PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 15, 2007

Present: **Mayor Dana Williams; Council members, Marianne Cone; Candace Erickson; Roger Harlan; Jim Hier; and Joe Kernan**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Craig Sanchez, Director of Golf; Clint Dayley, Golf Course Superintendent; Phyllis Robinson, Consultant

Lyle Stewart, excavation contractor

1. Council questions/comments. Jim Hier reported on a transit committee meeting where identifying a location for a new facility was discussed. He attended COSAC and a Park City Heights meeting where revised plans were submitted and a consolidated affordable housing plan with Talisker and IHC was presented. Mr. Hier encouraged proceeding with amendments to the LMC relating to the Historic District and considering regulating the types of businesses on Main Street. Roger Harlan discussed MCHT business, specifically The Line Condominium Project and the PC Heights task force meeting. Candace Erickson pointed out the amount of debris around town surfacing because of the snowmelt and is looking forward to the annual clean-up. She discussed skiing with a Norwegian delegation visiting Park City, eager to learn about mountain resort operations. Marianne Cone stated that she agrees with Mr. Hier about exploring amendments to the LMC and the business mix on Main Street. She reported on the Wasatch Back Environmental group and the St. Regis Hotel reception. Ms. Cone commented on the Walkability Workshop held during the week and the criticism expressed by certain neighborhoods on priorities and projects. She announced a variety of Library events and invited the public to attend. Joe Kernan discussed solid waste task force business, which included recycling alternatives for the Main Street business area, expanded recycling options, and cost effective ways to recycle. Mayor Williams reported on the Vancouver delegation in town during the week, seeking information and planning advice on hosting an Olympics. He encouraged the public to attend the Latino Arte event to be held this weekend at the Kimball Art Center.

2. Golf course update. Craig Sanchez presented a mission statement; *Park City Golf Course shall be the premiere public golf course in the inter-mountain region providing value, challenge, and a resort atmosphere*. A survey was conducted by the City with 95 patrons responding. *Location* was a popular choice of why people play PCGC. Eighty-eight percent of those surveyed indicated that the condition of greens was most important and our course is known for its greens. Mr. Sanchez relayed that course, condition, and pace of play were ranked respectively. Eight-two percent of those surveyed used the course more than twice a month. Demographics showed that about half of play is from Park City, one quarter from Summit County and about 20% represented visitors outside of Utah. Discussion ensued about the average age of the players surveyed, which was affected by the day and time of play the survey was taken.

Mayor Williams referred to the comment section where many seemed to criticize declining maintenance of the course over the past several years. Mr. Sanchez explained that the Golf Fund is an enterprise fund and user fee revenues are spent on the course. He understood that some comments related to the new driving range which was somewhat constrained with development of the hotel and pointed out that construction on a number of holes in recent years has impacted the golfing experience. The focus now is staffing the course for enhanced maintenance. In response to a question from Candace Erickson, Clint Dayley explained that the material on the 18th fairway stored from the dredging project will be moved to other places on the course and about half will be left there and reshaped into a berm. Mr. Sanchez described the new mats and limited flight balls used on the driving range.

Joe Kernan asked about the relationship between price and maintenance level. Mr. Sanchez stated that Park City is one of the higher priced public courses in the region. Roughly 50% of seasonal revenues are collected in July and August from tourist play. He acknowledged the loss of Valley players, but pointed out the number of new courses built in Salt Lake he past couple of years. He doesn't recommend raising fees again at this point and felt it important to first focus on course quality. Jim Hier spoke about the high quality of nearby state courses, i.e., Wasatch, Soldier Hollow, and believed we need to be careful with pricing. In response to a comment about the condition of the bathrooms, Clint Dayley explained that with an increased maintenance crew, these projects can be addressed.

Mr. Sanchez spoke about the comparison in his staff report regarding budget, staffing, maintenance, pro shop, and capital improvements with other courses in the state. Services, tournaments, and season passes were also analyzed. In response to a question from Joe Kernan, Mr. Sanchez indicated that replacement of carts is ten years and after five years, the batteries will be replaced. He explained the composition of the task force, including staff, players, and professionals who agreed that the service level for maintenance should be improved, and a plan has been formulated. Clint Dayley added that the group recommends a Service Level 2, which reflects the maintenance level in the early 1990s. He explained that it was discovered that Park City allocates $230,000 annually to capital while other courses expend $0 to $100,000. Capital improvements cause disruptions on the course, and it may be wise to eliminate construction for a couple of seasons. The group decided to reallocate funding from the CIP Fund to address maintenance needs. Roger Harlan asked about promoting corporate passes and Mr. Sanchez explained that they could sell more, but it may not be desired; these passes are currently grandfathered. Jim Hier asked if maintaining a monthly budget is helpful, and Mr. Sanchez responded that it is a good tool. He added that the National Golf Foundation for the first time in years reported more closings than openings of courses last year.

3. Aerie Drive affordable housing. Phyllis Robinson noted that housing on this parcel was presented on February 1 with recommendations to preserve the 4.58 acres acquired from Royal Street as open space. At the meeting, Council asked that staff return with additional information on development feasibility and related costs. There are two key questions, the possibility to access and build on the site and whether it is economically feasible to do so. She stated that it is possible to engineer a solution if cost is no issue and the LMC provides some discretion regarding road access, if a finding can be made by the Planning Commission that the requirement for access on a road greater than 10% grade would not be requisite to public health, safety, or to the general welfare of the community. Should the Planning Commission make such a finding, it would be possible to access Aerie Drive at a point greater than 10%. This would require a subdivision, MPD and possibly a CUP, depending on the project.

With regard to costs relating to access to the site, she explained that there is information from the early 1980s from the settlement of the Hearthstone Subdivision litigation. Changing the grade then was estimated at about $1.2 million and could represent up to $2 million today. Engineering a solution to *flatten out the road* would require adding a couple of hundred feet to Aerie Drive. It is difficult to know what it would look like but it is possible to permit access greater than 10% under the LMC.

Ms. Robinson analyzed whether affordable housing on the site is consistent with the General Plan, as currently written. It is staff's opinion that it does not comply with the General Plan which encourages affordable housing to close proximity to bus routes, resorts, and other essential services. There are no sidewalks on Aerie or Deer Valley Drives and no transit, and the Planning Commission would review the project with provisions of the General Plan and LMC.

Phyllis Robinson explained that options include: (1) preserving the property as open space and using open space bonds for the purchase, (2) retaining the option for affordable housing at a future time and using General Fund monies to cover the acquisition; and (3) directing staff to proceed with limited site analysis determining the extent and cost of the engineering and infrastructure work required for the site. The development potential for affordable housing relates to the estimated per unit development cost. If development is pursued, staff is recommending conducting a topographic study of the property as well as a sensitive lands analysis, which is estimated at $10,000. This information will guide the decision to conduct further studies, including geotechnical, soils, engineering, infrastructure, utilities, visual, preliminary drawings, etc. needed to submit an application before the Planning Commission. The estimate for this work is another $20,000. This metes and bounds parcel can be included in the RFP contemplated for Snow Creek and the Park Avenue Station which would place application requirements on the selected developer. She asked for direction from Council on prioritizing staff time on these properties because evaluation of the Aerie Drive site has pushed the schedule back somewhat on the other two properties.

Jim Hier expressed that at the time of acquisition, he felt the parcel should be designated as open space, but that was not the consensus of Council members. Because affordable housing could not be easily built there, he favors proceeding with the RFP for the other two properties and not includes the Aerie parcel with them. It's a *lousy* site for affordable housing and the cost of construction would compromise the affordable housing product. Roger Harlan stated that the site would not work well for a family with children because of constraints, including size, and does not meet elements in the General Plan. He agreed with Jim Hier's comments. Candace Erickson also agreed to move ahead with the other two properties, and added that she is not comfortable with designating the Aerie Drive parcel as open space at this time. She referred to Mr. Harlan's comments and added that not everyone has kids and there are professionals that may prefer a smaller house or bungalow. Council member Erickson felt this property should be *shelved* for awhile and progress made on the other two properties. Marianne Cone recalled that this matter came up because of the development on the other side of Aerie Drive, and stated that she wants to keep all options open on the property. She agreed not to include this in the RFP. Joe Kernan felt that banking this site for a future affordable housing site is a good plan.

Phyllis Robinson understood direction to be to use General Fund money for the acquisition of the property and revisit this after the other projects have been built. Lyle Stewart, contractor, distributed cost information on grading.

Regular meeting questions/comments. None. See regular meeting minutes.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 15, 2007

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, March 15, 2007. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Kirsten Whetstone, Planner; Ray Milliner, Planner; Jon Weidenhamer, Project Manager; and Patrick Putt, Planning Director.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

The Mayor reported on a great photo of Park City students, taken during the Film Festival, featured in the New York Times relating to sustainability.

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

<u>Wildlife migration corridors</u> – Jackie Fare, Park Meadows resident, expressed her concern about protecting wildlife and the effects development has on animals. She asked that the local government step up and adopt measures to promote cohabitation and suggested forming a task force and consider a mandate to include the wildlife corridors, habitats, and wildlife preservation added to the General Plan. Ms. Fare also asked for a letter of support from the City Council to Wasatch and Summit Counties asking them to consider wildlife as well. The task force could have nine members including a representative from Council, Police Department, Summit County, Wasatch County, UDOT, Mountain Trails Foundation, Department of Wildlife Offices, developer, and general public. She distributed information to members and referred to a petition signed by 238 citizens circulated since February 7, 2007. Through illustration of maps, she discussed the location of corridors and migration habitats which should have signs.

Jim Hier disclosed that he spoke with Ms. Fare about this topic earlier and felt that the City should participate in a task force, but not necessarily create it. Wildlife migration could be included as a discussion item at the inter-agency task force meetings. There is an environmental element in the General Plan but he acknowledged that there isn't a wildlife component. Tom Bakaly explained that this could be addressed at the April inter-agency meeting agenda. Marianne Cone added that the Wasatch Back Environmental Alliance could be a stakeholder.

Sharon Lilly, new resident and 20 year visitor, relayed that she has witnessed many changes in the area over the years. She is in support of Ms. Fare's initiative and emphasized the importance of making wildlife a top priority. It's very difficult to bring animals back that are diminishing in numbers and wildlife brings beauty and joy to the community.

With no further comments from the audience, the Mayor closed the public input session.

IV WORK SESSION NOTES AND MINUTES OF MEETING OFMARCH 1, 2007

Candace Erickson, "I move that we approve the work session notes and minutes of the meeting of March 1st". Jim Hier seconded. Motion unanimously carried.

V CONSENT AGENDA PUBLIC HEARINGS *(items listed will be open for public hearing prior to consideration for adoption or rejection; hearings may also be continued by vote of the Council)*

1. Continuation of hearing to consider an Ordinance 255 Ridge Avenue King Ridge Estates **(motion to continue to ~~March 29, 2007~~ a date uncertain)** – The Mayor requested a motion to continue to a date uncertain. Marianne Cone, "I so move". Roger Harlan seconded. Motion unanimously carried.

2. Continuation of hearing to consider an Ordinance amending Chapters 2.2 HR-1, 2.7, ROS; 2.23, CT; 4, Supplemental; 5, Architectural Review; 15 Definitions of the Land Management Code **(motion to continue to April 19, 2007)** – The Mayor requested a motion to continue. Roger Harlan, "I so move". Marianne Cone seconded. Motion unanimously carried.

3. Continuation of hearing considering the approval of the BadAss II Subdivision, a replat of Lots 25 and 26, Block 6,of the Park City Survey, located at 654 Woodside Avenue, Park City, Utah – Kirsten Whetstone explained that this is a request to combine two slightly smaller lots of record, located on the east side of Woodside Avenue near the Crescent Tram. The Planning Commission conducted a public hearing where there was no input, but members asked staff to return with some amended language in the conditions of approval for both the plat and the steep slope CUP for the house. On February 14, 2007, the Planning Commission reviewed them and revised Condition No. 11 regarding parking enforcement. The property under construction at 650 Woodside and this property will share a driveway over a portion of the Crescent Tram easement. The easement is designated as a public pedestrian way and should not be encumbered by parking. The driveway configuration should be self-enforcing but there is language regarding parking enforcement with no liability to the City. She recommended adoption of the Ordinance as presented in the staff report. Mr. Hier asked how the parcels become substandard; were they remnants? Ms. Whetstone responded no. These lots back up to the deeper lots on Park Avenue. A recorded agreement has been executed between owners regarding snow removal. The Mayor opened the public hearing and with no comments, closed the hearing.

4. Consideration of an Ordinance approving The Cove at Eagle Mountain Phase III, a planned unit development plat amendment located in Park City, Utah (Forsey Parcel Subdivision) – Ray Milliner explained that this is a PUD, proposing six units of density, located on the Forsey Parcel which is located on the end of Gallivan Court. The density was originally assigned as an amendment to the Quarry Mountain MPD in 2000, and in 2001, the City Council approved a PUD plat for the property, which was never recorded and the approval expired. The applicant returned with a similar plat and staff recommends approval consistent with the findings in the staff report. In response to a question from Roger Harlan, Mr. Milliner explained that there was considerable public comment at the Planning Commission level and to the applicant's credit, he met with the neighborhood to resolve the issues. The Mayor opened the public hearing and with no comments from the audience, closed the public hearing.

5. Consideration of an Ordinance approving the Sarah's Replat plat amendment located at 1049 Park Avenue, Park City, Utah – Ray Milliner explained that Lot 13 and a portion of Lot 12 are located in Block 4 of Snyder's Addition and the purpose of the plat amendment is to combine these two lots into one to accommodate an expansion of the existing single family home on the property. Staff recommends approval. The Mayor opened the public hearing and with no comments, closed the hearing.

VI 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 under "Additional Discussion – Agenda Items")*

Joe Kernan, "I move we approve Consent Agenda Items 1, 2 and 3". Roger Harlan seconded. Motion unanimously carried.

1. Ordinance approving the BadAss II Subdivision, a replat of Lots 25 and 26, Block 6,of the Park City Survey, located at 654 Woodside Avenue, Park City, Utah – See staff report and public hearing.

2. Ordinance approving The Cove at Eagle Mountain Phase III, a planned unit development plat amendment located in Park City, Utah (Forsey Parcel Subdivision) – See staff report and public hearing.

3. Ordinance approving the Sarah's Replat plat amendment located at 1049 Park Avenue, Park City, Utah – See staff report and public hearing.

VII OLD BUSINESS

Consideration of authorizing the Historical Society to proceed with applications for the museum expansion and remodel – Jonathan Weidenhamer explained that since this is a publicly owned building, leased by the Historical Society, Council approval is required to move forward with project applications. On January 11, 2007, the City Council discussed general policies, the link between Swede Alley and Main Street, and the precedent set by the design of the remodel. The Historical Society requested that its proposal be pulled from the agenda and a design charette was subsequently held with participants from the architectural firm, local and state historic preservation agencies, City staff, and a Council liaison, Candace Erickson.

Rory Murphy, Historical Board Chairman, explained that the revised plans address concerns previously expressed by Council members and the public. The Board now understands that the expansion of the building is a far more sensitive issue for the community and the last design was not acceptable to the Council. He introduced Kirk Huffaker, Utah Heritage Foundation, who is an authority on historic renovations.

Mr. Huffaker stated that the Utah Heritage Foundation promotes compatible additions as a preservation approach. He discussed the Foundation's participation in the design charette where there were philosophical discussions about how this project meets the Secretary of Interior's standards for rehabilitation and additions. He emphasized that this project has the potential of serving as a model of meeting the standards and he fully supports it.

Mark Cavagnero, architect, explained that the Main Street elevation is preserved and the elevations of the rear façade of the museum and library also remain unaltered in the interior. All modifications are reversible which is recommended in the Secretary of Interior's guidelines. Through illustration of a slide show, he explained the breaking of massing. Mr. Cavagnero discussed arriving at three designs consistent with the guidelines and national standards. New additions must not destroy historic materials, features and/or spatial relationships that characterize the property. The new work must be differentiated from the old but be compatible with historic materials, features, size, and scale and massing to protect the integrity of the property. The addition should clearly illustrate what is new and what is old and consider the relationship to the historic building and the Historic District. The design for the addition may be contemporary or may reference design motifs from the historic building, but in either case, it must be different but compatible. It is not recommended to duplicate the exact form, materials, style and detailing of the original structure in a manner so that the new work appears to be part of the historic building.

Mr. Cavagnero detailed the first option, which moves back the massing seven and a half feet, and *reconstructs* the historic shape of City Hall. The committee felt that this design mimics the historic form too closely and limits exhibit space. There were also concerns about matching or recreating the manmade historic brick. He discussed Option 2 which the committee felt was too severe. The third option moves the massing back a couple feet, but the elevator and stairs have been moved 90 degrees so they are parallel to Swede Alley and will act as a light buffer. The rear wall is glass and the old mine shaft will be displayed in the public way and will serve as a light filter. He spoke about using stone and board form concrete which may relate to the Elks Lodge to the north. The addition could glow at night and become the gateway for Main Street. He displayed examples of concrete board form samples and spoke about *conversations* between buildings, specifically the dialog between new and old structures. Viewpoints from various locations were illustrated and sandstone was suggested as a possible material rather than using concrete board form.

In response to concerns expressed at the last meeting, Mr. Cavagnero emphasized that the masonry has been cut in half and replaced with glass, the corridor is enhanced, the footprint is reduced, and the design is less boxy. Rory Murphy relayed that he hoped that it is the desire of the Council that the Historical Society move forward. Over $3.3 million has been raised and the Historical Society expended a significant amount of money and time pursuing this idea. He felt that expansion of the museum will greatly contribute to the economic activity on Main Street and believed there is strong broad-based public support on this concept.

Candace Erickson felt that the architects have responded to concerns and is particularly impressed with preserving the historic rear façade which opens up the corridor. She felt her earlier objections have been addressed. Jim Hier stated that he likes the last concept but questioned if the glass will be too reflective. There was discussion of non-reflective coatings and Mark Cavagnero explained that the east facing orientation will be very favorable. Roger Harlan believed this is a real improvement from the earlier renderings. Discussion ensued about examples of glass additions and techniques for lighting retail storefronts. Marianne Cone stated that she likes this design better than the first but prefers building a one story addition on the back of the building. Mr. Cavagnero explained that a one story addition will eliminate the second story experience in the interior, and the lower section view from the exterior. In this scenario, there is no location from which the viewer could appreciate the two story rear wall, which would be unfortunate. Ms. Cone asked if the proposed glass element complies with our Historic District Guidelines. Patrick Putt believes it complies and advised that the Guidelines do not promote replication; there hasn't been a similar situation on Main Street. Joe Kernan supported the new plan and favored the stone over the formed concrete. He discussed the attributes of the glass. The rear façade of the building and stairs are visible, the area will glow, inviting pedestrians to the area. There was discussion about original elements. The Mayor invited public input.

Bill Coleman, resident, spoke about moving the Library from Main Street to Miners Hospital and then to the Carl Winters School to keep it in an historic structure. He stated that he likes the new design and feels all of Council's concerns have been addressed. It is important that the fund-raising continue to move forward and encouraged Council's approval.

Monty Coates, Chamber/Bureau Board member, agreed with Mr. Coleman's points. He expressed the irony that in an effort to share our Park City history, we risk treading on that history to share it, but it can be done in the right way. He stated that this project could be a model for other projects and will add to the appeal of the area for visitors. Even with residential growth, we still are a tourist town. Attractions like the museum have a broad demographic appeal.

Jenny Smith, Park City Mountain Resort, stated that the resort is in support of the expansion and feels a deep connection to the project. She is very supportive of the new design.

Becky Brady, school teacher, explained that her class visits the museum every year. Over the years she's discovered how interested the kids are about our past and how little the parents know about Park City's history. Currently, there isn't enough room to bring the entire class to the museum and the expansion will be wonderful to adequately accommodate groups.

Gil Williams, Royal Street Corporation, explained that many people, including Royal Street, have substantially donated to this cause and it is important to proceed with the expansion project.

Lloyd Evans, citizen, expressed that the Old City Hall Building means a great deal to him personally and relayed experiences from being arrested as a teenager to being sworn in as a Park City Police Officer. He urged Council to continue to promote the history of Park City. The renovation project is a grand opportunity to retain the museum in the core of our City.

Debbie Compton, Historical Society Board of Trustees member and museum docent, pointed out how interested visitors are in our history and she loves the new design. She encouraged proceeding with developing a state-of-the-art museum.

Ron Butkovich, resident and business owner, added his support and he thanked Council for its favorable consideration.

Sydney Reed, Historical Society, expressed her excitement about the expansion project. Collections have doubled; about 5% is on display and the rest is in storage. Visitation continues to grow and she encouraged Council to approve the request.

The Mayor interjected that there has been no question that Council supports the expansion project, but all members had concerns with the original design. He asked Mr. Huffaker his opinion of the first design. Mr. Huffaker responded that it met the standards, acknowledging that they are largely open to interpretation and vary from community to community. Mayor Williams stated that the new design is infinitely better and as an artist, Marianne Cone relayed that *the first sketch is never the best one*.

Jim Hier, "I move that we authorize consent and allow the Museum to proceed with the Planning Department applications in more or less the same form and function as it has been presented this evening". Roger Harlan seconded. Motion unanimously carried.

VIII ADDITIONAL DISCUSSION – AGENDA ITEMS

IX 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 2 p.m. Members in attendance were Mayor Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Alison Butz, Project Manager; and Mark Harrington, City Attorney. Jim Hier, "I move to close the meeting to discuss property and personnel". Marianne Cone seconded. Motion carried unanimously. The meeting opened at approximately 4:30 p.m. Roger Harlan, "I move to open the meeting". Jim Hier 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

Janet M. Scott, City Recorder