pass. The only way to access the ADA units is in conjunction with renting a unit. The ADA units are platted as common and cannot be sold individually.

In response to a question from Dick Peek, Mat Evans clarified that mailed notice is considered a courtesy but posted and published notice are required. Mr. Peek acknowledged the City Council's annual meeting notice setting forth meeting dates for the year.

Polly Samuels-McLean interjected that the City Council can expand the scope of the appeal but members were not interested. The Mayor pointed out that appellant Lisa Wilson is not in attendance. Katie Cattan stated that the City received notice that Ms. Wilson could not be here tonight and she was advised that she could send a representative. The Mayor opened the public hearing.

Bob Dillon, American Flag resident, stated that he is an attorney at Jones Waldo who represents a group who has opposed this project over the past six or seven years of process. The project is much too large and is not compatible with the surrounding neighborhoods. When something is approved 25 years ago and the neighborhoods around it builds out, then construction use must be compatible with the surrounding neighborhoods. This project has led them through a process where phasing and bonding, etc. are an essential part of the project as it gets built out. He felt the Planning Commission punted the phasing to the Building Department which is improper. A phasing plan will have to be presented as part of whatever goes forward with this project. None of these units are platted and he will be watching very closely what is presented by the developer.

With no further public input, the public hearing was closed.

Liza Simpson, "I move that we deny the appeal of the Planning Commission's decision and uphold the Planning Commission in approving the North Silver Lake extension of an approved CUP according to the findings of fact, conclusions of law, conditions of approval and order found in the staff report". Alex Butwinski seconded. Motion unanimously carried.

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Diane Foster, Interim Assistant City Manager; Jim Blankenau, Environmental Regulatory Coordinator; Jason Christensen, Environmental Regulatory Counsel; Clint McAfee, Water Manager; Nate Rockwood, Budget Analyst; and Bob Rosenthal, consultant. Cindy Matsumoto, "I move to close the meeting to discuss property and litigation". Andy Beerman seconded. Motion carried unanimously. The meeting opened at approximately 3:45 p.m. Liza Simpson, "I move to open the meeting". Andy Beerman seconded. Motion unanimously carried.

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

Prepared by Janet M. Scott, City Recorder

