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

March 16, 2017

The Council of Park City, Summit County, Utah, met in open meeting on March 16, 2017, at 3:00 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property at 3:00 p.m. Council Member Worel seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

CLOSED SESSION

Council Member Beerman moved to adjourn from Closed Meeting. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

WORK SESSION

Council Questions and Comments:

Council Member Gerber stated she went to the Joint Councils and School Board meeting and heard about the projects going on with the School District. She and Council Member Worel met with the Girl Scouts and the girls reported selling cookies in order to attend a leadership conference at Disneyland. She attended Recycle Utah Green Drinks as well as the Spring Project Open House. She also gave an update on the Youth City Council, indicating their project for this year would be getting the Youth Council up and running and an ongoing project would be research on the teen center.

Council Member Beerman also attended the joint Councils and School Board meeting and he was pleased the County and School District were receptive to the proposition of aligning with the City's energy goal. He participated in a discussion with the County with regard to the Bonanza Flats grant/land swap and noted details would be forthcoming. He also attended the Salt Lake County Council meeting and testified along with others in support of Bonanza Flat, but the support was not approved.

Council Member Worel attended the Arts and Cultural steering committee, and indicated the Arts Council voted to hire a manager for the master plan. She attended the Joint Councils and School Board meeting. She stated staff went to the Senior Center to give an overview of the Woodside project and it was well received. She attended the meeting with the Girl Scouts and indicated the girls were amazing. She met with staff and members of the County to discuss how funds from grants and the County helped with senior programs in the community. She also met with Mayor Thomas and leaders from several nonprofits to discuss Latino needs. She attended the Library board meeting and noted Consumer Reports was free on the library website.

Council Member Matsumoto attended the Special Events Advisory Committee (SEAC) meeting where debriefs on Sundance and Silly Market were given, and noted recommendations would be coming to Council for discussion. She attended the Joint Councils and School Board meeting. She indicated a citizen expressed concern that Claim Jumper had an art gallery, but there were no operating hours. She felt this did not contribute to the vitality of Main Street. Jonathan Weidenhamer stated regulations were being worked on to solve the issue.

Council Member Henney attended the Joint Councils and School Board meeting and was pleased to see the School Board's priorities shifting to the City's critical priorities. He attended Mountainlands Community Housing Trust and indicated they continue to build affordable housing. He attended the Spring Projects Open House and talked to people who were concerned with traffic flow in the area. He attended the Summit Land Conservancy Board Meeting where disappointment was expressed about the Salt Lake County decision to not support Bonanza Flat, but the board was still working with the City to get the deal done.

Mayor Thomas stated he also attended the above mentioned functions. He met with seniors who wrote a letter requesting a joint study session with the County to discuss their needs. Council Member Beerman thought the Council should meet with them to identify their needs before including the County in the discussion.

Lower Park Avenue Affordable Housing Update:

Jonathan Weidenhamer, Economic Development Manager, Steve Brown, Lower Park Avenue Budget Consultant, and Craig Elliott, Elliott Workgroup, presented this item. Brown reviewed the timelines for Phases I, II, the Senior Center, and the Community Center. He noted the response from the project open house was positive. The construction would include stick frames and they wanted to do a comparative analysis on modular units. When construction managers were interviewed, all commented they could contribute to the modular unit to stick frame comparison.

Council Member Beerman asked about a timeline for Phase II. Weidenhamer stated Phase II was scheduled to begin in the spring of 2018. Mayor Thomas stated half the project would be a stick frame construction, and asked why they would consider doubling the contractors in order to construct two different types of housing. He felt this was too small a project to have such a complex construction process. Weidenhamer explained that he hoped to keep the option open for modular units since the City had no experience in this type of construction, and thought this small project would be ideal for such a study.

Council Member Beerman asked if researching modular units now would help in making decisions for future phases, to which Weidenhamer responded in the affirmative. Brown stated Phase I would most likely be stick frame, but modular units would be more effective in town homes, and noted there would be a lot more town homes in Phase II.

Weidenhamer indicated NewStar Construction had experience with modular units and indicated this would be on the regular agenda for approval, so Council could reduce the scope if desired.

2017 Sundance Film Festival Debrief:
Jason Glidden, Economic Development Manager, Alfred Knotts, Transportation Planning Manager, and Tina Graham and Betsy Wallace, Sundance Institute, presented this item. It was indicated this was a continuation of the discussion on Sundance from the previous Council meeting. Glidden asked if the Council supported continuing to close Main Street for event space.

Council Member Beerman indicated the supplemental plan needed to be available for Council review in October so there could be more lead up time. He also felt there were miscommunications with spaces for rent and he hoped the City could gather the stakeholders in order to see what spaces were available, what the costs were, and to help facilitate Sundance finding the spaces they needed for the event.

Council Member Gerber expressed her support of festival operations, but she felt the timelines and deadlines were during the holiday season, when the businesses weren't paying attention. She felt fall was the best time to reach out to businesses. She also felt Sundance was giving more attention to the big sponsors rather than to the overall festival. She also hoped activation could be just setting the scene and not placing tents everywhere. There also needed to be a balance of people coming for the festival and those that were in the City to ski.

Council Member Worel supported the direction the City was going, but requested a change in communication. She suggested implementing a written communication procedure so Council would know how the outreach happened, what the activation entailed, etc. Council Member Matsumoto expressed concerned with regard to the rentals on Main Street. She agreed that businesses wanting to rent their space during the festival should meet with staff and coordinate efforts to get the spaces rented.

Council Member Henney indicated he was conceptually in favor of increasing the opportunity for pedestrian areas and activations, but with the example of Lower Main, he agreed there were problems. He stated if the City was going to activate a street, it should be closed for a community concert, but not an Acura concert. He agreed with

Council Member Worel that the Community Engagement Department needed to be the center of communications. Mayor Thomas stated there was a cumulative effect on the town and not just because of Sundance. People came to watch movies and see events. The City needed to be prepared earlier so the last minute adjustments would be minimized.

Glidden stated the Finance Department would be coming back with liquor license code amendments. He asked if Council thought the City should continue to take a facilitating role in the activations of temporary businesses during the Festival.

Council Member Beerman stated the activities that needed Council approval should be separated and refined, and administration should be given authority to handle things such as food or giveaway booths. With activation, there was a difference between Sundance events and sponsor events. He also hoped Council could focus on some of the infrastructure needs. Foster noted the private sector had added bathroom space.

Council Member Henney supported temporary businesses as long as they deconstructed at night or when it was less disruptive to the festival goers. Council Member Gerber agreed and added that if events were held on Main Street, the temporary businesses would not be moving out to the neighborhoods.

Council Member Matsumoto asked if the laws prohibited the Council from regulating activation or deconstruction times. Harrington stated that Council had full discretion regulating alcohol licenses but it might have an impact on sub rentals. Council Member Matsumoto favored Council Member Beerman's suggestion of bringing people together to coordinate the leasing of spaces. She was also in favor of getting longer term contracts for Sundance and the sponsors, and noted it would beneficial for the merchants as well.

Tina Graham stated the Institute wrote up three year contracts, but many sponsors didn't know if it would work, so it was difficult committing them long term. She indicated the institute depended on its sponsors and needed to protect them because other companies came without paying and ambushed the event. Council Member Matsumoto asserted she was willing to have a study session on Sundance and how the City could help preserve this event. Council Member Gerber stated she would be in favor of utilizing City owned property, such as the MARC, to activate some events.

Knotts showed a PowerPoint on event traffic issues. He stated a traffic plan would be prepared for future events so mitigation efforts and contingency plans could be standardized. This year, additional traffic was seen in residential neighborhoods. He discussed that this past year implementations included having a dedicated transit lane and more public outreach. For the future, there were plans to formalize off-site Park-n-Ride lots, have residential access permits, have dedicated rideshare/taxi drop/ load zones, have event paid parking, provide incentives for using transit, biking, walking and carpooling, and have a modified circulation, which would change traffic flow to accommodate the City's needs for clearing congestion. He stated this was a template for all events and he realized not all these proposals would be effective for all events.

Council Member Beerman expressed his appreciation to Sundance and felt it was amazing in spite of the challenges. He stressed this wasn't a criticism of Sundance but an evaluation of how the City could be a better partner. He supported Knotts' proposals. Council Member Worel liked the idea of having a transportation planning team with stakeholders and she hoped a community member could be added to the team.

Council Member Gerber asked if hotel shuttles were being addressed along with taxis and rideshare. Knotts stated his team called all the hotels and taxi services to make them aware of traffic flow changes. Council Member Gerber also asked about the text alerts used for Sundance and suggested implementing a general event text alert system. Council Member Henney stated congestion was a concern for locals and possibly tourists, and he thought managing the single occupancy vehicles would clear up a lot of congestion. He urged aggressive transportation planning. Council Member Matsumoto agreed and requested the traffic be diverted from the neighborhoods.

Glidden stated they would be coming back to Council with a base transportation plan and then adjustments could be made for each event.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Member Worel requested that Consent Agenda Item One be removed for discussion.

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

Mayor Thomas opened the meeting for those wishing to address the Council on items not listed on the agenda.

Andy Burn stated he listened to Council talk about traffic problems during Sundance. He hoped the City wasn't part of the problem when it leased City properties. There were 40 parking spaces in Bob Wells Plaza that were converted to Base Camp. He cited other examples of vacant lots which were Sundance spaces and not parking spaces. He requested the City utilize the few parking spots it had.

Alicia Vernon with AllResort Transportation thought Sundance was great. She had concerns with the regulations of not pulling up to hotels. Her customers did not like to touch their luggage and didn't like to walk. She also indicated she would like to be a part of the stakeholders meeting. She suggested that a looping plan be implemented if there were loading restrictions. Alfred Knotts stated he would invite the members of the Transportation Management Association to the discussions.

Jack Fenton indicated he recently opened a one man taxi operation. He thanked the City for not partnering with Uber this past year, stating Uber was not licensed, yet the drivers continuously looped and increased the traffic count. He suggested that only registered taxi companies be allowed in old town during Sundance, and thought a lot of vehicles could be eliminated that way.

Ed Parigian spoke with regard to the Kimball Garage CUP Appeal. He thought the approval of that CUP would set a precedent and he thought that would be bad for the neighborhood. There would be high noise levels since an open air deck accommodating 480 people was being planned. Harrington stated Council could not discuss this item until the hearing process.

Angela Moschetta stated she had been on all sides of the Sundance process and she asked what the role of the City and Chamber of Commerce was for this event. She thought experienced people did well, but inexperienced people did not fare well, speaking of Main Street merchants and others. She liked the idea of having a roundtable discussion.

Mayor Thomas closed the public comment portion of the meeting.

IV. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute Contract Amendment No. 1 to the Professional Service Contract with Stanley Consultants for Construction Engineering Management for the Lowell Avenue Re-Construction Project in a Form Approved by the City Attorney and for an Amount of $87,860:

Council Member Worel moved to remove Item One from the Consent Agenda for further discussion. Council Member Gerber seconded the motion.

RESULT: REMOVED FROM CONSENT AGENDA
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Request Authorize the City Manager to Execute the Second Amendment to the Professional Services Agreement, in a Form Approved by the City Attorney, with RNL Design, Inc., for the Public Utilities and Streets Facility Architectural Services for an Increase to the Agreement in an Amount Not to Exceed $97,000:

Council Member Beerman moved to approve Item Two of the Consent Agenda. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

1. Request to Authorize the City Manager to Execute Contract Amendment No. 1 to the Professional Service Contract with Stanley Consultants for Construction Engineering Management for the Lowell Avenue Re-Construction Project in a Form Approved by the City Attorney and for an Amount of $87,860:
Council Member Worel referred to Page 87 of the packet, and asked why the thickness of the road would be reduced if Treasure Hill chose not to participate in the cost of this project. Matt Cassel, City Engineer, explained that if they didn't participate at this time and their project was approved, they would have to rebuild the road to meet the standards.

Council Member Worel asked why the $500,000 liquidated damage clause was removed from the Granite Construction change order. Cassel indicated the Judge pipeline was being tested by the Water Department in order to meet EPA criteria last year during construction. If the pipeline was damaged now, Granite Construction would have to fix it, but the bench testing was no longer occurring at the treatment plant so the strict procedural details were not required in the change order.

Council Member Worel asserted that she did not want Park City residents to pay for the error of the contractor. She noted the staff report indicated costs could be shifted to the contractor through negotiations. Cassel stated the problem was that the contractor requested that the contract be terminated, but the City would have been required to rebid the project and there would be delays. There was a liquidated damage section in the contract and that would be where the City could recoup those funds. If the contractor did not complete the project by October, there would be heavy penalties. Council Member Beerman struggled with the City paying for the contractor's mistake.

Council Member Henney asked what responsibility the contractor was taking for the errors. Cassel stated that through negotiations, it was made sure that the right people were out in the field to get the project finished on time. The most important thing was that it would be finished on time. The contractor acknowledged that they were losing money and would not be recouping that money. Cassel stated if this change order was not approved, the consultant would not be able to finish the project. By approving this, the City would be sacrificing to make sure the contractor was doing it right.

Council Member Matsumoto asked if requiring that Treasure Hill participate in paving a road would give them legal status. Harrington stated it would not, and this agreement was in the original master plan development. The improvement was limited to construction access and would not bind the City.

Council Member Beerman was not comfortable approving this item until it was known that Treasure Hill would contribute to the project. Council Member Gerber indicated she was not happy about approving this, but didn't see any other way. Council Member Henney stated the project would get done by putting the burden on staff or hiring another consultant. He didn't want to hold this project up and then pay more at a later date.

Council Member Beerman asked if the project could be put out to bid. Cassel stated it could be put out to bid, but the cost would be higher. He noted Granite Construction would be losing $800,000-$1 million by fixing their mistake.

Council Member Matsumoto moved to authorize the City Manager to execute Contract Amendment No. 1 to the Professional Service Contract with Stanley Consultants for construction engineering management for the Lowell Avenue Re-Construction Project in a form approved by the City Attorney and for an amount of $87,860 on the condition that Treasure Mountain participates in the construction of Lowell Avenue. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, and Matsumoto
NAYS: Council Members Beerman and Worel

V. OLD BUSINESS

1. Library Field Preservation Project:

Heinrich Deters, Open Space Manager, Ken Fisher, Recreation Manager, Eric Hoffman and Alisha Niswander, Recreation Advisory Board (RAB) Members, and Kate Sattelmeier and Steve Joyce, Citizens Open Space Advisory Committee (COSAC), were present for this item. Deters stated on September 16, 2016, COSAC presented a recommendation and unanimously supported to preserve the Library Field. At that time, RAB was not included in the discussion. Many meetings had been held since that time, and a subcommittee was formed to delve deeper into the issue and report back to the committee. Deters indicated there was continued support to add additional protections to the library field.

The COSAC/RAB recommendation included:

- the easement would not include the slop/patio area on the south end of the field, but would go curb to curb elsewhere
- the easement would prohibit permanent structures
- the easement would allow temporary programing/structures if approved under the existing regulatory/public process
- the easement would allow for special events if approved
- the easement would identify a process to approve/deny public requests for minor park amenities, i.e. benches

It was noted that RAB did not recommend a third party easement to be utilized for other parks, but was interested in exploring other measures.

Council Member Gerber stated if Library Field was a unique exception, then there needed to be a unique solution. Council Member Beerman was comfortable with the recommendation. Council Members Worel and Matsumoto agreed with the recommendations as well.

Steve Joyce stated the easement should only be in place for Library Field and not all City parks. Some residents were concerned with the easement, but he felt the true value was the open field and that was what was being protected. The intent would be to make it flexible for what would happen in the future. He also discussed the name of the easement. Council Member Henney stated if the land groups were not concerned with calling the easement a conservation easement, then he was in favor of calling it that. If the easement was to preserve the land, then call it a preservation easement. Joyce stated the committee discussed the name early and had stopped calling it a conservation easement. Council Member Henney stated there were times that a conservation easement had values to make it such, but this one didn't, so it might be able to have a different name. He asked that the name be part of the process.

Council Member Worel stated a negative impact that was indicated in the staff report was additional stewardship funding. Niswander stated the purpose of the funding would be to oversee that the uses didn't contradict the easement. A third party stewardship would maintain the purposes that were set out for use of the property. Joyce thought that Utah Open Lands and Summit Lands Conservancy would be good candidates for being a steward and hopefully there would only be one bidder.

Council Member Beerman asked Harrington how possible right-of-ways included in the library field easement would be handled. Harrington stated that would be worked out as the document was drafted. He didn't anticipate surprises, but once the preservation easement was on the property there would be limited ability to install utility easements.

Mayor Thomas asked who would cut the grass, pick up trash, etc. Deters anticipated the Parks Department would continue to perform those duties. He also noted there would be a permitted use for underground utilities.
Council Member Beerman thanked COSAC and RAB for all their hard work.

Mayor Thomas opened the meeting for public input.

Ed Parigian estimated the stewardship funding would be a one-time fee of $30,000.

Eric with Marriott, asked what the core values of COSAC were. Deters responded recreation, critical conservation. aesthetics and community character. Eric hoped the committee would use those values in determining the uses of the Library Field. Council Member Beerman stated COSAC and RAB came tonight with recommendations on what the uses would be. Deters stated there would not be permanent structures. Eric stated his feedback would be to limit the uses for the Library Field.

John Stafsholt stated he supported the City maintaining the field.

Mayor Thomas closed the public input portion of the meeting.

Council Member Gerber suggested a watering exception be included in the easement in case of a drought. The Council members directed the committee to proceed in drafting the easement.

2. 2017 Legislative Update:

Matt Dias, Assistant City Manager, stated there were a few bills on which he wanted to update Council:

- Short term rentals - the final version prevented a City from prohibiting a person from listing a short term rental on a website. Dias stated the City acted on a compliant basis.
- Fire Sprinklers – in the final version, the Park City code remained intact with the addition of glycol being included in the suppression system to prevent frozen water lines.
- Plan Checks - a one year time period for reviews of construction plans was set or the City would lose its review authority.
- Historic - Council would be the Historic Preservation Board (HPB) appeal authority.

- Food trucks – the final version required cities to work together and honor another city's licensing, health inspections, etc. free of charge.
- Alcohol – the zion curtain was removed in restaurants, established proximity to community locations was reduced from 450 feet to 300 feet, and existing establishments were grandfathered. Legislation to reduce blood alcohol content for DUIs from .08% to .05% was being considered and would probably pass.
- State Property and School and Institutional Trust Land Amendments were sent to the interim session for further study.

VI. NEW BUSINESS

1. Consideration to Approve Resolution 06-2017, a Resolution Proclaiming Wednesday, March 22, 2017, as Lynch Syndrome Hereditary Cancer Awareness Day:

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

Council Member Worel moved to approve Resolution 06-2017, a resolution proclaiming Wednesday, March 22, 2017, as Lynch Syndrome Hereditary Cancer Awareness Day. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Consideration to Approve Resolution 08-2017, a Resolution Authorizing the Sale and Issuance of Up to $25,000,000 General Obligation Bonds, Series 2017 of Park City, Utah; and Providing for Related Matters:

Nate Rockwood presented this item and asked if the Council had any questions.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Beerman moved to approve Resolution 08-2017, a resolution authorizing the sale and issuance of up to $25,000,000 General Obligation Bonds, Series 2017 of Park City, Utah; and providing for related matters. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

3. Consideration to Approve Resolution 08-2017, a Resolution Supporting Mountain Recreation Facilities Master Plan Completed by Park City Municipal, Snyderville Basin Special Recreation District, and Park City School District:

Ken Fisher, Recreation Manager, presented this item. Fisher reviewed that the master plan was the product of years of collaboration with the School District and Snyderville Basin Recreation District. This master plan included sites within the City and County for recreation facilities.

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

Council Member Gerber asked if liaison members were being appointed today, because she would volunteer. Fisher indicated a study session would be held on March 30th and those appointments could be made at that time.

Council Member Gerber moved to approve Resolution 08-2017, a resolution supporting Mountain Recreation Facilities Master Plan completed by Park City Municipal, Snyderville Basin Special Recreation District, and Park City School District. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

4. Consideration to Approve Ordinance No. 2017-09, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Historic Recreation Commercial (HRC) District, Section 15-2.5; and Amending Historic Commercial Business (HCB) District, Section 15-2.6:

Hannah Tyler, Planner II, and Bruce Erickson, Planning Director, presented this item. Mayor Thomas indicated that Tyler distributed a letter from Bill White, and disclosed that he worked for White outside of City parameters, but stated he was not conflicted and would not recuse himself from this item.

Erickson stated the 50 foot depth of a structure was measured from the curb to the back of the building. The letter distributed to Council regarded the business Grappa. Tyler stated the buildings would have a maximum width of 50 feet. If the building was larger, it would be grandfathered in. New construction would be held to this requirement. She noted that this ordinance was for Main Street and the West side of Swede Alley. Tyler also indicated there were various configurations that could accommodate incubator spaces.

Council Member Henney asked if there could be multiple entrances into the same space. Erickson affirmed that there could be multiple entrances. Council Member

Henney asked if a merchant could use multiple interior spaces for the same business. Tyler stated the store had to be limited to 50 feet.

Council Member Gerber asked if 50 feet might be too wide, and should it be reduced. Erickson stated 50 feet was common with other entities and was a good benchmark.

Council Member Beerman asked if this would limit a store to a 50X50 space. Tyler stated the depth was not regulated, noting some depths on Main Street were 75 feet deep. Council Member Beerman was concerned a restaurant might not be able to succeed with the 50 foot restriction. Erickson indicated he had not observed restaurants struggling, but noted the intent of the ordinance was to limit the size so more businesses could be accommodated. There was concern about Swede Alley because the buildings didn't conform to this ordinance.

Council Member Worel read the Grappa letter, particularly that they had the capacity to expand to 100 feet, but would not be able to if this regulation passed. Erickson noted the owner could expand but would have to get a different business license for the additional square footage. Council Member Worels and Beerman stated they were inclined to continue the item so an anchor business would have time to adapt to the situation. Erickson stated if the tenant sold the property before this ordinance passed, the new owner could expand outside the historic regulations. Harrington clarified that the ordinance reflected that franchises were not the direct purpose of the ordinance. He also stated that any new owner would be regulated under this ordinance since it was pending. Council Member Henney asked if White had been informed about the pending ordinance. Tyler stated two notices had been sent out.

Mayor Thomas opened the public hearing.

<u>Doug Clyde</u> responded to the letter from Bill White. He relayed that White apologized for learning of this ordinance at the last minute, but he had spent time getting answers from City staff. He was concerned because a Grappa expansion into the three lots had been part of his business plan. The expansion would give him 100 feet of frontage. He knew the purpose of the ordinance was to keep the energy and vitality of Main Street, but noted Grappa was isolated and would be an inappropriate location for incubator space. White requested that this property be excluded from the ordinance.

<u>Amos Madare</u> stated it was good to preserve the historic nature of Main Street, but putting a 50 foot facade maximum would change the nature of the street. He did not agree with regulating Heber Avenue since it was flat. He requested that Swede Alley and Heber Avenue be excluded from the ordinance.

<u>Brendan Gibson</u> represented his wife who was a business owner, and indicated they supported any efforts to help with incubator spaces on Main Street.

Angela Moschetta stated the role of the City was an idealistic thing. Cities had legislative tools and planning tools, and this ordinance would limit chain stores. She appreciated all the work on this ordinance, but she didn't think this was going to have an impact. She was concerned that chain stores would come to Park City and thought Council should enact a more powerful ordinance than was presented.

Mayor Thomas closed the public hearing.

Erickson explained Heber Avenue was indeed part of the Historic District. He noted the sandwich shop in the Gateway was the classic example of small businesses this ordinance hoped to promote. Tyler discussed the chain store challenge and she noted that this item would be brought to Council, but staff was still studying and planning for that.

Mayor Thomas referred to a plat map that was distributed to Council. He asked how a corner would break a facade. Erickson stated there was no change. They would be required to have two entrances. Council Member Beerman asserted he did not want to harm a business that the City aimed to protect.

Tyler asked if there was anything Council would like Planning to explore during the next few weeks if this item was continued. Council Member Gerber requested that the ordinance not be tied to the street so the facade could go around a corner. Council Member Matsumoto requested that Planning look at the concerns with Swede Alley.

Council Member Henney asked what the implications were for noncompliant buildings. Erickson stated things like elevators were allowed as long as the use wasn’t expanded. Harrington stated noncomplying structures could keep what they had and they could not do anything that would increase the nonconformity of the structure

Council Member Henney thought there would be a benefit to having a longer process. He didn't want people to feel like they couldn't weigh in on this item.

Council Member Beerman moved to continue Ordinance No. 2017-09, an ordinance amending the Land Management Code of Park City, Utah, amending Historic Recreation Commercial (HRC) District, Section 15-2.5; and amending Historic Commercial Business (HCB) District, Section 15-2.6 until April 13, 2017. Council Member Worel seconded the motion.

RESULT: CONTINUED TO APRIL 13, 2017
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VII. ADJOURNMENT

VIII. REDEVELOPMENT AGENCY MEETING

ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Chair	Present
Andy Beerman	Committee Member	Present
Becca Gerber	Committee Member	Present
Tim Henney	Committee Member	Present
Cindy Matsumoto	Committee Member	Present
Nann Worel	Committee Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	Secretary	Present

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

Chairman Thomas opened the meeting for public comments. No comments were given. Chairman Thomas closed the public comment portion of the meeting.

NEW BUSINESS

1. Consideration to Authorize the City Manager to Enter into a Professional Service Provider Agreement in a Form Approved by the City Attorney's Office with Elliott Workgroup Architecture LLC, for Full Design, Including Traditional, SIPS and Modular Options as Well as Construction Administration and Survey and Platting Work for Both the Park Avenue Fire Station Parcel (1353 Park Avenue) and 1364 Woodside Avenue, in an Amount Not to Exceed $266,634:
Jonathan Weidenhamer indicated this contract would expand the scope to include a study on modular design. Based on the discussion in the Work Session, he recommended amending the contract by omitting the modular scope and reducing the contract by $25,000.

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

Council Member Henney stated he was fine doing preliminary work to explore modular units in the future. Mayor Thomas agreed. Council Member Gerber stated some of the modular housing on Park Avenue was constructed quickly and it was an option that would make sense for the City. Weidenhamer stated there was push back on modular units, but it should be explored.

Council Member Beerman asked if the project would be delayed if this option was not funded. Weidenhamer stated the construction manager would still be able to study this to an extent within the current budget, so staff would be able to learn about this new form of housing. Mayor Thomas felt modular units would work if the City was mass producing the same style repetitively.

Council Member Matsumoto moved to authorize the City Manager to enter into a professional service provider agreement in a form approved by the City Attorney's Office with Elliott Workgroup Architecture LLC, for full design, including traditional, SIPS, construction administration and survey and platting work for both the Park Avenue Fire Station Parcel (1353 Park Avenue) and 1364 Woodside Avenue, in an amount not to exceed $241,634. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

IX. ADJOURNMENT

The City Council reconvened in open meeting at 8:30 p.m. With no further Council business, the meeting was adjourned.

Michelle Kellogg, City Recorder

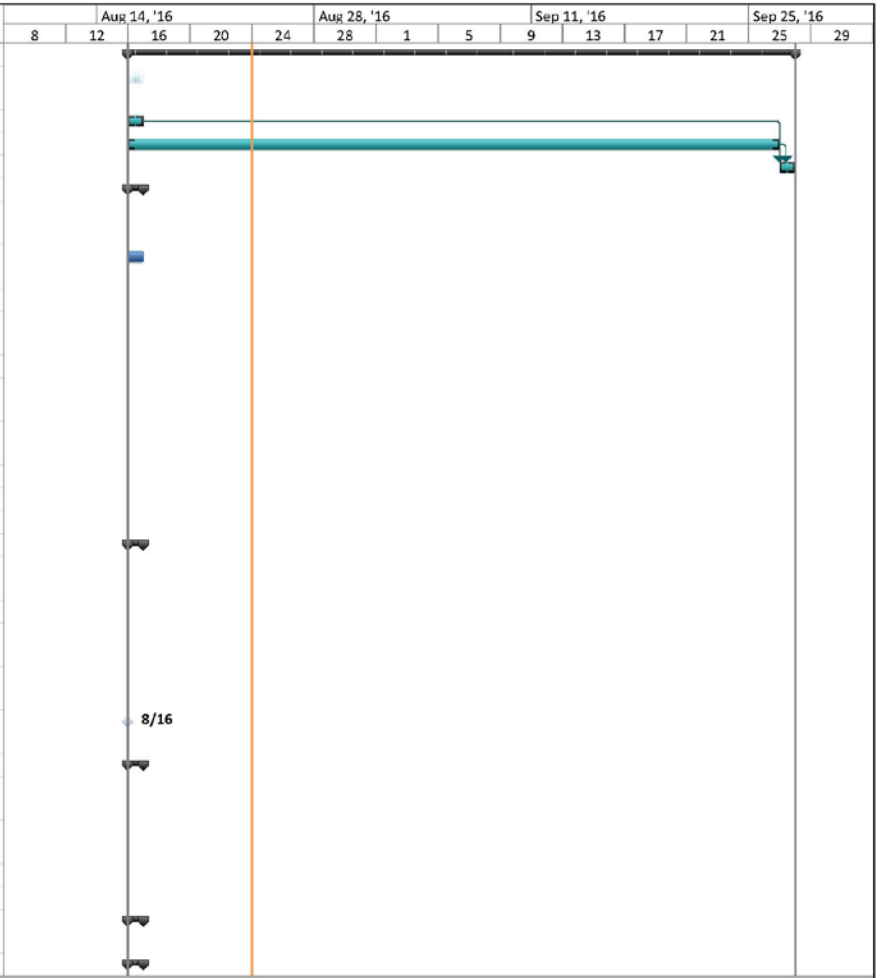
General Event Traffic Issues

- Residential Impacts – quality of life and safety
- Transit On-time Performance
- General Congestion
- Impeded Emergency Access
- Street Maintenance – snow removal, trash pick-up
- Weather Related Accidents (including transit)
- Taxi/Rideshare Congestion and Conflicts
- Management of Deliveries
- Energy consumption and environmental impacts

Standard Transportation Best Practices/Mitigation

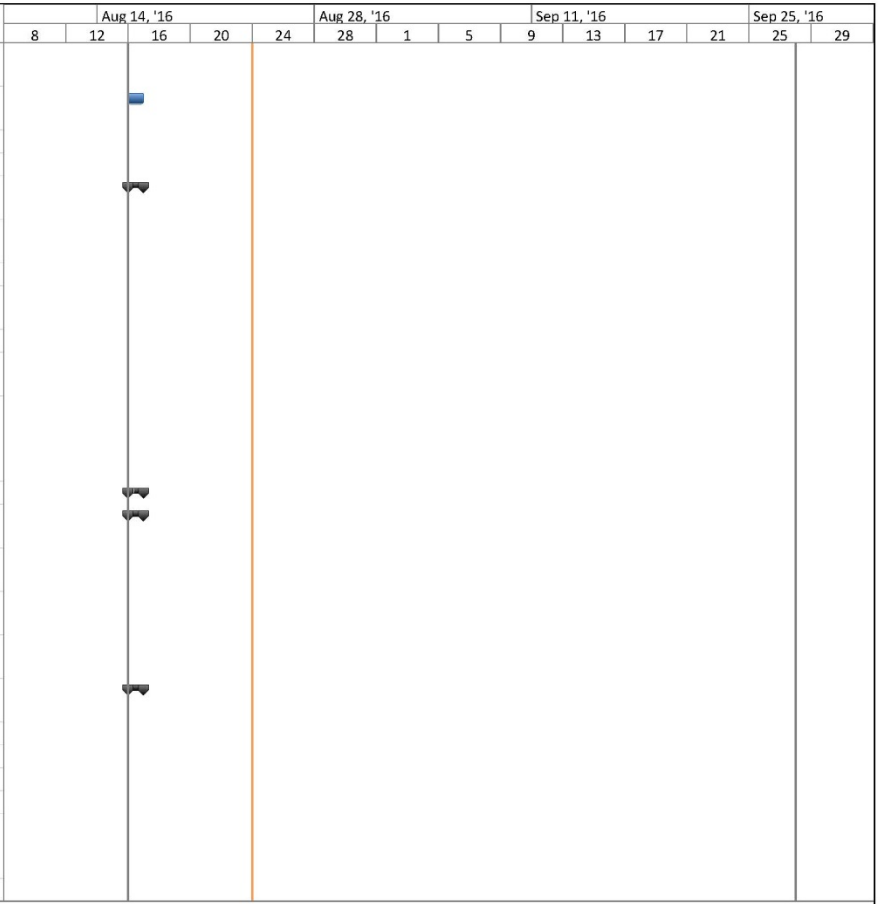
- Dedicated Transit Lane - (existing)
- Formalize offsite Park and Ride (resorts, PCHS, R. Flat) - (proposed)
- Residential Permit and Access Management - (proposed)
- Dedicated Rideshare/Taxi Drop/Load Zone - (proposed)
- Event Paid Parking (proposed)
- Incentives – Transit, bike, walk, and carpool - (proposed)
- Robust Public Outreach – VMS, print media (local and regional), social media, text alerts, door to door (existing)
- Modified Circulation (proposed)
- Advanced Planning – Internal and External Multi-discipline Team (existing)

ID	ℹ	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1			**Scoping/Planning**	**31 days?**	**Tue 8/16/16**	**Tue 9/27/16**		
2			Receive Special Event Application	1 day				
3			Circulate Special Event	1 day	Tue 8/16/16	Tue 8/16/16		
4			Application Review	30 days	Tue 8/16/16	Mon 9/26/16		
5			Special Events Meeting	1 day?	Tue 9/27/16	Tue 9/27/16	3,4	
6			**Traffic Management Plan**	**1 day?**	**Tue 8/16/16**	**Tue 8/16/16**		
7			Delineate transit prioity lane					
8			Identify Taxi and Staging area	1 day	Tue 8/16/16	Tue 8/16/16		
9			Identify Bike Valet area					
10			Identify Remote Parking Areas					
11			Identify Transit Access					
12			Identify Additional Transit Needs					
13			Identify Traffic Control Needs					
14			Identify TDM incentives					
15			Identify Road Closures					
16			Identify Delivery Access					
17			**Public Outreach**	**1 day?**	**Tue 8/16/16**	**Tue 8/16/16**		
18			Develop VMS and HARS messaging					
19			Identify Media Outlets					
20			Develop Outreach Materials					
21			Schedule Media Releases (KPCW, Park Record)					
22			Identify Residential and Business Outreach	0 days				
23			**Permitting/Approval**	**1 day?**	**Tue 8/16/16**	**Tue 8/16/16**		
24			Complete Draft Staff Report					
25			Complete Final Staff Report					
26			Council Approval					
27			Submit UDOT EP					
28			**Pre-event Implementation**	**1 day?**	**Tue 8/16/16**	**Tue 8/16/16**		
29			**Public Outreach**	**1 day?**	**Tue 8/16/16**	**Tue 8/16/16**		



Task	▬	Project Summary	▬	Inactive Milestone	◇	Manual Summary Rollup	▬	Deadline	⬇
Split	┈	External Tasks	▬	Inactive Summary	▭	Manual Summary	▬	Progress	▬
Milestone	◆	External Milestone	◆	Manual Task	▬	Start-only	[		
Summary	▬	Inactive Task	▭	Duration-only	▬	Finish-only	]		

ID	ℹ	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
30		📌	Residential and Business Outreach					
31		⇨	Distribute Residential Permit	1 day	Tue 8/16/16	Tue 8/16/16		
32		📌	KPCW					
33		📌	Develop Event Flier					
34		⇨	**Traffic Management Plan**	**1 day?**	**Tue 8/16/16**	**Tue 8/16/16**		
35		📌	Schedule PCPD Officers					
36		📌	Schedule Transit Staff					
37		📌	Deploy Portable VMS					
38		📌	Schedule					
39		📌	Secure Remote Parking Agreements					
40		📌	Notify Businesses of Commerical Delivery Restrictions					
41		⇨	**Event Implementation**	**1 day?**	**Tue 8/16/16**	**Tue 8/16/16**		
42		⇨	**Implement Traffic Management Plan**	**1 day?**	**Tue 8/16/16**	**Tue 8/16/16**		
43		📌	Deploy Transit Lane Lineators					
44		📌	Increase Transit LOS					
45		📌	Activate VMS to Off-site Parking					
46		⇨	**Implement Road Closures Task>**	**1 day?**	**Tue 8/16/16**	**Tue 8/16/16**		
47		📌	Swede Alley					
48		📌	Park Ave					
49		📌	Heber					
50		📌	Other					
51		📌	Implement Public Safety Plan					
52		📌	Post Event Debrief					



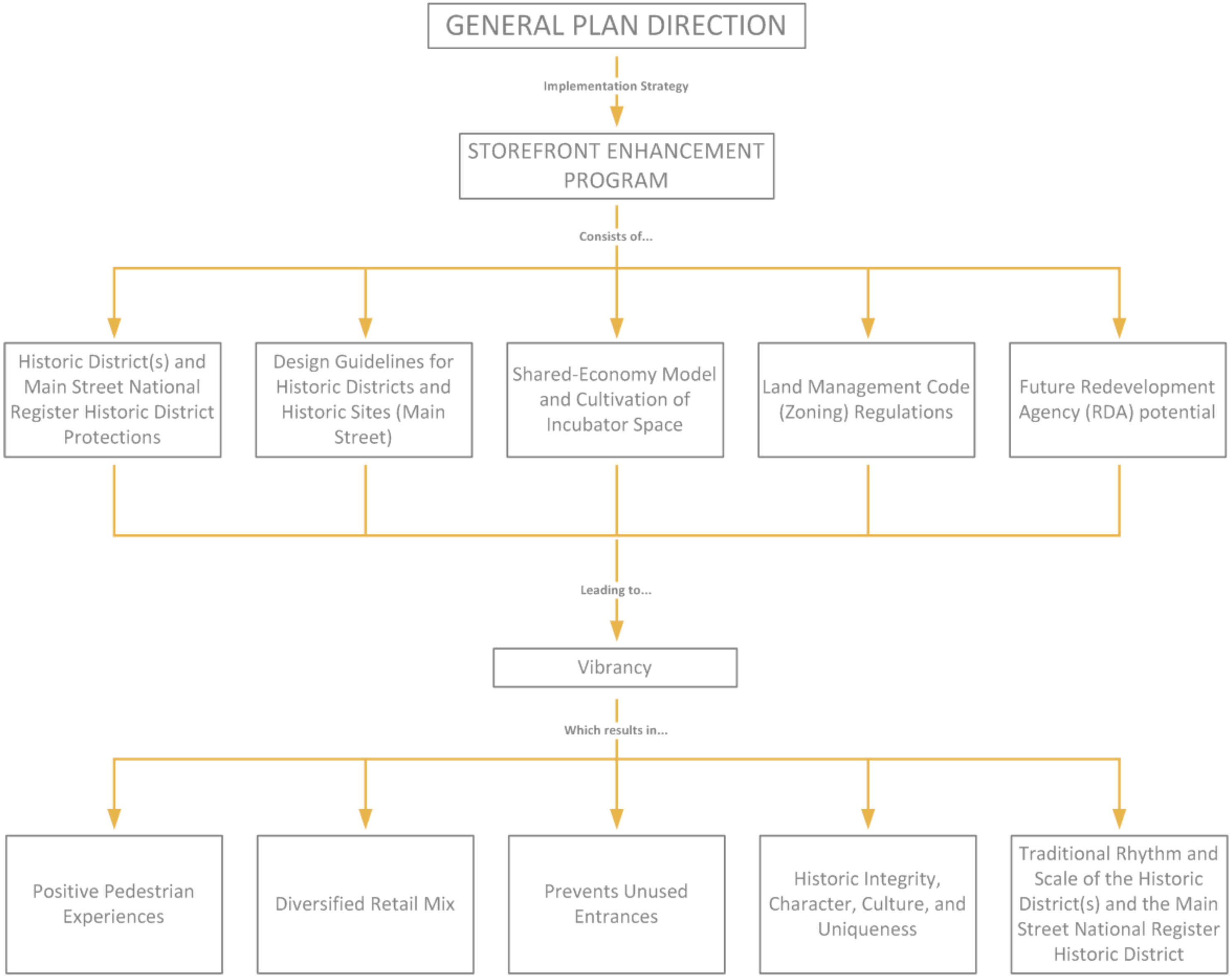
Project: Master_events_schedule
Date: Wed 8/24/16

Task	Project Summary	Inactive Milestone	Manual Summary Rollup	Deadline
Split	External Tasks	Inactive Summary	Manual Summary	Progress
Milestone	External Milestone	Manual Task	Start-only	
Summary	Inactive Task	Duration-only	Finish-only	

STOREFRONT ENHANCEMENT PROGRAM LMC AMENDMENTS

Planning Department

City Council Meeting
March 16, 2017



GENERAL PLAN DIRECTION

Implementation Strategy

STOREFRONT ENHANCEMENT PROGRAM

Consists of...

- Historic District(s) and Main Street National Register Historic District Protections
- Design Guidelines for Historic Districts and Historic Sites (Main Street)
- Shared-Economy Model and Cultivation of Incubator Space
- Land Management Code (Zoning) Regulations
- Future Redevelopment Agency (RDA) potential

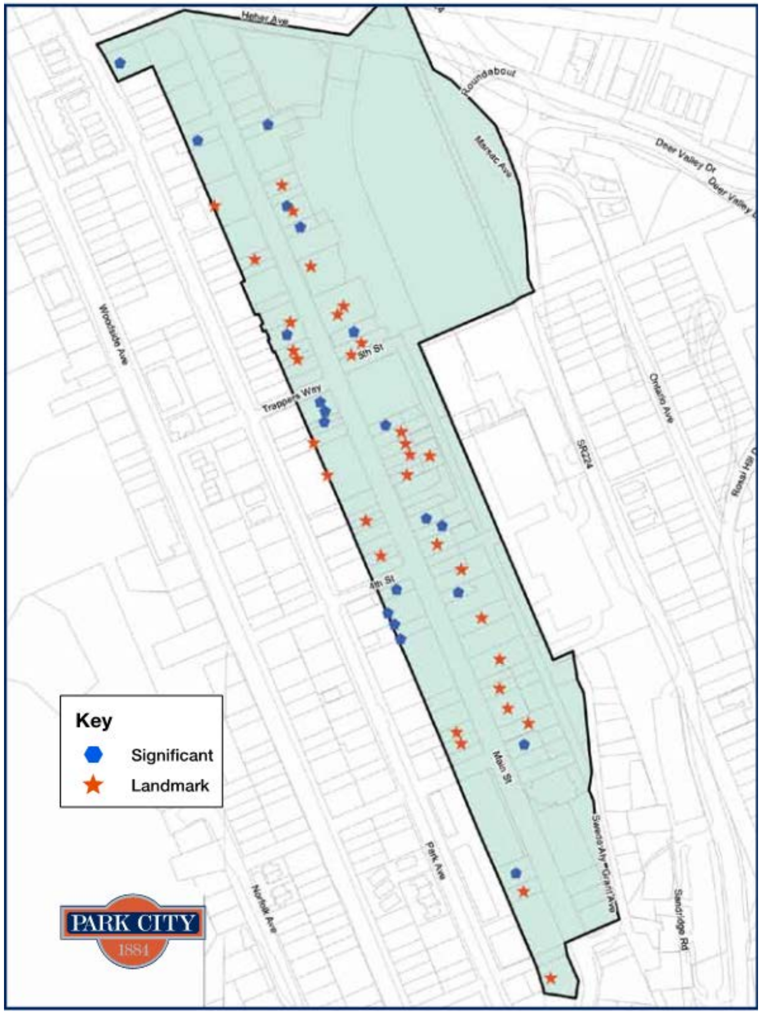
Leading to...

Vibrancy

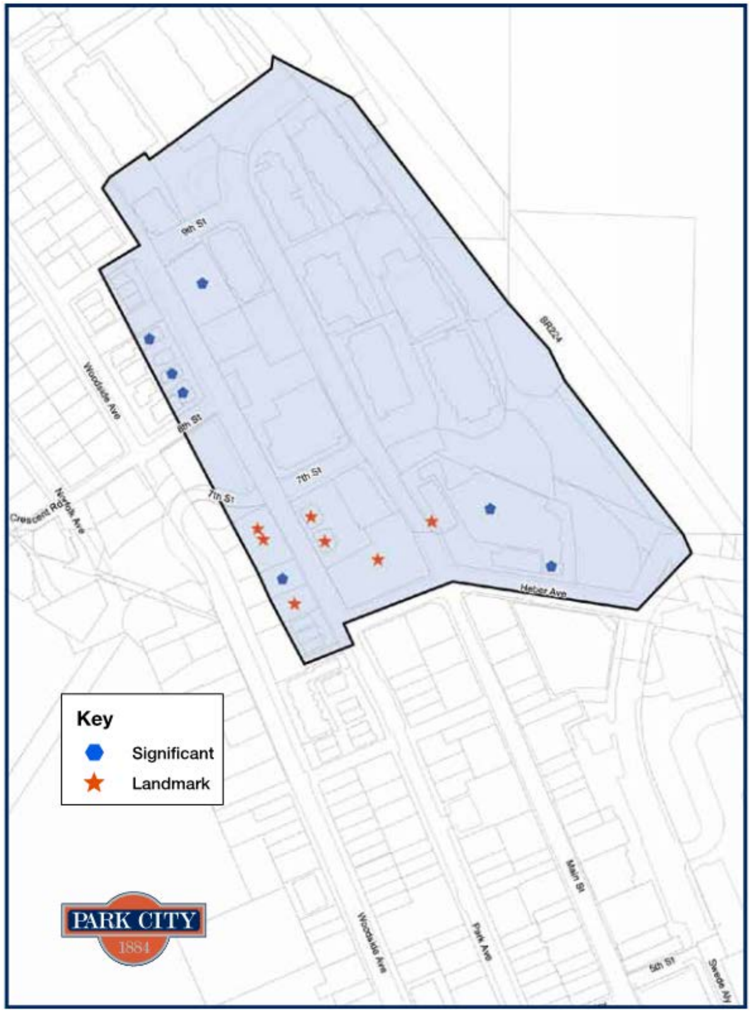
Which results in...

- Positive Pedestrian Experiences
- Diversified Retail Mix
- Prevents Unused Entrances
- Historic Integrity, Character, Culture, and Uniqueness
- Traditional Rhythm and Scale of the Historic District(s) and the Main Street National Register Historic District

HRC + HCB ZONING DISTRICTS



Historic Commercial Business (HCB)



Historic Recreation Commercial (HRC)

PROPOSED CHANGES WITH PLANNING COMMISSION INPUT

- HRC 15-2.5-3 Lot and Site Requirements
- HCB 15-2.6-3 Lot and Site Requirements
  - STOREFRONT PROPERTY FAÇADE, MAXIMUM WIDTH. The maximum width of any Storefront Property Façade abutting Main Street, Heber Avenue, and/or Swede Alley shall be fifty-feet (50’). Storefront Property Facades in the Historic portion of structures listed on the Historic Sites Inventory which exceed fifty-feet (50’) in width are valid Non-Complying Structures. A Storefront Property Façade shall have a storefront entrance door for pedestrian access.

STOREFRONT PROPERTY FAÇADE WIDTHS BY THE NUMBERS

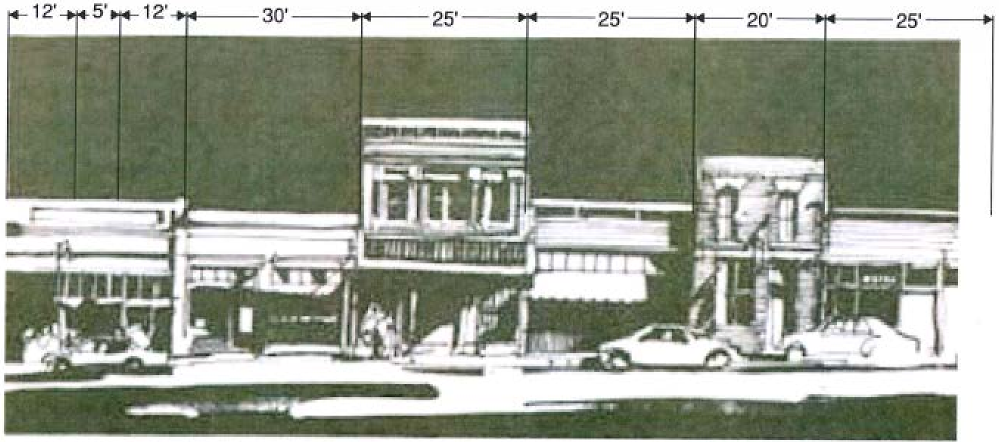
CURRENT INVENTORY OF STOREFRONT PROPERTY FACADES OVER FIFTY-FEET (50’) IN WIDTH:

- HISTORIC: **8**
- NON-HISTORIC: **5**

TOTAL NUMBER OF STOREFRONT PROPERTY FACADES ON MAIN ST. /HEBER AVE.: **60** (APPROX.)

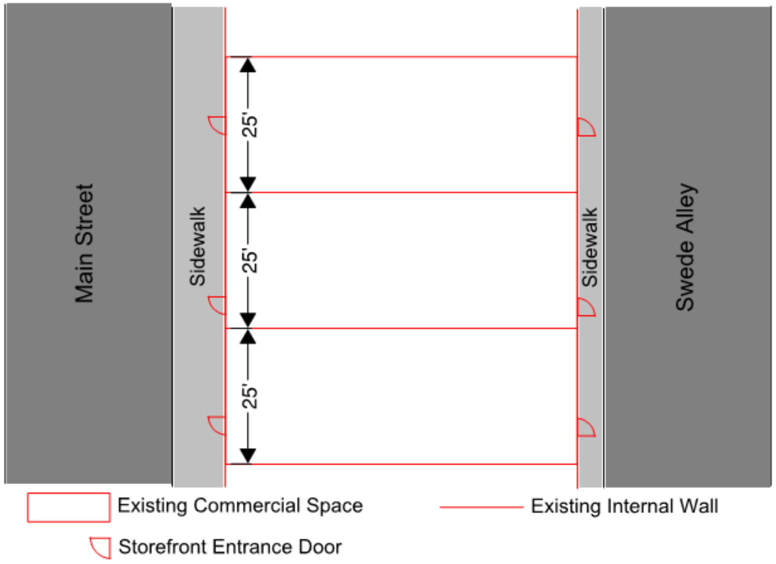
STOREFRONT WIDTHS IN FEET (‘) FOR MAIN STREET AND HEBER AVENUE:

- AVERAGE (MEAN): **29.5’**
- MEDIAN: **25’**
- MOST COMMON **25’**

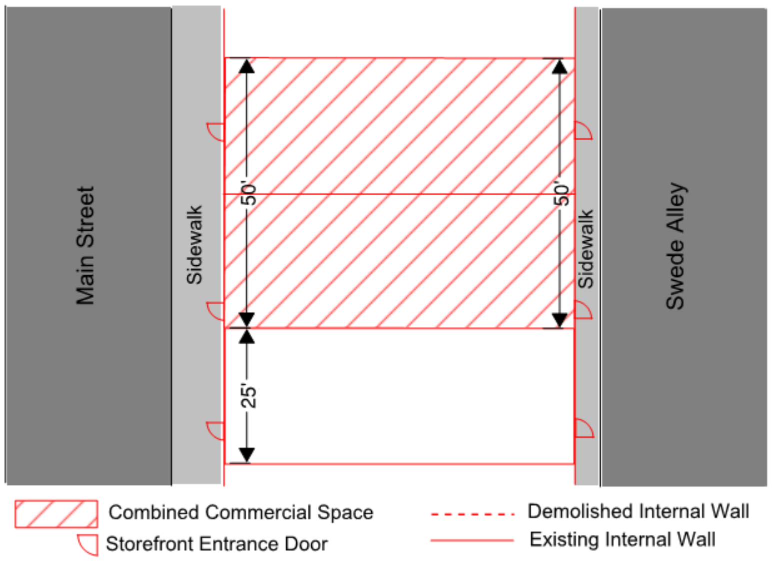


FIFTY-FOOT MAXIMUM STOREFRONT WIDTH

***Typical* Existing Historic Main Street Commercial Buildings Abutting Swede Alley**

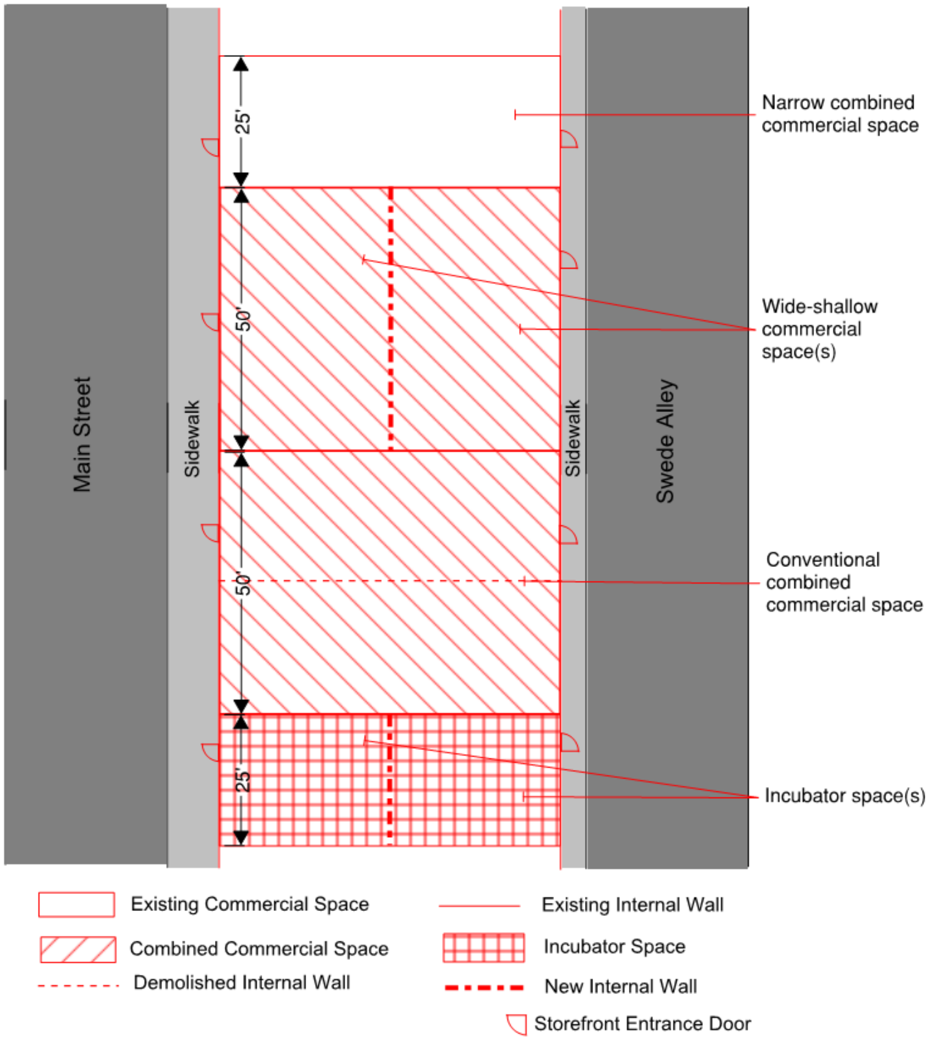


***Proposed* Converted Main Street Commercial Buildings Abutting Swede Alley Using A 50' Maximum Storefront Width**



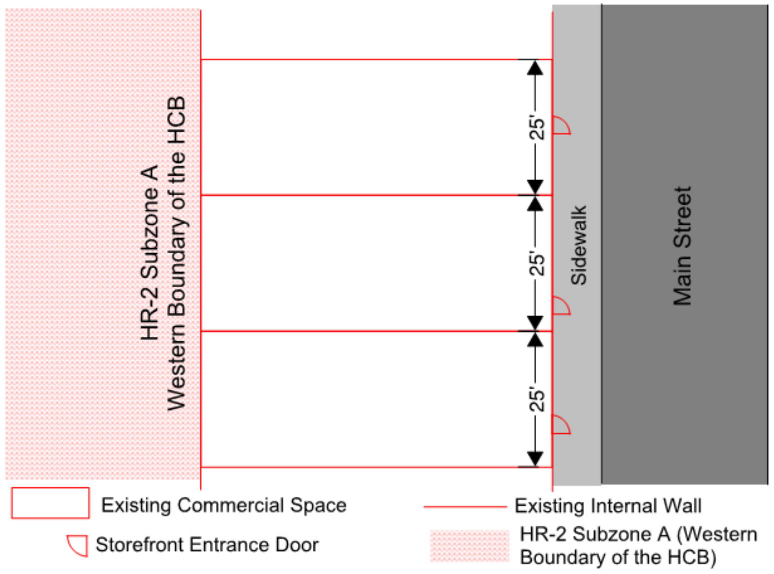
FIFTY-FOOT MAXIMUM STOREFRONT WIDTH

Proposed **Converted Main Street Commercial Buildings Abutting Swede Alley**
Using a 50' Maximum Storefront Width *With Alternative Floor Plans*

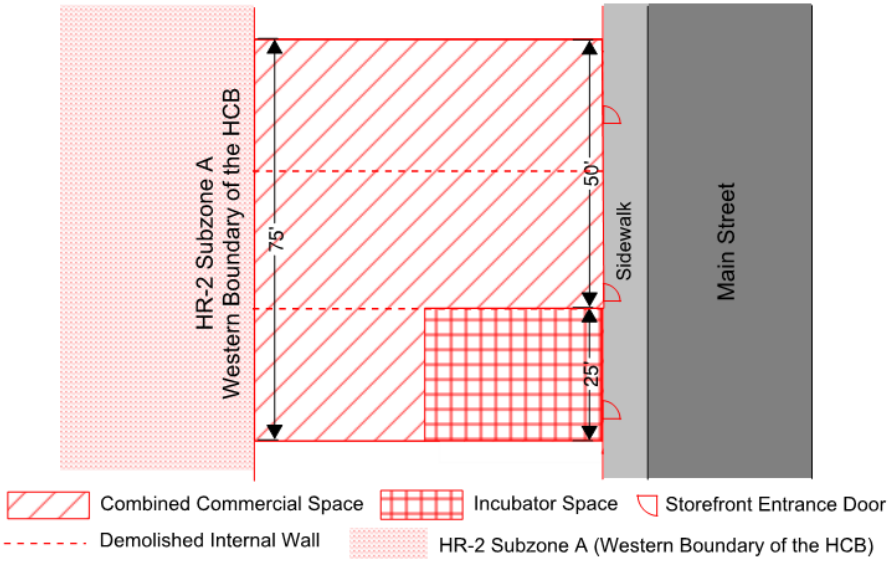


FIFTY-FOOT MAXIMUM STOREFRONT WIDTH

Existing **Typical Historic Main Street Commercial Buildings Abutting the Western Boundary of the Historic Commercial Business (HCB) Zoning District**



Converted **Main Street Commercial Buildings Abutting the Western Boundary of the Historic Commercial Business (HCB) Zoning District Using A 50' Maximum Storefront Width**



STOREFRONT PROPERTY FAÇADE DEFINITION

LMC § 15-15-1.207 PROPERTY. Any Parcel, Lot, or tract of land, including improvements thereon, in the possession of or owned by, or recorded as the real Property of, the same Person or Persons.

A. **Property, Storefront.** A separately enclosed space, Floor Area, tenant space or unit that has a storefront window or storefront entrance that fronts on a Public Street. Storefront Property includes the entire Floor Area associated with the storefront window or storefront entrance that fronts on the Public Street. For purposes of this provision, the term "fronts on a Public Street" shall mean a separately enclosed space, Floor Area, tenant space or unit with:

   1. A storefront window and/or storefront entrance at the adjacent Public Street, or within fifty lateral/horizontal feet (50') of the adjacent Public Street measured from the edge of pavement to the storefront window or storefront entrance; and
   2. A storefront window and/or storefront entrance that is not more than eight feet (8') above or below the grade of the adjacent Public Street and where such entrance is not a service or emergency entrance to the Building.

   In the case of split-level, multi-level or multi-tenant Buildings with only one primary storefront entrance, only those fully enclosed spaces, Floor Areas, tenant spaces, or units that directly front on the Public Street, as set forth above, shall be designated as a "Storefront Property." The Planning Director or designee shall have the final determination of applicability.

MAIN STREET NATIONAL REGISTER HISTORIC DISTRICT

PHOTO SOURCES

- /
    - Andy Beerman, photo taken during the winter on Main Street
    - http://www.clairepotterdesign.com/theecospot/tag/industrial-interior-design/
    - http://www.oregonlive.com/articles/9394857/diving_into_northeast_portland.amp
    - http://www.designretailonline.com/projects/trends/Emerging-Trend-Incubator-Retail-Spaces/
    - http://www.meltingbutter.com/nyc-holiday-pop-shops-cleverly-curated-listand/

Library Field Preservation Project

March 16, 2017

Library Field Preservation Project
March 16, 2017

September 15, 2016 Council Direction/Discussion

1. Council was unanimous in their desire to preserve the field in a natural manner that prohibits construction of new habitable structures.

2. Council asked that RAB members be included in the process as they oversee City parks.

3. Council did not determine whether a third party easement was necessary; however, there was no consensus on which tool to utilize, rather they asked staff, COSAC and RAB to work more on the topic and return with a recommendation.

4. Council agreed that there was a need to limit the ability of a simple majority of Council to change the field protections however several Council members were concerned a permanent easement deprived the public of future input opportunities.

5. Council asked COSAC and RAB to review all of the urban parks to determine if other parks should be considered for preservation.

6. COSAC and RAB should consider a list of appropriate permitted/prohibited uses for the Library field. A similar discussion for other parks may follow if the Council moves in that direction.

7. Council was committed to making a final decision within the next 6 months.

Library Field Preservation Project
March 16, 2017

Discussion Background and Meetings:

In addition to their respective monthly meetings, staff created a sub-committee of RAB and COSAC members to collectively discuss the item and then return to their greater groups.

- Four COSAC meetings
- Two sub-committee meetings
- Three RAB meeting

Some aspects that permeated throughout the discussions:

There was continued support to add additional ‘protections’ to the Library Field

There was continued support for a third party easement as the Library Field is an unique property.

There was continued discussion on how best to permit temporary special events/programming.

There was continued discussion on how best to provide a process or parameters to allow for minor park improvements.

COSAC/RAB Recommendation (Library Field)

- The easement would not include the slope/patio area on the south end of the field but would go ‘curb to curb’ elsewhere. (Map below)
- The easement would prohibit permanent structures.
- The easement would allow temporary programing/structures if approved under the existing regulatory/public process.
- The easement would allow for special events if approved under the existing regulatory process.
- The easement would identify a process to approve/deny public requests for minor park amenities (think benches), which would be restricted to the perimeter of the easement area.

RAB Recommendation (Specific to other Parks)

- RAB does not recommend a third party easement to be utilized for other parks. But is interested in exploring other measures .