SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING
PARK CITY, UTAH
FEBRUARY 5, 2014

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah and the Planning Commission of Park City, Utah will meet in a Special Joint Session in the City Council Chambers of City Hall, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Wednesday, February 5, 2014.

5:00 p.m.

I ROLL CALL

II General Plan Discussion

III ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

Posted: 01/31/14

City Council/Planning Commission Joint Meeting Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: General Plan
Author: Thomas Eddington, Planning Director
John Paul Boehm, Planner
Date: February 5, 2014
Type of Item: Legislative Discussion

The purpose of this meeting is to bring the City Council and Planning Commission together to discuss the General Plan and review what has transpired since the City Council last reviewed the document on December 19th. The Planning Commission has completed their review of the document and forwarded a positive recommendation to the City Council on January 22nd. This meeting is an opportunity to discuss issues, ensure that everyone understands the document and its new format, and gain public input prior to the next City Council public hearing on February 13, 2014.

Re-cap of Prior Meetings

Planning Commission Meeting – December 11, 2013 - Motion to Continue

At the December 11th meeting the Planning Commission moved to continue the General Plan discussion to a date uncertain with the following proposals:

- Incorporate all of the proposed changes discussed at this meeting
- Have the City participate in significant outreach to the public to encourage their participation moving forward
- Produce a document that takes all of the key bullets out of the master document, puts them in one place and possibly add additional components so the document is in summary form before going forward

The Planning Commission also read into the record a letter written by Commissioners Thomas, Wintzer, and Hontz that outlined 13 points of concern regarding the General Plan (see Exhibit A). The memo provided reasoning for the motion to continue and contained the following request:

> "Therefore, regardless of the negative, positive, or continue recommendation from the Planning Commission, we believe it is the Council's obligation to remand the General Plan back to the Planning Commission to conclude a full and proper review of a complete draft document."

City Council Meetings – December 12th and 19th, 2013 - Remand by Council

During the December 12th City Council meeting the Council moved to continue the General Plan discussion to December 19th with the intention of a remand back to the Planning Commission to occur at that meeting. Council also directed the City Attorney and Planning Director to form a

working group to schedule meetings in January and February for both the Planning Commission and City Council as well as to provide additional opportunities for public input.

A scheduling committee comprised of Council members Peek and Beerman, Planning Commissioners Thomas and Worel, the City Attorney and Planning Staff met on December 18th. The committee agreed upon the following schedule:

- Two (2) additional Planning Commission meetings (General Plan focused) on January 15th and 22nd, 2014
- Two (2) additional public open houses on January 28th and February 18th (moved to February 25th because of concerns regarding the President's Day holiday)
- A joint City Council/Planning Commission Meeting on February 4th (moved to February 5th due to a scheduling conflict with the Mountain Accord Open House)
- Two (2) additional City Council public hearings on February 13th and 27th
- Final City Council public hearing and vote for adoption on March 6, 2014

At the December 19th City Council Meeting, the Council called-up the General Plan, confirmed the schedule, and remanded it back to the Planning Commission. The Council also specifically moved to call a Joint Meeting with the Planning Commission on February 4th (moved to February 5th due to a scheduling conflict with the Mountain Accord Open House) and to continue the City Council public hearing until February 13, 2014.

Planning Commission Meetings – January 15th and 22nd, 2014

The primary purpose of the Planning Commission meetings on January 15th and 22nd was to address the following policy/formatting issues that were raised in the December 11th Planning Commission meeting:

- **Document length/format**
- **Density**
- **TDRs and density**
- **Inter-jurisdictional TDRs**
- **Salt Lake City – Park City Connectivity**
- **Annexation**
- **Review of the Trends/Appendices section**

The Planning Commission discussed these issues during the January 15th meeting and requested staff to make several changes to the document based on that discussion. Staff then brought the requested changes back to the Planning Commission during the January 22nd meeting to ensure that the requests had been met. The following is a summary of the policy and formatting discussions:

> **Document Format** – In response to concerns about the layout and length of the proposed General Plan, staff proposed changing the format to make it more user-friendly. This would be accomplished by moving the Goals, Objectives and Strategies from each of the Core Value sections to the front of the General Plan and calling this portion of the Plan "Volume I." The remaining information (the methodology for implementing strategies, the Neighborhoods section, and the Appendices/Trends section) would make up "Volume II" of the General Plan. The Planning Commission agreed that this would make the document easier to use. In addition, the

Commissioners also recommended adding language to the Introduction section of the General Plan that explains how to use the two volumes.

Density – The Planning Commission agreed with staff that in order to achieve the City's goal of proving additional affordable and middle-income housing, density would have to increase in certain areas within the City. The areas that were identified as appropriate for increased density were Bonanza Park, the commercial (mixed-use) portion of Prospector, Lower Park Avenue, and the resort areas of PCMR and Deer Valley Resort. The Planning Commission felt that it was also important to specifically state that the primary resident neighborhoods are not appropriate areas for increased density. The Commission requested staff to remove any language that would encourage increased density in the existing neighborhoods. Staff has made changes in the Neighborhoods section of the General Plan to meet this request. Staff has also removed Main Street and Quinn's from the Nodal Development Map (pg. 7, Small Town) to avoid any confusion regarding additional density in these areas.

TDRs – Staff asked the Planning Commission if they agreed with the recommended receiving zones within the City for the Transfer of Development Rights program. The Commission agreed that Bonanza Park, PCMR/LOPA, and the Snow Park area of Deer Valley were appropriate for consideration as receiving zones. The Commission reiterated that they did not feel that the Huntsman property was an appropriate receiving zone for inclusion in the General Plan at this time. This area has not been analyzed in as much detail as the other sites. The Commission also asked staff about the possibility of considering the Quinn's Junction area as a receiving zone. Staff explained that due to the density limitations in the current MPD for Quinn's, this area would not be appropriate as a receiving zone.

Inter-jurisdictional TDRs – The Planning Commission acknowledged the challenges associated with implementing inter-jurisdictional TDRs but agreed with staff that this concept should at least be explored in the future. The Commission directed staff to remove the possible receiving zones in Summit County from the map on page 19 of the Small Town section.

Salt Lake City – Park City Connectivity – Staff had asked the Planning Commission whether or not they supported the concept of exploring alternative modes of transportation to connect SLC and PC. After discussing the viability of several of the proposed modal options, the Commission agreed that the City should at least proactively look into what options might work in the future.

Annexation Expansion Area - During the January 15, 2014 Planning Commission meeting, the Commission requested additional information to further understand the effects of the Annexation Expansion Area (AEA). The information contained in Exhibit B regarding annexation was incorporated into the staff report for the January 22nd Planning Commission meeting. This Exhibit outlines and clarifies the annexation process. At that meeting, staff walked the Commissioners through the specific areas that were recommended for inclusion within the Annexation Expansion Area. The following narrative outlines why these areas are recommended for inclusion within the AEA:

- The proposed AEA to the northeast of the current City boundary will allow the City to bring much of our acquired and protected open space within Round Valley into the City limits. In addition, the proposed expansion of the AEA east of SR40 will allow the City to jointly plan this area in conjunction with the County recognizing that the General Plan recommends this area to generally be preserved as open space with the consideration of a wildlife corridor over SR40 in the future. Preserving this area along the corridor preserves one of the gateways to the City while also recommending any future development be directed to the existing development nodes of Silver Creek/Summit to the north (where the land is zoned by the County as Community Commercial – CC) and the east side of SR40 at Quinn's Junction to the south where the County has the land zoned by the County as Service Commercial (SC). At the January 22nd meeting, the Planning Commission recommended increasing the AEA a bit further to the east – to the school district line along the northern section of the land area being recommended and east to the County line along the southern area of the land discussed (See Exhibit C). The Planning staff supports this recommendation; such boundary will provide the best opportunities to protect and plan for this area.

- The proposed AEA to the southeast of the current City boundary will allow the City to ensure that the south gateway to the City will be preserved, specifically in light of the anticipated development that will result as part of the Jordanelle Basin entitlements. Again, the General Plan recommends protecting the corridor from sprawl and concentrating any future development into nodes – in this case, in the Jordanelle Regional Special Planning Area and not allowing corridor creep toward the north.

- The proposed AEA to the south of the current City boundary will allow the City to better understand the ±700 units that make up the entitlements in Bonanza Flats and Brighton Estates. Any development in this area would have significant impacts upon the City in terms of both environmental and transportation (Guardsman Pass) issues. The inclusion of this area within the City's AEA will allow the City to look at opportunities to cluster future development and/or create a TDR sending zone that would further the protection of this area in its current state.

- The proposed AEA to the west of the current City boundary will allow the City to clean up the existing AEA boundary by following existing property lines. In addition, the proposed AEA expansion to the northwest of the City along SR224 will allow the City to actively plan within the area to protect the gateway to the City (just before you get to the McPolin Barn). There may be opportunities in this area to look at clustering and/or the creation of a TDR sending zone to protect some of these entitled lands (Ivers' property).

It is worth noting that the Annexation Expansion Area that is included in the General Plan is the recommended area for the City to consider formally adopting as part of the Annexation Policy Plan in Chapter 8 of the LMC pursuant to state code procedure. This

process involves public noticing, public input, Planning Commission review and recommendation to the City Council and, ultimately, adoption by the City Council.

Trends – The Planning Commission requested a review of the Trends section of the General Plan at the January 22nd meeting. The Commissioners requested staff to include language tying the case studies found in this section to Park City to help strengthen the relevance of these studies. The Planning Commission also requested staff to make several minor changes to some of the graphs/charts/graphics found in this section. These changes will be presented to the City Council at the February 13th meeting.

Comparison of the Existing and Proposed General Plans when Reviewing a Proposed Project

Master Planned Developments, annexations, and other projects are reviewed by the Planning Staff, at a high level, for compatibility with the General Plan. While the General Plan should provide community strategies and actions to improve planning, transportation, historic preservation, environmental character, etc. going forward, it is also used as a general tool to give a high level review of major project applications.

To help the Planning Commission understand this general review, a comparison of how the Staff used the existing General Plan to review the Silver Star Development in 2004 was included in the January 22nd staff report. In addition, staff included the goals and strategies of the proposed General Plan that would have been applicable if we were to use this General Plan as the review document. This was intended to be a simple and quick exercise, not a complete analysis. This analysis is included as Exhibit D in your packet.

Staff believes that these discussions on formatting and policy have been adequately addressed and resolved. Unless there is a difference of opinion, staff will move into the City Council's public hearing process based upon the positive recommendation made by the Planning Commission on January 22nd. Staff is requesting the Planning Commission and City Council to confirm that these issues have been resolved.

Planning Commission Recommendations

Additional Changes/Requests
Prior to forwarding a positive recommendation of the General Plan to the City Council, the Planning Commission requested staff to make the following changes:

- Add additional language to provide services that support affordable housing (see Exhibit E)
- Add a strategy that specifically addresses the Recycling Center (see Exhibit F)
- Discussion of Goal 15, Strategy 15.13 that recommends the use of a Licensed Architect/Landscape Architect for MPDs, CUPs, and HDDRs (see Exhibit G)

Staff would like discussion regarding these items.

Public Outreach

As part of the City Council's remand, there was a request for additional public outreach to the community. Planning Staff also believed this was important and ensured that all Planning Commission meetings were advertised as public hearings and were well publicized on the radio. In addition, Planning Staff conducted an on-site (Council Chambers) public outreach meeting on January 28th. This outreach was advertised in the Park Record and KPCW. This meeting included all information incorporated from the Planning's Commission's recommendation on January 22nd. The format was designed to provide one-on-one input by Planning Staff and the meeting space was designed to focus on the City's four Core Values and the associated Goals/Strategies contained within the General Plan. Residents asked questions and were encouraged to complete a survey that ranked the General Plan's 16 Goals. This was intended to provide staff with an idea of what should be focused on/implemented upon adoption of the General Plan. In addition to the on-site survey, staff posted the survey on the City's interactive website (MindMixer) so that residents could complete it without attending the public outreach meetings. The results are noted below:

Small Town – Select your ONE top priority

11 votes Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods

5 Votes Goal 2: Park City will collaborate with the Wasatch Back region and Salt Lake County toward the preservation of place through regional land use and transportation planning.

7 Votes Goal 3: Public transit, biking, and walking will be a larger percentage of residents' and visitors' utilized mode of transportation.

Natural Setting – Select your ONE top priority

13 Votes Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the *Natural Setting.*

5 Votes Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by fifteen percent (15%) below 2005 levels in 2020.

5 Votes Goal 6: Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change.

Sense of Community – Select your THREE top priorities

9 Votes Goal 7: Lifelong Housing: Create a diversity of housing opportunities to accommodate the changing needs of residents.

10 Votes Goal 8: Workforce Housing: Increase affordable housing opportunities for the work force of Park City.

2 Votes Goal 9: Parks & Recreation: Park City shall continue to provide unparalleled parks and recreation opportunities for residents and visitors.

7 Votes Goal 10: Park City shall provide world-class recreation and public infrastructure to host local, regional, national, and international events thus furthering Park City's role as a world-class, multi-seasonal destination resort community.

9 Votes Goal 11: Support the continued success of the tourism economy while preserving the community character that adds to the visitor experience.

8 Votes Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.

6 Votes Goal 13: Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.

12 Votes Goal 14: Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

Historic Character – Select your ONE top priority

14 Votes Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the locally designated historic resources and districts for future generations.

9 Votes Goal 16: Maintain Main Street as the heart of the City for cultural tourism for visitors and residents alike.

Written Comments Received at the Public Outreach Meetings – Group Discussion

- Consider the limited water supply and somehow pace development so that any increase can be sustained without impacting existing development. In the future the most limiting factor in growth in the west will be water. This should be specifically addressed in the plan.

- Where in the plan does it mention construction mitigation? The recent construction projects on Main Street have created impacts that conflict with the Goals in the Historic Character section of the General Plan. There should be a specific strategy in the plan to address these impacts.

- No chain stores on Main Street - e.g. Gap, Trader Joe's

- I am very concerned about the air quality issues that we face. It seems we could greatly reduce the automobile traffic coming into Park City with a frequent, reliable light rail system that would connect to the SLC airport. I would like to see this as a longer term goal.

- I think almost everyone will agree that our biggest problem is traffic. Not just in town, but up and down the canyon. The inversion in Salt Lake should have everyone up

here as well. That is our future. We won't be drawing tourists at all with poor air quality and we will get our small town back, but not in the way that we want.

The parking resources for Main Street do not meet today's needs and with pending completion of several rehabilitation projects of commercial buildings, we foresee an immediate need for additional parking for Main Street. Essentially, we are at a period of time that if people are unable to park to visit Main Street over the next few years, we will then create a pattern in people's minds to not visit Main Street. Once that pattern is set, it will be difficult to change. While multimodal transportation will be a long term solution, we need to address the current problem now. Best solution is to identify property on the periphery of Main Street where people can park and will be in close proximity to Main Street so they can walk. We need to get them out of their cars before they get to Swede Alley. (get them out of their cars instead of having them circle the narrow streets). Maybe consider a new Strategy: identify locations for additional parking for Main Street on the periphery of the district while long term multi-model strategies are developed.

Another quick addition is page 81 - 2nd column – add the Egyptian Theatre along with the Kimball Art Center and Museum.

Next Steps

At this point, the Planning Commission has completed their detailed review of the General Plan and forwarded a positive recommendation to the City Council. The next steps in the process are as follows:

February 13th	Public Hearing at City Council
February 25th	Public Outreach (at the MARC - to be confirmed)
February 27th	Public Hearing at City Council
March 6th	Public Hearing and Vote on the General Plan

Exhibits

Exhibit A – Planning Commission Letter December 9, 2013

Exhibit B – Annexation Overview – Process

Exhibit C – Updated Annexation Expansion Area (AEA) Map - January 22, 2014 Recommendation by Planning Commission

Exhibit D – Silver Star Development, Old vs. New GP Comparison of an MPD Review

Exhibit E – PC Recommended Language Regarding Support for Affordable Housing

Exhibit F – PC Recommended Language Regarding the Recycle Center

Exhibit G – Existing GP Language Regarding Licensed Architects/Landscape Architects

Exhibit H – Minutes from the Planning Commission Meeting on December 11, 2013

Exhibit I – Minutes from the City Council Meeting on December 12, 2013

Exhibit J – Minutes from the City Council Meeting on December 19, 2013

Exhibit K – Minutes from the Planning Commission Meeting on January 15, 2014

Exhibit L – Minutes from the Planning Commission Meeting on January 22, 2014 ***(not available as of printing time but will be provided on Monday February 3, 2014 via email)***

Exhibit A

General notes and questions

Dec. 9, 2013

1. The process for reviewing and adopting the General Plan has been complicated and confusing for the Planning Commission and the public. We received the GP in March, but didn't begin discussing it until June. The Planning Commission and the City Council are simultaneously focusing on different sections in order to meet an arbitrary deadline. The City Council has not seen the last round of Planning Commission edits for sections that they have already reviewed while the Planning Commission has just received a draft containing its most recent edits, yet we are expected to vote in 48 hours.
2. When do we get to talk about Trends and go over the comparison of old and new?
3. There are lots of good things in this Plan, but they are too hard to find. The General Plan is too big and has too many words to be useful.
4. We need priorities in the General Plan, this is more like a shopping cart of random ideas. It also lacks structure and contains too many sidebars, the significance of which is unclear. The Plan should unambiguously answer the question: What is most important to the City; affordable housing, open space, etc?
5. This Plan talks about adding density in every section and neighborhood; when and where has the Planning Commission or the Public talked about this?
6. Do we really want to expand the City limits? (pg. 3 of Small Towns) What is the source of this idea? How can we expand our boundaries and still stay a small town?
7. How connected do we want to be to SLC? The more connected we are to SLC the more we become a suburb to them.
8. All the comparisons in this plan are about big cities, (Oregon Metro, Pineland ,New Jersey, the city of Atlanta to name a few) we need to see things that talk about resort communities that are close to our size.
9. We are asked to approve maps and charts we cannot read. We cannot and should not approve something we have not read.
10. We are working off 3 versions of this plan that are not dated and have changes in them that we have not talked about. We now have a 4th. that was delivered to us some time after 5:00 Monday evening Dec. 8. We have not seen it before and are asked to pass on a recommendation to City Council tonight.
11. There are several recurring themes in this General Plan that were never talked about but keep coming up such as: moving density from county to City, expanding the City boundaries, putting more density in existing neighborhoods, flexibility, and speeding up the approval process. We should have talked about these ideas and received Public input before staff scattered them throughout the Plan.

12. The City Council has had numerous meetings exclusively dedicated to the General Plan, the Planning Commission has not had one yet. Tonight's agenda, containing other business, is an example of how little time the Planning Commission has been given for their review. We have asked numerous times for meetings with staff where we can go over this plan page by page and have never had one.

13. The Planning Commission continues to feel strongly that the PC meeting format and document control by the staff has failed to afford the Planning Commission an interactive and comprehensive review of the complete and updated draft of the General Plan to meet the spirit of LMC Section 15-12-15B- "The Planning Commission shall have the primary responsibility to initiate and update the General Plan…". While that may seem an odd position to take given the amount of time the GP review has been pending, please understand that our perspective is numerous requested edits were never incorporated by staff or done so only partially. Some sections with significant policy matters were sent to Council before we finished and now return with only a few days to review yet more changes. While we recognize the state code ultimately allows the Council to be the final decision maker on the Plan, and edits may be made without return to the Planning Commission, a truly inclusive process would not be rushed for an artificial deadline, notwithstanding the desire to finish the document prior to upcoming changes in officials. We strongly feel if the Planning Commission had dedicated meetings to allow for an orderly, page by page review as the Council has been afforded, with real time edits, a more substantive dialogue and better product would have assuredly been the result. Therefore, regardless of the negative, positive or continue recommendation from the Planning Commission, we believe it is the Council's obligation to remand the General Plan back to the Planning Commission to conclude a full and proper review of a complete draft document. We would not make this request if we did not feel it was imperative not only for the health, safety and welfare of the residents, but more importantly to maintain the civility and consensus based approach in community planning and citizen engagement that has set this community apart and which keeps Park City Park City.

Annexation Overview

A City may not annex an area unless it is within the mapped Annexation Expansion Area. The map is adopted as part of the Annexation Policy Plan in Chapter 8 of the LMC pursuant to state code procedure. In considering defining the Annexation Expansion Area, the Planning Commission must consider:

- justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary (urban development means a housing development with more than 15 residential units and an average density greater than one residential unit per acre; or a commercial or industrial development for which cost projections exceed $750,000 for all phases);

- attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;

- consider population growth projections for the Municipality and adjoining areas for the next 20 years;

- consider current and projected costs of infrastructure, urban services, and public facilities necessary:

    - to facilitate full development of the area within the municipality; and

    - to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;

- consider, in conjunction with the Municipality's General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;

- consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the Municipality.

Once adopted, the legislative body of a specified county may not approve **urban development** within a Municipality's expansion area unless the County notifies the municipality of the proposed development, **and**

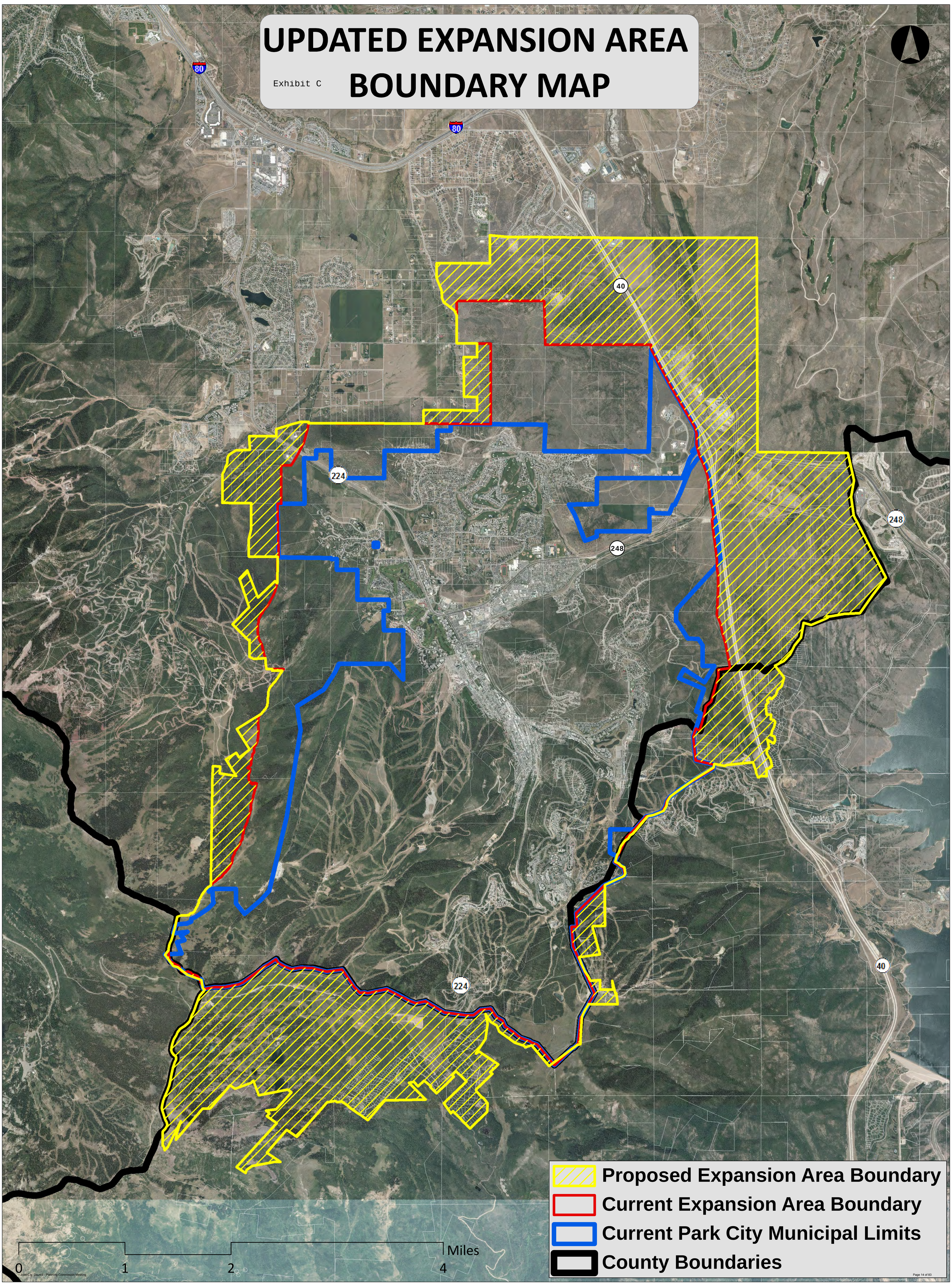
- the Municipality consents in writing to the development; **or**

    - within 90 days after the County's notification of the proposed development, the municipality submits to the county a written objection to the county's approval of the proposed development; and

    - the County responds in writing to the municipality's objections.

UPDATED EXPANSION AREA BOUNDARY MAP

Exhibit C



Reviewing the Silver Star Development
Against the Existing and Proposed General Plans

When the Silver Star Development (previously known as Spiro Tunnel Annexation and MPD) was first submitted to the City a portion of the property was not within the City limits. A portion of the property was located within the City, zoned as Residential Density (RD). Before a development proposal could be approved the County zoned property had to be annexed to Park City.

An application for annexation was submitted. The City's annexation policy plan (Chapter 8 of the LMC) requires that annexations which also propose a development must submit an application for development with the annexation petition. In this case the development application was for a Master Planned Development (MPD) due to the number of units requested.

The density proposed for the overall MPD, included 22 cottage units and 75 condominium units on 19.84 acres. This density of approximately 4.89 units per acre was compared to the existing density in the surrounding areas and within the range allowed by the RD and RDM zones. Additional uses proposed included affordable housing, artist in residence program with housing and art studios, support commercial, and office uses as part of a redevelopment of existing historic structures.

The following is the review process under the existing General Plan used to determine whether the proposed annexation and subsequent Master Planned Development were consistent with the City's goals and objectives.

Step one is to determine whether the property desired to be annexed was located within the City's Annexation Expansion Area. The property was within the Annexation Expansion Area; therefore an annexation petition could be accepted.

Step two is a review against the Annexation Policy plan (Chapter 8 of the LMC). One of the first items in the Annexation Policy plan is a review of the general requirements for annexation, such as identification of natural features, adjacent property land use and zoning, proposed land uses and density, character of existing and proposed development, municipal services, and consistency with the General Plan. Most of these are technical items that are still part of the City's Annexation Chapter within the LMC.

Existing GP	Proposed GP
Doesn't address annexations specifically	**Natural Setting - Strategy 4.5** - Re-examine annexation policy and Annexation Expansion Area (AEA) boundary to establish strategies that ensure future development within the City preserves open space and enhances the connectivity of open space.

Natural Setting - Wildlife and Open Space Corridors (pages 22 – 25)

Step three is a review against the specific goals/objectives/strategies of the existing and proposed Park City General Plans.

Given that the layout of the existing and proposed General Plans is different, the following illustrates them separately. The existing General Plan is noted first, with its applicable goals and strategies for review of the Silver Star MPD. The proposed General Plan review follows.

Existing General Plan:

This review consists of a review of the objectives of the Park City Resort/West Hill Planning Area, as this is where the property is located. Those objectives include the following:

- **Environmental and Open Space Objectives**

Consider limited ski area expansion, avoiding wetlands and critical wildlife areas.

- **Community Design Objectives**

There may be pods of developable area within this Planning Area. The majority of development should occur within, or immediately adjacent to, the existing City limits, at the base of the ski area. If any additional residential development is to occur in this planning area, it should be clustered and not spread over the hillside.

All structures near the Park City Resort (PCMR) should also be restricted to a specific contour elevation. Resort area building heights should be examined in the context of surrounding properties, views of the ski area from primary streets, and the need for bed-base expansion at the resort center.

Review of new development in the context of the historic guidelines that support the City's mining, resort and ski history.

Prevent development creep up the canyons and valleys along the west side.

Limit new construction on the west side to residential uses, with resort/commercial expansion only at the base of the Park City Resort.

- **Recreation and Amenity Objectives**

Encourage the development of more summer hiking, biking, and horse riding trails. Secure connections to other trails in and around Park City.

- **Transportation Objectives**

Allow additional residential and ski area development only if there is no net negative impact on City streets.

As the number of vehicle trips increase due to permitted expansion of the bed base and other development in this area, corresponding improvements to the streets and other transportation related facilities must also be improved.

- **Other applicable goals outlined in the General Plan including:**

  - Preserve the mountain resort and historic character of Park City.
  - Preserve environmental quality, open space, and outdoor recreational opportunities.
  - Manage the amount, rate, form, and location of growth.
  - Encourage a diversity of housing opportunities
  - Develop an integrated transportation system to meet needs of visitors and residents

- **Developing Area Policies:**

  - Ensure that the character of new residential development reflects and is compatible with the mountain resort character of Park City.
  - Encourage alternatives to the use of autos and discourage driving when feasible.
  - Maintain and expand open space…
  - Design larger scale commercial buildings and development to reflect traditional Park City patterns, character, and site designs. Support the mountain character and charm of the City by making sure that new commercial development relates to the mining/historic architectural heritage of Park City.

Proposed General Plan:

Neighborhood – Resort Center

- Mix of medium- and high-density units encouraged
- Resort support uses (e.g. ski rental, restaurants, and retail shops) should be concentrated and encouraged
- Sustainable building design is strongly recommended for the Resort Center
- Maintain a “mountain alpine village” aesthetic; create a quality pedestrian experience of architectural interest, connectivity, and public activity

Small Town

Goal 1 – Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods

1C Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including: a mini market, a

neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space, and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment.

1.6 Implement conservation subdivision design principles in LMC subdivision requirements. Subdivision design should conserve the natural setting and natural resources, take advantage of passive solar, and minimize waste.

Goal 3 – Public transit, biking, and walking will be a larger percentage of residents' and visitors' utilized mode of transportation.

3.1 Require development and redevelopment to increase the potential for multi-modal transportation options including: public transit, biking, and walking. Require developers to document how a development proposal is encouraging walking, biking, and public transportation over the single-occupancy vehicle.

3.2 Revise parking requirements to incentivize multi-modal transportation, high efficiency vehicles, and shared parking areas. Require secure bicycle parking options.

Natural Setting

Goal 4 – Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the *Natural Setting.*

4E Collaborate with neighborhoods to create small parks or passive open space areas.

4.1 Identify local and regional wildlife corridors. Protect wildlife corridors through designation of open space and/or an overlay zone to ensure safe connections between natural areas for wildlife movement. Include overland wildlife corridors for SR 224, SR 248 and Route 40 to accommodate wildlife movement.

Sense of Community

Goal 7 – Lifelong Housing: Create a diversity of housing opportunities to accommodate the changing needs of residents.

7A Increase diversity of housing stock to fill voids within housing inventory (including price, type, and size) to create a variety of context sensitive housing opportunities.

7C Focus future nightly rental units to resort neighborhoods - near Park City Mountain Resort and Deer Valley.

7.3 Explore new and emerging trends for non-traditional housing developments, such as co-housing, congregate housing or limited equity co-ops, within primary residential neighborhoods. Create specific review standards to ensure compatibility and mitigation of impacts as necessary.

7.4 Focus nightly rental within resort neighborhoods - Deer Valley and Park City Mountain Resort areas.

Goal 8 – Workforce Housing: Increase affordable housing opportunities for the work force of Park City.

8A Provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods.

8B Increase rental housing opportunities for seasonal workers in close proximity to resorts and mixed use centers.

8C Increase housing ownership opportunities for work force within primary residential neighborhoods.

8.4 Update incentives for density bonuses for affordable housing developments to include moderate and mixed income housing.

8.13 Provide best practices for employer-assisted housing to encourage large employers to provide housing assistance for employees.

Goal 9 - Parks & Recreation: Park City shall continue to provide unparalleled parks and recreation opportunities for residents and visitors.

9B Locate recreation options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips.

9C Optimize interconnectivity by utilizing bus/ transportation services to recreation facilities.

Goal 11 - Support the continued success of the tourism economy while preserving the community character that adds to the visitor experience.

11B Preservation of our community core values of *Small Town, Natural Setting, Sense of Community, and Historic Character* is essential to

maintaining the unique *Park City Experience* for visitors and residents. Regulate design of new development to compliment the community's core values and protect the *Park City Experience*.

11.2 Protect the attributes of the City that make Park City unique.

11.4 Limit visitor-oriented development and nightly rental to existing resort neighborhoods. Restrict nightly rental from primary residential neighborhoods.

Goal 12 - Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.

12.2 Foster live-work opportunities in commercial areas.

Goal 13 - Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.

13.3 Within Master Planned Developments, develop review criteria to suggest inclusion of arts spaces in the public realm.

13.8 Sponsor an artist-in-residence program, allowing the public to observe and interact with the artist as he/she creates public art pieces.

Goal 14 - Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

14.3 During the review of annexations, assess the impacts of additional development on public services, including: emergency response (e.g. fire, police, and ambulance), transportation, educational facilities, and parks and recreation.

14.6 Require developers to bear the costs of adding their development to Park City's infrastructure within future development, consistent with Utah impact fee statutes.

14.14 Consider LEED certification for all new municipal buildings. Consider LEED Certification as a requirement within the City's Land Management Code (LMC) for all future construction within the City.

Historic Character

Goal 15 - Preserve the integrity, mass, scale, compatibility and historic fabric of the locally designated historic resources and districts for future generations.

15A Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

15B Maintain character, context and scale of local historic districts with compatible infill development.

15E Encourage adaptive reuse of historic resources.

15.7 Encourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.

In general, the review of the MPD application as compared to the existing and proposed General Plan is relatively similar with the exception that the proposed General Plan goes into more detail in terms of design and site planning issues, as well as promoting mixed-use concepts and alternative modes of transportation. Again, it should be noted that this review is for high-level conformance with the General Plan; the real issues associated with a Master Planned Development review are done at the LMC level with the Planning Commission.

City Implementation Strategies

12.4 Support and attract businesses through implementation of the economic development toolbox.

12.5 Utilize economic development tools to support start-up opportunities for local businesses that augment the *Unique Park City Experience.* Public investment in a Park City business incubator center should be considered.

12.6 Attract businesses focused on High Altitude training, goods, and/or services that complement Park City's sustainability initiative to relocate to Park City.

12.7 Provide competitive, cutting-edge technology infrastructure in areas targeting business growth.

12.8 Continue regional coordination with economic development partners to develop programs and support services to attract new business to the region. Inform businesses of current opportunities and advantages of the region such as site location savings, labor force, infrastructure, cost of business, portfolio of available properties, quality of life, and economic development incentives.

12.9 Research possibility of creating a revolving loan fund to provide gap financing for new and expanding local businesses. Criteria should be created to ensure funding only be considered for businesses that complement the community vision and goals of the City.

12.10 Promote Park City's exceptional quality of life to attract workforce of virtual workforce businesses.

12.11 Support educational opportunities for the workforce of targeted employment sectors

12.12 Identify and implement opportunities for public-private partnership opportunities to diversify employment opportunities in Park City and increase workforce wages.

12.13 Consider a Public Private Partnership (PPP) that could create an opportunity to offer reduced cost daycare for children. Explore opportunities to encourage food and service alternatives for the City's workforce.

12.14 Develop a relationship with the University of Utah's Planning and Design program to foster a Committee Design Workshop.

Mountain Power for renewable energy. ❄❄❄

5.38 Work with Rocky Mountain Power to educate and expand the benchmark program that identifies individual energy use on utility bills or carbon web site to compare neighbors within neighborhood, in an effort to encourage conservation. ❄

5.39 Develop employee outreach programs focused on large employers. ❄❄

5.40 Expand and develop new tiered rates for energy use. ❄❄

5.41 Develop community revolving grant/loan program for energy efficiency projects. ❄

5.42 Engage largest employers to expand commercial recycling. ❄

5.43 Encourage Rocky Mountain Power to fund local Smart Grid pilot project. ❄

5.44 Provide incentives for participation in green building labeling systems for existing, leased, and new buildings. (Energy Star, LEED, Built Green, etc.) ❄❄

5.45 Provide incentives for residential and commercial renewable energy (e.g., tax credits, rebates).❄

5.46 Develop a shared community teleconferencing facility to host meetings therefore encouraging reduced air travel. ❄❄

5.47 Work with the Recycling Center to ensure the most appropriate location for a new recycling center. Consider a partnership with the County for a regional facility.

Community and Government Working Together to Curb Climate Change

To reduce greenhouse gas emissions by fifteen percent (15%) below 2005 levels by 2020 it will take more than the local government. This type of change requires a community paradigm shift in decision making. To get there, the Community must lead as well as the local government.

Community Planning Strategies

15.1 Increase the City's documentation of historic sites by conducting Intensive Level Surveys of all historic sites included in the Park City Historic Sites Inventory.

15.2 Review Park City's Historic Sites Inventory and update as necessary or every two years.

15.3 Ensure all expertise (e.g. staff, museum, SHPO) is made available to property owners within the Historic Districts

15.4 Review, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency.

15.5 Create a regional program to preserve the City's historic mining structures, specifically focusing on those that are on the resorts' property.

15.6 Analyze resources (sites and structures) that were built during the onset of the ski industry in Park City to consider inclusion within the Park City Historic Sites Inventory or as an architectural resource. This could be expanded to include analyzing the City's Olympic heritage sites as well.

15.7 Encourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.

15.8 Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts. Identify issues that threaten the aesthetic experience of the districts and refine the Design Guidelines and/or LMC based on findings. The aesthetic experience should be measured from the pedestrian experience at street frontage. In addition, the influence of site design and architecture should be analyzed in the review.

15.9 Continue to update review criteria for development on steep slopes to prevent incompatible mass/scale within the historic districts based on findings of periodic reviews of ongoing projects.

15.10 Promote and augment the Historic Preservation Board's Historic District Grant program, establish a revolving loan fund, and inform property owners of state and federal preservation tax credits.

15.11 Develop stronger incentives to encourage adaptive reuse of historic resources.

15.12 Examine lot sizes in Old Town to determine if a maximum lot size would provide more compatible mass and scale for new structures as well as additions to existing structures.

15.13 Amend language in the LMC to require the use of a Licensed Architect and/or Landscape Architect for CUPs, MPD, HDDRs within the Historic Districts.

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
DECEMBER 11, 2013

COMMISSIONERS IN ATTENDANCE:

Chair Nann Worel, Brooke Hontz, Stewart Gross, Mick Savage, Adam Strachan, Charlie Wintzer

EX OFFICIO:

Planning Director, Thomas Eddington; Planning Manager, Kayla Sintz; Kirsten Whetstone, Planner; Francisco Astorga, Planner; Anya Grahn, Planner; Polly Samuels McLean, Assistant City Attorney
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REGULAR MEETING

ROLL CALL

Chair Worel called the meeting to order at 5:30 p.m. and noted that all Commissioners were present except Commissioner Thomas who was excused and Commissioner Savage who arrived later.

General Plan – Discussion and Public Hearing

Director Eddington thanked the stakeholder committee who worked diligently on the General Plan. He named the committee members and recognized their time commitment over the past year.

Director Eddington started the General Plan discussion this evening with some of the questions submitted to the Staff and other issues the Commissioners wanted to address.

Natural Setting

Director Eddington referred to page 3 under Natural Setting and a previous request to add language at the top of the page. The Staff had made corrections, fixed typos, and added language a few weeks earlier. He believed that issue had already been addressed. Director Eddington referred to page 5 of Natural Setting and a request to add item 4(e), develop small neighborhood open spaces and parks. The language was added and it was shown in blue on the draft.

Directed Eddington commented on a request to protect significant vegetation and noted that vegetation was addressed in four different strategies; 4.1, 4.6, 4.13 and 4.16. He asked if the Commissioners wanted a separate strategy to protect significant vegetation or if it was sufficient in how it was currently incorporated in terms of private lands, open space lands, walkability lands, and trail lands. Commissioners Wintzer stated that Old Town and other areas in the LMC talk about significant vegetation and he thought it should be addressed separately in the General Plan. Director Eddington clarified that Commissioner Wintzer wanted to add an independent Strategy 4.22 that recommends protecting significant vegetation.

Commissioner Hontz stated that in the comparison of the Old General Plan to the New General Plan, she found language in the current General Plan, “Manage our limited forest with care to preserve and improve the overall health of the mountain vegetation.” She did not believe that

statement was represented in the new General Plan. Director Eddington stated that the language was included as included as a strategy in the new General Plan because the strategy was dissolved and put into an ordinance. He stated that the Landscape Ordinance has a significant vegetation section and they were building the new Forestry Plan off of that particular ordinance.

Commissioner Hontz asked if there was agreement among the Planning Commission that since this was a tenet of the existing General Plan, which is different than an ordinance, that it should be incorporated into the new General Plan. Commissioner Wintzer wanted it incorporated because protecting existing vegetation is something they talk about with every Steep Slope CUP. It is helpful when they have the ability to say that something does not comply with the General Plan or the LMC. Director Eddington stated that 4.22 would be added as a separate strategy. Commissioner Hontz thought it was two parts. One was to protect significant vegetation and the other was to manage the existing forest and overall health of the mountain vegetation. They could be addressed in the same sentence but both parts needed to be listed. The Commissioners concurred.

Director Eddington referred to page 10 and recalled a previous discussion about removing 5.5. He noted that 5.5 had been updated and a new strategy 6.14 on page 17 was added to address issues regarding heated driveways, etc. Director Eddington stated that Strategy 5.5 was reworded to "adopt requirements for new development to be oriented for passive and/pr renewable energy." Strategy 6.14 "Consider the option of surcharges or offsets for heat melt driveway systems that do not utilize renewable energy resources."

Director Eddington referred to Strategy 5.15 on page 11 and noted that per the Commissioners request the Staff had added screened recycling areas for easy pickup. He stated that 5.22 addresses outside energy uses.

Director Eddington stated that the fire break and fire risk maps were included in the original General Plan. However, the task force recommended that they be taken out and the Staff removed them. He explained that the language on page 38 still talks about the importance of fire breaks and the wildlife urban interface and the maps could be added back in if the Commissioners wanted. The Commissioners were comfortable leaving the language and removing the maps.

Commissioner Wintzer referred to page 14 and asked for an explanation of 6D, "Encourage regional planning efforts as a mechanism to mitigate population growth." Director Eddington stated that at the last City Council meeting a question was raised about whether to encourage regional planning efforts to mitigate population growth. The Staff thought they had covered that issue in the Regional Section Goal 2 of Small Town, but it was not there. Therefore, it was added as Strategy 6D because it was a good crossover to put mitigating population growth in the Natural Setting section.

Commissioner Wintzer wanted to know how addressing something outside of the City boundary would fit within the General Plan. Director Eddington replied that it was talking about collaborating with their neighbors to help Summit County, Wasatch County and Park City all work together to mitigate and shape future population growth.

Director Eddington stated that language was added on page 16, 6.7, "Work with State and regional entities to incorporate gray water systems in large-scale projects."

Director Eddington remarked that a question was raised regarding fire pits and he asked if the Commissioners wanted fire pits addressed. He noted that there were discussions in both Planning Commission meetings and stakeholder meetings about whether it would be a challenge to the resort character for anyone trying to create that ambiance.

Commissioner Wintzer suggested that it be treated the same as a heated driveway. If someone wanted an outside fire pit that dispels natural gas into the air, it should be offset with additional insulation in the house or better windows. Director Eddington asked if the Planning Commission was willing to consider energy offset on a resort or hotel. He assumed it would be included in 6.14 on page 17. He suggested revising 6.14 to read "…heat melt driveway systems and/or outdoor fire pits.

Director Eddington stated that there were questions about the language regarding open space. He referred to the new page 21, which was revamped to incorporate what the Commissioners had questioned, as well as City Council input. Commissioner Wintzer remarked that his question was, if the public cannot see it or use it is it open space, which includes roof top gardens, etc. counting as open space. Director Eddington replied that the Staff was not recommending counting roof tops as open space under Urban Open Space.

Commissioners Gross pointed out that language under Urban Open Space specifically says accessible rooftop gardens. Commissioner Wintzer stated that the issue is whether or not it is open to the public. Director Eddington recalled a previous discussion where the Commissioners were not opposed to counting roof tops if it was accessible to the public. He clarified that green roofs would not count as open space unless they are publicly accessible. Commissioners Wintzer and Gross did not believe the language was clear. Commissioner Wintzer thought they needed definitions for urban open space and private open space. He suggested that the definitions might be better in the LMC rather than the General Plan.

Commissioner Hontz thought the language as written allows someone to consider their rooftop in their application as open space and later tell the Planning Commission that it is not open space. Only open space that is available to the public should be considered open space. For example, a rooftop with a gate at the bottom that limits access is not open space. Commissioner Hontz did not believe the language as written met what the Commissioners asked for in terms of what they would consider applicable open space. Director Eddington agreed that it made sense to add the word "publicly" in front of rooftop gardens.

Planning Manager Sintz recommended that they remove the phrase, "accessible rooftop gardens". Commissioner Gross preferred to eliminate it because it was undefined. Commissioner Wintzer concurred. Director Eddington remarked that the Staff was trying to anticipate what could occur in the future, because currently there was no requirement. Commissioner Wintzer pointed out that Main Street was the only area without a requirement. Everything else is an MPD that requires open space.

Commissioner Hontz did not believe the definitions were sufficient to address open space and how they relate. She encouraged the Staff to look at other communities to further define it better. Commissioner Hontz stated that labeling a Park as passive open space was inaccurate. Director Eddington explained that the Staff was careful to define open space based on how it is used rather than who owns it.

Commissioner Hontz remarked that the Commissioners have not been heard throughout the entire General Plan process and she felt like she was still not being heard this evening. She asked if there was concurrence among the Planning Commission to direct the Staff to relook at the definitions, or whether they would allow the Staff to move forward with the definitions as written.

Commissioner Wintzer was unsure whether the General Plan was the document to have specific legal definitions. He stated that if "accessible rooftops" was removed from the Urban Open Space, he would agree with the concept of the definition because it was vague enough. Commissioner Hontz replied that the definitions did not need to be legal definitions, but she thought they should be the parameters for what an applicant should expect. Commissioner Wintzer suggested adding a statement in the General Plan about treating public and private open space differently; and let the Code define how they should be treated.

Director Eddington stated that the definitions were expanded in an earlier version; however, in meetings with the City Council and others, the Staff was asked to narrow it down. He pointed out that language was added that talks about the need to address public and private designations in an MPD. However, it was difficult to know how that would play out without knowing the specific project. Commissioner Wintzer stated that if they wait to anticipate it during an MPD it would be too late, because the applicant would have already anticipated their side of it. Commissioner Wintzer reiterated that the General Plan was not the document to define it, but he felt strongly that it needed to be defined before an applicant submits an MPD application.

Commissioner Strachan was not bothered by the definitions with the exception of Urban Open Space and the disclaimer at the bottom right in italics. He thought the disclaimer was a problem waiting to happen. Commissioner Strachan believed the rest of the definitions were generally understood within the community and they were reflected in the LMC. He stated that there were no road maps for Urban Open Space and it was better defined in the LMC. Commissioner Strachan suggested adding a general statement in the General Plan to encourage Urban Open Space where appropriate, and let the LMC to define Urban Space. Commissioner Wintzer concurred.

Commissioner Gross suggested that they take a closer look at the COSAC definitions and tie them together. If the City spends citizens money for open space it would be nice if the definitions could flow from one thing to the other. Commissioner Strachan asked if COSAC defines Urban Open Space. Commissioner Gross was unsure. He would like to take another look at the COSAC definitions to see if there were similarities. Commissioner Strachan agreed with looking at the COSAC definitions, but he did not think the General Plan was the appropriate document to define those.

Chair Worel asked if there was consensus among the Commissioners to support Commissioner Strachan‟s suggestion. The Commissioners concurred. Director Eddington clarified that the

direction was to uncapitalize urban open space and take out the public/private designation, and add one or two sentences to better define it within the LMC.
Commissioner Hontz was comfortable leaving the last sentence, "Does not include roads or parking lots (pervious and impervious)." Commissioner Strachan thought that sentence should also be for the LMC. The Commissioners agreed to remove it from the General Plan. Commissioner Hontz was willing to support the changes suggested by Commissioner Strachan, but she still did not think the definitions were where they needed to be.

Director Eddington stated that at the request of the Planning Commission a specific strategy was added as 6.7 on page 16 to address gray water.

Commissioner Wintzer referred to page 50 and the photo of a canal walk in Indianapolis. He requested that the photo be replaced with one that would be more indicative of what Park City could accomplish. Director Eddington replied that the photo was a good example of how to daylight a stream; not a representation of what they would actually do in Park City. Commissioner Wintzer thought it was important to use photos that capture what Park City wants. Commissioner Strachan thought the streams in Park City were daylighted already. Commissioner Wintzer replied that Poison Creek was the only stream that was daylighted and that was only after the trail leaves Old Town. The Commissioners discussed daylighting and decided to remove the reference from the General Plan.

Director Eddington stated that stream daylighting was added primarily because the Sustainability Department was talking about opportunities to daylight in the area of the Brew Pub lot and/or to re-create something. There was a lot of interest in trying to get back to water. Commissioner Wintzer stated that it was something he would like to see, but he did not think it was practical.

Commissioner Strachan remarked that his approach to the General Plan has been to shorten it wherever possible. He thought this was an opportunity to delete text and eliminate full pages from the document.

Commissioner Savage thought it was an opportunity to make the creek that runs through town something nice to walk along where people could stroll through Old Town on the creek side. Commissioner Wintzer preferred to remove it from the General Plan. Commissioner Hontz agreed with removing the language because it would not prohibit the concept from being approved. Commissioner Strachan noted that the language states, "The City would not restore the original creek bed, but rather introduce a new path for the stream that accommodates the neighborhood needs along Swede Alley." If anything were to occur he thought it should be to restore the creek bed. He was not in favor of encouraging something artificial with the creek that would alter the natural setting.

Historic Character

Director Eddington noted that on page 3, language was added to say, Historic Preservation is the economic driver to Old Town. The language was shown in blue in the first column. On page 4, language was added to the heading Goal 15, "…preserve the integrity, scale, mass and compatibility…". The added language was shown in blue.

Director Eddington stated that there was a question regarding ridge lines. Since it was already addressed in Natural Setting, the Staff added language as a specific strategy in Old Town. The language was shown in blue on page 7 as Strategy 15.9 - "Protect the ridgelines and hillsides from development." Director Eddington noted that the language in Strategy 15.14 on page 7 reflected their discussion to educate the public.

Director Eddington noted that page 6 talked about increasing the role of the HPB and 15.10 talks about augmenting some of what the Historic Preservation Board does with regard to their review including the grant program, a potential revolving loan fund, and inform property owners of state and federal preservation tax credits. Director Eddington stated that the Staff has been working with the HPB to talk about pro-active opportunities.

Director Eddington noted that a strategy was added on page 7 as 15.20, per the request to add, "Partner with the US Post Office to ensure a continued presence on Main Street." Director Eddington referred to page 9 and new language that was added to the end of 16B, "Uses that should be limited include office space, real estate show rooms and parking." The added language was shown in blue. He stated that the LMC is much more explicit, but the language was added to the General Plan for clarification. Commissioner Strachan asked about the origin of the initial language in red. Director Eddington replied that the Staff had drafted language and the City Council asked for clarifying language. The language in red was revised per City Council direction. The language in blue was added at the request of the Planning Commission.

Commissioner Strachan remarked that it was the City Council"s prerogative to revise the language, but in his opinion, "uses that engage visitors" meant real estate agents and timeshares. Director Eddington did not believe the City Council would be opposed if the language was further clarified. Commissioner Wintzer suggested that they tie it into vertical zoning instead of trying to address it separately.

Director Eddington noted that language was added to 16.3 on page 10 to address educating business owners. Director Eddington referred to page 15 and noted that the good neighbor program has been utilized throughout the Nation and the Staff thought it would be good in the toolbox to help promote public/private partnerships. On page 18, column one, language was added to the end of the first paragraph stating, "In areas in the HR1, HR-2, and HR-L zones where no lots are platted, new lots shall respect the historic lot patterns of 25" x 75". Regarding Rossi Hill, Director Eddington referred to language on Page 18 that talked about options for single family detached garages. The language was added as a result of discussions with the Planning Commission and the HPB. Commissioner Wintzer stated that the Planning Commission discussed smaller lots. He pointed out that there were combined lots on Rossi Hill with smaller houses. He was not in favor of encouraging people to break up everything because historically some of the lots were large and used for agricultural purposes. Director Eddington stated that the language focused primarily on HR-1 and HR-2. He assumed they would not want the same thing for the HRL zone.

Director Eddington referred to page 20 and asked if they should show images of houses with flat roofs. Currently, there were no structures with flat roofs but it has been proposed for consideration when the design guidelines are revised in 2014. Director Eddington stated that flat roofs were more

of an HDDR issue relative to the design guidelines and he was unsure if it belonged in the General Plan.

Commissioner Strachan thought flat roofs should be an LMC issue and not addressed in the General Plan.

Commissioner Hontz referred to page 18 and the paragraph that talked about reducing parking requirements for single lots. She recalled that the Commissioners were concerned that it would actually increase the parking issues for the neighborhood and that it would only make sense if the overall footprint and square footage of the house was also reduced. Commissioner Hontz stated that the Planning Commission had mentioned this several times but it was never changed. Director Eddington explained that it would result in less square footage for the house because currently incorporating the garage into the house allows a footprint for three stories. If the garage it detached, there would be an opportunity to put something above it. Commissioner Hontz read the paragraph and noted that the word "detached" was not in the language.

Commissioner Wintzer calculated that setbacks and parking spaces to show how it would increase the size of the house and potentially the use of a car, but the parking requirement would be decreased. Planning Manager Sintz stated that it was a discussion of reducing the parking requirement from two to one, but it was also a discussion on wanting people to commit to reducing the use of their vehicles. Commissioner Wintzer agreed with the concept of encouraging people to reduce the number of vehicles, but he did not believe the language accomplished that goal. He believed that people with two vehicles would park one on the street. Commissioner Wintzer was certain that the language as written would encourage someone to build a larger house and only have one parking space. Commissioner Wintzer stated that the Planning Commission raised this same issue at the last meeting. Commissioner Hontz thought there was consensus that this was a problem.

Commissioner Hontz suggested adding language indicating that the overall footprint and square footage of the unit would need to be reduced in order to get the parking reduction. Otherwise, they should remove the incentive. They should not offer an incentive that pushes the burden on to the rest of the neighborhood.

The Commissioners agreed to delete the first paragraph on page 18 under Incentivizing Development on Single Lots, as well as the next paragraph that was written in red.
Commissioner Hontz referred to the photos on pages 21-25 and stated that the comments she had made in March were not incorporated. She liked the green and red border around each picture because it was easier to identify acceptable and unacceptable; however, many of the photos were not helpful because it was difficult to see what it was showing. Commissioner Hontz suggested that 30% of the photos should be replaced. If they want to tell a story through photos, the story should be easy to understand.

Director Eddington remarked that the photos were new, but they could do more circling to make it more explicit. Commissioner Hontz stated that the pictures were the same ones she had in March. Commissioner Wintzer thought they could find better examples for some of the photos.

Director Eddington noted that there was a question on page 30 regarding the design guidelines, historic preservation deed restrictions, restrictive covenants, and historic preservation easements. Commissioner Wintzer stated that he thought language should be added to work on enforcement. Director Eddington asked if he was referring to enforcement of what was approved at the Building Department. Commissioner Strachan thought it should be that and general enforcement of the Code.

Director Eddington referred to page 31, Park City Preservation Easement. He explained that they were not using Park City easements as much since they implemented the 2009 HDDR. Commissioner Wintzer suggested the idea of a tool to incentivize building smaller structures.

Small Town

Director Eddington noted that a question was raised about whether they were adding density in the first section. He explained that the language had been changed to capture what the Planning Commission and City Council expressed in previous meetings, which was to not add density unless there was a give and get. Director Eddington stated that page 3 addresses TDRs and he asked if that was an appropriate tool for Small Town.

Commissioner Wintzer had raised the question and he thought the Staff had missed his point. He was asking if the language should be in the Small Town section or in Sense of Community. Director Eddington recalled having that discussion early in the process and they said that the Sense of Community section was more about the policy and the Small Town section was more about land use and the regional approach. For that reason, TDRs seemed more appropriate in Small Town. In addition, TDRs allow the opportunity for smaller nodes and smaller neighborhoods, which helps achieve small town.

Commissioner Wintzer agreed with the concept but he was unsure if it belonged in Small Town. Director Eddington stated that after the last meeting the Staff changed the language that talked about opportunities for internal TDRs and to explore the opportunity for jurisdictional TDRs. That was not allowed by the State at this point, but it may be a future opportunity. Either way it would come before the Planning Commission as an ordinance.

Commissioner Wintzer reiterated that he did not believe it belonged in Small Town. Commissioner Hontz stated that if it was TDRs that involved any type of regional discussion, then it definitely should not be in Small Town. If it was within the community, she could still see Commissioner Wintzer"s point. She could see no harm in moving it to Sense of Community.

Commissioner Wintzer stated that in reading through Visioning the idea was to keep Park City small and to keep Park City Park City. He could think of three or four places within the City limits where TDRs could be used now. However, regional TDRs could possibly mean moving density into town. Director Eddington noted that Goal 1 on page 6 talks about protecting undeveloped land, discouraging sprawl, etc., and TDRs is a potential tool to help accomplish that. The Small Town section primarily dealt with land use, which is why they put TDRs under Small Town.

Commissioner Wintzer referred to the picture on page 8. It showed bringing the Osguthorpe Farm into the City and he thought it was a terrible example of TDRs in a small town. Director Eddington clarified that the photo was showing how to protect the farm. Commissioner Wintzer pointed out that the Osguthorpe Farm was outside of the City limits and the City did not have property like it within the City limits. Director Eddington agreed that there was nothing now, but there could be opportunities in the future through potential annexations where they would want to protect the land.

Commissioner Savage understood that the concept would be to eliminate development of parcels that are currently open, but have development rights by allowing TDRs to create areas of higher density inside the City; for example, concentrated areas of affordable housing. Director Eddington replied that this was correct. Commissioner Savage supported that idea. Commissioner Gross remarked that the idea was not the issue. The question was where to place it within the General Plan. Commissioner Savage thought they would want to stimulate people to think about higher density housing situations that are close to the hub of town.

Director Eddington stated that the challenge is that the goals in Sense of Community talk about work force housing, lifelong housing, diversity of jobs, parks and recreation and world class recreation and the way they live in the community. He thought TDRs were much more limited.

Commissioner Wintzer was not opposed to leaving TDRs in small town, but he still thought the picture on page 8 showed something he would not want to see occur. He disagreed with Commissioner Savage because if they bring all the density into town, they would lose what they have. Director Eddington stated that they were afraid of both density and sprawl and it was a balancing act.

Commissioner Savage remarked that they continually talk about getting families and full-time resident into Old Town. In his opinion, the best way to do that was to focus on more density and more cost-effectiveness so retirees and young families have places where they can afford to live. Commissioner Wintzer pointed out that the language brings density into town but it does not mention anything about being affordable. He could not support it.

Director Eddington stated that when they get into the strategies section, they begin to talk about reasons for utilizing TDRs for affordable housing and open space preservation in terms of a get for the give.

Commissioner Gross asked if Commissioner Wintzer would support removing regional TDRs and just make it City-wide TDRs. Commissioner Wintzer replied that city-wide TDRs was a great tool. Regional TDRs was a way of making their small town bigger. Director Eddington clarified that Commissioner Wintzer was suggesting some type of qualifier that outlines what might be an allowed regional TDR, such as affordable housing. Commissioner Wintzer stated that he would be more comfortable with a qualifier but he would have to see the wording. However, at this point he preferred to eliminate Regional TDRs because it had not been defined. Director Eddington stated that the Staff would add a qualifier for affordable housing. He noted that the General Plan is a living document and it would change over the course of the next year. Anything related to TDRs would come before the Planning Commission and the City Council.

Director Eddington referred to page 7 and the language the Planning Commission had deleted in Objective1A. He recalled a discussion where the Commissioners thought it should be qualified. He asked if that was enough qualifier. Commissioner Gross asked if "should only be considered" was the qualifier. Director Eddington answered yes. He revised the stricken language to read, "...should only be considered for offsetting the development pressures and creating affordable housing."

Commissioner Hontz stated that it still did not address her point from previous meetings. She believed there was consensus on why they would want density moved around or increased. Her point was that the other jurisdictions did not have the same code and methodology system of accounting for density. Her concern was that people would manufacture density in other jurisdictions that did not actually exist, and they would want to bring it into Park City because the value would be higher. Commissioner Hontz stated that it is a major problem that has never been addressed.

Commissioner Wintzer thought a prime example was what the City thought they had entitled the Sweeney"s versus what the Sweeney"s thought they were entitled to. Director Eddington noted that Strategy 1.12 on page 11 says that the TDR system shall reflect market rate valuation. Commissioner Hontz stated that it was more than dollars. It was the actual number of units.

The Commissioner discussed appropriate language to address the concern. Commissioner Savage asked why they had to accept County based TDRs at this point. He could not understand why they were spending time contemplating it if they have no control over how the other jurisdictions set their values.

City Attorney, Mark Harrington, referred to page 8 and suggested adding language under A Legal Approach to TDRs, "The City should explore a Regional TDR program with our partners provided that such program is consistent with Park City"s core values and visioning statements, and mitigates transportation traffic impacts." Commissioner Wintzer was comfortable with the suggested language.

Commissioner Strachan thought they needed to revise the language on page 10, Strategy 1.1. The language as written says to amend the LMC to allow TDR credits to be used within defined receiving zones for additional development. City Attorney Harrington stated that the language needed to be clarified to indicate that it was language for the current program within the City limits.

Commissioner Hontz referred to page 8 and thought it was important to keep the language, "The Planning Commission is strongly indicated that TDRs should only be granted where there is a tangible „get" realized." The Commissioners concurred.
Director Eddington summarized that they should add the language City Attorney Harrington had recommended on page 8, revise the second paragraph to address the concerns, and note that Strategy 1.1 is for the existing ordinance within Park City limits.

Director Eddington understood that there was a concern regarding the photos shown on page 11. The intent was to look back at good examples where sprawl was utilized at a minimum. He explained that the photos were used because they did not have a good local example and they do not what the County will do with regard to future development.

Commissioner Wintzer thought Redstone was a good example because the density from Swaner was transferred to Redstone.

Commissioner Wintzer referred to page 10, Strategy 1.2, and asked for clarification on the transition zone. Director Eddington replied that a transition zone is the area within a neighborhood that may have been lower density that moves to higher density. Commissioner Wintzer thought the language was confusing because the only transition zone is HR-2. The Commissioners changed the language to transition areas.

Commissioner Wintzer asked for clarification of 1.5 on page 10 regarding revising the minimum lot size within primary residential neighborhoods. Director Eddington stated that it was looking at options in the future for cluster zoning and smaller step down housing zoning. It stems from the original intent to keep the properties in Old Town smaller. Commissioner Wintzer remarked that the smaller they make the lot the bigger the ratio between lot and house. Nothing is gained except big houses on smaller lots. Director Eddington explained that part of this would include re-examining setbacks, etc.

Commissioner Hontz did not believe they could make the minimum lot size any smaller in Old Town. Director Eddington agreed; and clarified that the idea stemmed from the typical Old Town lot size.

Director Eddington referred to page 14 which addressed the Local Government Commission. He stated that the LGC was started in Yosemite National Park by a group that came up with a series of principles regarding land use planning. He thought many of the principles tied in with Park City‟s core values. Director Eddington remarked that the LGC is something that planners look to in terms of guiding ideologies.

Commissioner Wintzer stated that he raised the issue not because it was good or bad, but because they had not had enough conversation about it. Commissioner Hontz requested that they eliminate the entire page. Commissioner Strachan did not believe much of it was applicable. Commissioner Wintzer concurred. The Commissioners supported the suggestion to eliminate the entire page.

Director Eddington noted that page 14 was included to reference the parameters of the Wasatch Back, which includes Park City. Commissioner Wintzer questioned why they were talking about areas outside of their jurisdiction, as referenced on page 15. Director Eddington stated that the idea was to show some of the challenges relative to their small town.

Chair Worel noted that page 35 included Morgan County. Director Eddington stated that page 35 showed the impact of some of the regional open space land and opportunities for overall connectivity. Some did go into Morgan County in terms of the Uintah Wasatch National Forest.

Commissioner Wintzer referred to page 19 and noted that the Huntsman property showed up as a receiving zone but it was never discussed. He pointed out that it would be sending density to the top of the mountain when they were trying to keep it down in the valley. Director Eddington explained that it was only talking about opportunities in looking at potential resort areas for consideration. He

noted that there have been discussions about a gondola and additional transportation modes to reach that area. Commissioner Wintzer was comfortable talking about it but he was not comfortable adding a picture in the General Plan before it was discussed. Commissioner Wintzer stated that his reading of the language was that the Huntsman property could be a receiving zone. Director Eddington noted that it talked about PCMR and Deer Valley as well. Commissioner Wintzer stated that they have talked about PCMR and Deer Valley, but they never had a discussion about Huntsman. Commissioner Hontz explained why she thought it was a misrepresentation compared to the other bubbles on page 19.

Commissioner Savage suggested removing the Huntsman bubble at this point until they have the opportunity to discuss it as a receiving zone. The Commissioners concurred.

Director Eddington noted that page 29 talked about clustering opportunities. Commissioner Wintzer understood the idea but he did not think there was a piece of property in Park City that looked like the image shown. Commissioner Hontz preferred to eliminate the section. Commissioner Savage recalled a previous conversation about whether or not there were areas in Park Meadows where they might be able to encourage a greater amount of density. He understood that there was a lot of skepticism, but the question was whether this was a concept that was worthwhile promoting as a way to enhance the sense of open space. Commissioner Savage personally thought the answer was yes. He wanted to know the downside of leaving in the language because it was not specific to a particular area. Commissioner Hontz reiterated her preference to remove the section for two reasons. One is that she did not believe in it and secondly because it was an unusable document.

Commissioner Strachan stated that he did not know enough about the conservation subdivision design. He thought it was an institution that the planners were familiar with, but again it was a topic that was never discussed. Commissioner Wintzer remarked that his issue was with the ideas that were presented in the General Plan that have never been discussed. Director Eddington stated that it would be a tool the City could use if they ever annexed a piece of property. There were limited opportunities in town but the concept was something they have looked at for Old Town and other areas. Commissioner Wintzer thought the language implied something completely different that would encourage urban sprawl.

Commissioner Savage thought the section provided a tool that the City could use in future annexations and he supported leaving it in. Commissioner Gross also favored leaving it in.
After further discussion the majority of Commissioners preferred to remove the section as suggested by Commissioner Hontz.

Director Eddington referred to a question regarding a photo on page 32 and explained that it was showing the Estate neighborhood concept relative to the resort. Commissioner Savage referred to the middle photograph on page 32 and suggested that the Staff take an updated photograph showing the current use or replace it with a different photo.

Commissioner Wintzer questioned the regional map on page 35. Director Eddington stated that the language talks about connectivity for open space and a balance for development. Commissioner Wintzer reiterated his earlier comment Small Town was not the appropriate place for regional issues.

Commissioner Wintzer thought page 37 was more about County issues than small town issues. Director Eddington noted that page 38 shows how Park City fits into the Wasatch Choice Plan. The following pages talk about opportunities to connect Park City to the commercial corridor and the need for alternative transportation modes in the future.

Sense of Community

Director Eddington referred to page 6 and noted that 7.1 talks about opportunities in other neighborhoods within the City to utilize smaller lots. This was based on previous discussions about encouraging smaller lots and smaller houses outside of Old Town.

Director Eddington referred to page 8 and noted that Objective 8C talks about increasing housing ownership opportunities for the work force within primary residential neighborhoods. Commissioner Wintzer agreed with the concept but he wanted to know where they were trying to do it. Director Eddington replied that specific areas have not been identified within the existing primary neighborhoods. Commissioner Wintzer stated that the Planning Commission has never had this discussion. Director Eddington remarked that throughout the neighborhood discussions there was a general sentiment to locate future primary residences, including workforce housing, in primary neighborhoods as opposed to upper Deer Valley or other areas. Commissioner Wintzer recalled a specific conversation about Commissioner Gross" neighborhood and that the Commissioners were uncomfortable subdividing lots in existing neighborhoods. Director Eddington stated that the language regarding subdividing lots was eliminated. The current language looks at future opportunities other than subdividing.

Director Eddington referred to 8.6 on page 10, the fee in lieu concept. He explained that the fee in lieu concept was still part of the affordable housing ordinance and the City Council has generally recommended working with developers to build on-site affordable housing. However, sometimes the fee in lieu is more preferable than building affordable housing in the resort areas. Commissioner Wintzer stated that every time the City tried to put an affordable housing project somewhere, it was always in someone"s back yard. Director Eddington agreed that affordable housing projects will never be popular. He pointed out that there were opportunities in Lower Park Avenue which might be the next logical location to utilize fee in lieu. Commissioner Wintzer thought the policy should be to find the property before they take the fee in lieu.

Commissioner Hontz thought the fee in lieu concept needed to be reviewed per the language in 8.6, including the amount paid. She suggested adding a sentence stating that a fee in lieu would not be accepted until appropriate properties for affordable housing are located. Commissioner Hontz thought the current fee was too low and should be reviewed.
Commissioner Savage pointed out that building up fee in lieu builds assets that can be deployed for a more significant affordable housing initiative. The City currently does not do significant initiatives in that way because it is not easy to fund. For that reason he would support fee in lieu. Commissioner Wintzer supported adding the language suggested by Commissioner Hontz. He also thought the City should find a way to purchase property that could be used for future affordable housing. Commissioner Savage stated that if the City does not have a reserve to purchase the land

it would not happen. However, the fee in lieu would allow them to build up that reserve to purchase a future piece of property for that objective.

Commissioner Wintzer asked for clarification on 8.17. Director Eddington stated that the Planning Commission had talked about reassessing fees for affordable housing projects and reducing HOA fees for affordable housing projects. As the City utilizes payment in lieu fees for an affordable housing project, they would work with the City Council and the Planning Commission to set a lower cap for HOA fees. Commissioner Wintzer questioned how they could reduce HOA fees that were not controlled by the City. Director Eddington replied that the City could set the initial fees before the HOA was established.

Director Eddington referred to page 21, Objective11A, and noted that the idea was not to provide flexibility for the application but rather to provide flexibility for the Planning Commission and the City Council to relook at old MPDs. Commissioner Wintzer remarked that the word "flexibility" made him uncomfortable, particularly if it is based on the Staff interpretation.

Director Eddington referred to page 26 and clarified that the intent was to focus on architectural issues and not to support a certain business. Commissioner Gross recalled that the Planning Commission had eliminated the coffee shop because it was a drive-thru and a temporary building. Commissioner Strachan had the same recollection.

Director Eddington referred to page 30, Strategy13.1 and the reference to street lights along Main Street. He understood that some people believe that could be disruptive. Commissioner Wintzer stated that the goals of bringing primary residents into town and encouraging more activities on Main Street were in conflict. Chair Worel thought the language "review, revise" would address those concerns.

Director Eddington noted that 43 showed recent commercial establishments. It was not intended to support a particular use. Commissioner Wintzer stated that they spent a considerable amount of time discouraging chain stores and big box stores, yet one picture on page 42 was Home Depot. Director Eddington replied that they had not recommended controlling chain stores at Kimball Junction. Director Eddington stated that the language on page 46 talked about limiting the restrictions on chain stores to some zones. Commissioner Wintzer questioned the wording. Director Eddington stated that if the Planning Commission agreed with the concept he could wordsmith the language for clarification.

Director Eddington noted that page 60 talks about what other communities have done to help resolve affordable housing. The opportunity lies in whether it is an accessory use. The opportunities are limited and this was one opportunity in the vast tool box.

Commissioner Strachan questioned why they would want to change typically single family neighborhoods for the sake of increasing density. He was not opposed to doing it for affordable housing, but the language basically says that a creative way to increase density is to change the zone. He pointed out that lower cost housing was different than affordable housing. Director Eddington agreed and clarified that it would be market rate lower cost housing. The intent was to offer another alternative. Commissioner Strachan thought there was enough language in the

General Plan that says the City should be looking at ways to encourage affordable housing. However, the General Plan should not say they should be looking at ways to change zoning through creative density increases.

Commissioner Savage remarked that the City would have to deal with growth either by sprawl or density. He thought the Planning Commission was in a position where they have unique opportunities to control where they want the density take place, and at the same time achieve some of the other objectives such as getting more families in old town and having the diversity of different housing opportunities. Commissioner Savage stated that they could not achieve those goals without having to make sacrifices related to the nature and location of where the density should be allowed. Commissioner Strachan agreed, but he felt there were other more descriptive areas in the General Plan that do a better job than one quote that was taken from the Portland Municipal Plan. Commissioner Wintzer pointed out that the goal should not be to increase density for no reason.

The Commissioners agreed to eliminate the language.

Director Eddington referred to page 61 and noted that the only way to work with the International Building Code is through the Utah League of Cities and Towns and/or lobbyist state reps.

Commissioner Wintzer referred to page 62, and asked for clarification on "create a one-stop shop for development permits." Director Eddington stated that it talks about a creating a coordinated approach towards development.

Commissioner Hontz assumed the language was from the Urban Land Use Institute. She noted that Park City is A-typical in the West in terms of preparing the Staff reports and recommending findings to the Planning Commission. She believed it sets a false sense of what might happen with the applicant in terms of approval or denial. If the Planning Commission does not agree with the Staff, it sets up the Staff and the applicant for disappointment. Commissioner Hontz thought a better approach would be to have a work session first to gather the opinions of the Planning Commission, since they were the decision makers, before moving forward with a Staff report and findings. She also thought the Staff reports were too lengthy and offered suggestions on how the reports could be simplified to simplify the process. The Commissioners asked Commissioner Hontz to draft appropriate language.

Commissioner Wintzer noted from the minutes of the last meeting that the Planning Commission had given the Staff a list of items to be incorporated, but he could not see where it was done. He had highlighted the items that were missing and submitted them to the Staff.

Chair Worel opened the public hearing.

Tom Fey commended the Planning Commission for their work and the detail in reviewing the General Plan. He had several pages of questions and he was pleased to say that the Commissioners had addressed most of his concerns with the same conclusion. Mr. Fey remarked that the Planning Commission had spent a significant amount of time this evening discussing transfer of density rights. He personally believed that transfer of density rights could be frightening for the community unless it is well-defined and managed. Mr. Fey used PC Hill as an example to

support his concern. PC Hill used to be owned by the Osguthorpe family until the City decided to purchase it. They allowed the Osguthorpe family to take the density rights they believed they had on that hill and transfer the density to a meadow. Mr. Fey stated that anyone who tries to climb PC hill knows that there is no way houses could be built on the hill, yet the Osguthorpe family was allowed to transfer the density rights. The City later paid $5 million to extinguish those density rights in the meadow. Mr. Fey thought this was a good example of the drawbacks of transferring density. Mr. Fey agreed with the comments that Park City is too small to receive density from the County. They already have enough density issues within the City. Mr. Fey questioned why pictures were included in the General Plan that did not apply to Park City because it suggests things that are not wanted in the community. One example was running the BART system down the highway from Park City to Kimball Junction. If the goal is to maintain a small town community feel, running a trolley into the middle of town tell visitors that Park City is no longer a small community. Mr. Fey referred to a comment in the General Plan about taking climate change mitigation to the next level. However, it was not defined and he was unsure what the next level would be and what it would cost the community. They need to have that understanding before they authorize the Staff to move to the next level. Mr. Fey had the same issue with being "The greenest town in the United States." Nothing was defined and the cost was unknown. Before they put things in the General Plan that drives the direction for the Staff they need to understand exactly what they were being directed to do. Mr. Fey noted that paragraph 5.9 talks about legally limiting the size of a house that the person can build on their property. He was unsure if placing that limit was legal in the State of Utah. If it is not legal it should be removed from the General Plan. He stated that one reference in the General Plan talks about limiting airline travel. He asked if they were discouraging visitors from coming to Park City. The General Plan talks about spending money on a communication facility for internet conferencing rather than having people come to Park City for a conference and spend their money. Mr. Fey questioned why they would limit the number of visitors coming to Park City. If that was not the intent, the language should be changed. Mr. Fey disagreed with the idea of a pool of grant money to help fund start-up businesses. He thought they should simplify the General Plan and remove all photos and analogies that do not pertain to park City. Mr. Fey referred to an earlier comment about the Planning Commission voting this evening to approve the General Plan and forward a recommendation to the City Council. Due to the number of changes, additions and deletions, the community should have the opportunity to look at a clean copy and make comments before the General Plan is approved.

Ruth Meintsma, a resident at 305 Woodside, commented on page 5 of Historic Character. She referred to a note on the new edits that mentioned the graphics of what is and is not compatible in Historic Park City. She could not recall whether the Planning Commission had talked about the graphic. Ms. Meintsma stated that one was quaint and charming versus cold and hostile. In her opinion, for someone who wants to build it does not have to be quaint and charming. She apologized for not having had the opportunity to draft language for their consideration. Ms. Meintsma thought quaint and charming was too specific. It is compatible but it does not have to be quaint and charming to be compatible. She stated that no one would ever build something under the description of cold and hostile. Ms. Meintsma thought it was interesting that architecturally significant was compatible because vernacular housing is not considered architecturally significant. Regarding modern and sterile, she understood that the Planning Department was considering modern and how that fits in. She thought it was too soon to say that modern was not compatible. Ms. Meintsma pointed out other areas where the wording needed to be better defined and she

offered to draft better descriptive words to support her comments. Ms. Meintsma referred to 15B, maintain context and scale of locally historic districts. She thought the word character was missing and it should read, "maintain character, context and scale." She noted that character was alluded to in other areas but in her opinion it could not be mentioned too much in the context of historic character.

Dennis Hanlon, representing the Thayne 1 HOA, read from page 11 of the neighborhood section for Thaynes Canyon, 1.4, "Thayne neighborhood, a local neighborhood in which primary residents choose to live. Of the neighborhoods in Park City Thaynes has the highest percentage of primary residents. Planning within the neighborhood should be focused towards sustaining the primary residential population." He agreed with that statement. Mr. Hanlon read from 1.5, "Thaynes should remain a quiet residential neighborhood dominated by single family homes." He also agreed with that statement. However, language further in the document contradicts what he had read from 1.4 and 1.5. "Some options for Thaynes may include single family homes, attached accessory dwelling units and detached accessory dwelling units." Mr. Hanlon referred to 1.6, second paragraph, "The Planning Commission should consider adopting increased rear yard setbacks or building pads to limit future development." He thought it was in line with what was being done, with the exception of the part about accessory apartments and detached dwellings. Mr. Hanlon stated that Thaynes is a single family neighborhood and accessory apartments were in direct conflict with the CC&Rs. He was concerned that having that language in the General Plan would create problems that the HOA would have to deal with at a great expense. Mr. Hanlon requested that "accessory apartment" be removed from the General Plan. He pointed out that Thaynes was the only neighborhood where they talk about this specifically. He could not understand why they singled out Thaynes when it would only create problems. Mr. Hanlon echoed Mr. Fey"s comment about waiting for a clean copy before voting.

Mary Olszewski thanked the Planning Commission for the hours of work they put in. It was truly appreciated. She stated that her comments would focus primarily on the Thaynes Canyon neighborhood. Ms. Olszewski felt they had reached a juncture of whether to protect the uniqueness of each neighborhood and its own character, or to sacrifice these neighborhoods through a rushed statistical goal of higher density. She believed the idea of higher density was a strong motif in the General Plan based on the number of times she counted the use of the word. Ms. Olszewski stated that it was impossible to adding rental units to an established neighborhood and keep the same flavor to the neighborhood. Also, adding detached dwelling, human nature is to maximize the financial gain from those additional units. She contends that the units would probably not be affordable. If the intent was to provide affordable housing in these established neighborhoods, she believed they would fail. She has attended many meetings, read the editorials and knows that the City had received at least a 100 emails questioning this and other parts of the document. She had not heard one person give public comment embracing the Thaynes Canyon neighborhood section. She had gone door to door and did not find it there either. It was mainly confusion due to the lack of simplicity and clarification. Ms. Olszewski stated that lack of clarification leads to misunderstandings and dilemmas for buyers and sellers, realtors and the Planning Department. She would like to see each section of the Thaynes Canyon neighborhood lined out in map; and if possible, she would like to see the CC&Rs of each HOA state whether they prohibit or allow rental units. At that point the document would be easier for the public to read and make a better determination. Ms. Olszewski was concerned about entering a realm of unintended consequences. She did not believe there was

a mandate for this type of density in an established neighborhood; or there was a misinterpretation of the vision sessions that took place. Ms. Olszewski asked the Planning Commission to take their time and that the document be refined because some areas necessitate it to avoid unintended consequences.

Jo Scott appreciated the time the Planning Commission has taken to discuss the General Plan. She also appreciated the opportunity to give public input. Ms. Scott asked the Planning Commission to delay their vote on the General Plan for three reasons. First, Commissioner Thomas was absent this evening and as the future Mayor, his input and vote was critical. She believed that was a reason to delay a vote. Ms. Scott had listened to Director Eddington on the radio and he pointed out that the plan was a guide and a reference that is referred to often in the planning process. She understood that it was a basis for the LMC. When she heard him talking she was struck by the importance of this document and how it would affect Park City for many years. Ms. Scott did not think it was right to vote when one member was absent. Her second reason for delaying the vote was the lack of time to clear up conflicting and confusing language in the General Plan, as evidenced by their discussion this evening. She has attended every General Plan meeting and until this evening she had not heard any discussion on the basic concepts of the General Plan. Her third reason for delaying a vote is that Park City citizens have not had enough time to read this document and comment on it. She wanted to know how they went from the community visioning process to a few people writing the General Plan in the Planning Department and then to the Planning Commission and the City Council as a finished document before it was put on line a month before the City Council was scheduled to vote. This is a busy time of year and it is difficult to get people to take an interest and attend a public hearing to give the variety of input that is important. Ms. Scott begged the Planning Commission to delay this process and give it more time so they end up with a clear and consistent General Plan that is easy to understand and has been thoroughly vetted.

Lisa Wilson stated that she is in the property management business and she owns apartments and condos in Alaska. They started in the business in the late 1980‟s when they started buying foreclosures from Freddie Mac and HUD. Ms. Wilson provided practical experience of what happens with renters. She learned that one bad tenant can ruin your life. Ms. Wilson stated that if they start putting affordable housing in the midst of a residential area, she guaranteed there would be problems. Based on her experience it would change the fabric of residential neighborhoods.

Chair Worel closed the public hearing.

Chair Worel stated that because Commissioner Thomas was unable to attend this evening he had emailed his comments and asked her to read them into the record. Chair Worel noted that Commissioner Thomas had outlined 13 points.

1) The process for reviewing and adopting the General Plan has been complicated and confusing for the Planning Commission and the public. We received the General Plan in March but didn‟t begin discussing it until June. The Planning Commission and the City Council are simultaneously focusing on different sections in order to meet an arbitrary deadline. The City Council has not seen the last round of Planning Commission edits for sections that they have already reviewed, while the Planning Commission has yet to receive a draft containing its most recent edits or a packet containing any other General Plan material, yet we are expected to vote on in 48 hours.

2) When do we get to talk about trends and go over the comparison of old and new.

3) There are a lot of good things in this Plan but they are too hard to find. The General Plan is too big and has too many words to be useful.

4) We need priorities in a General Plan. This is more like a shopping cart of random ideas. It also lacks structure and contains too many sidebars, the significance of which is unclear. The Plan should answer the question, what is most important to Park City; affordable housing, open space, etc.

5) This plan talks about adding density in every section of a neighborhood. When and where has the Planning Commission or the public talked about this?

6) Do we really want to expand the City limits? What is the source of this idea? How can we expand our boundaries and still stay a small town.

7) How connected do we want to be to Salt Lake City? The more connected we are to Salt Lake City the more we become a suburb to them.

8) All the comparisons in this Plan are about big cities; (Oregon Metro, Pineland, New Jersey, City of Atlanta to name a few). We need to see things that talk about resort communities that are close to our size.

9) We are asked to approve maps and charts we cannot read. We cannot and will not approve something we have not read.

10) We are working off of three versions of this plan that are not dated and have changes in them that we have not talked about. We now have a fourth, as of Monday morning, December 9th, we have not seen and are asked to pass on a recommendation to City Council.

11) We have asked numerous times for meetings with Staff so we could go over this Plan page by page and have never gotten one.

12) There are several recurring themes in this General Plan that were never talked about that keep coming up, such as moving density from County to City, expanding the City boundaries, putting more density in existing neighborhoods, flexibility and speeding up the approval process. We should have talked about these ideas and received public input before Staff scattered them throughout the Plan.

13) The Planning Commission continues to feel strongly that the Planning Commission meeting format and document control by the Staff has failed to afford the Planning Commission an interactive and comprehensive review of the complete and updated draft of the General Plan. To meet the spirit of Land Management Code Section 15-12-15(B), "The Planning Commission shall have the primary responsibility to initiate and update the General Plan." While that may seem an odd position to take given the amount of time the General Plan review has been pending, please

understand that our perspective is numerous requested edits that were never incorporated by Staff or done so only partially. Some sections with significant policy matters were sent to Council before we finished and now returned with only a few days to review yet more changes. While we recognize the State Code ultimately allows the Council to be the final decision maker on the Plan and edits may be made without return to the Planning Commission, a truly inclusive process would not be rushed for an artificial deadline, notwithstanding the desire to finish the document prior to upcoming changes in officials. The Planning Commission has implicated meetings to allow for an orderly page by page review as the Council has been affording with real time edits. A more substantive dialogue and better product would have assuredly been the result. Therefore, regardless of the negative or positive or continuing recommendation from the Planning Commission, we believe it is the Council"s obligation to remand the General Plan back to the Planning Commission to conclude a full and proper review of a complete draft document. We would not make this request if we did not feel it was imperative not only for the health, safety and welfare of the residents, but more importantly, to maintain the civility and consensus based approach of community planning and citizen engagement that has set this community apart, and which keeps Park City Park City.

Chair Worel reiterated that those were the comments Commissioner Thomas had forwarded to her to be read into the record.

Commissioner Wintzer stated that he and Commissioner Thomas had talked about this and he agreed with his comments. They had worked on it together, along with Commissioner Hontz. Commissioner Hontz confirmed that she was a part of it and she supported the comments that were read into the record.

Commissioner Hontz stated that she had many issues of her own to discuss. Commissioner Strachan suggested that the Planning Commission decide whether or not they would take action this evening before spending hours on edits. Commissioner Hontz concurred; however, if she came back with her edits it would be as a member of the public since this was her last time on the Planning Commission. She was not opposed to doing that but she wanted everyone to be aware that she, Commissioner Wintzer and Commissioner Thomas would no longer be on the Planning Commission.

Chair Worel stated that if the Commissioners had general comments they wanted on the record they should state those now. She was not interested in going through the edits until the Planning Commission decided whether or not to vote this evening.

Commissioner Hontz stated that she had spent a significant amount of time on the comparison that had not yet been discussed. She wanted her thoughts on the record as to how they should move forward. In terms of future edits, Commissioner Hontz was willing to submit her edits to the Planning Department, which included the toxic soils at Quinn"s Junction that have not been adopted, ridgelines, and the map in the neighborhood section of Bonanza Park that have not been addressed. She had spent over nine hours reviewing the comparison of the old General Plan with the new General Plan item by item. She encouraged the Commissioners and the public to do the same. Commissioner Hontz stated that she went through each bullet listed and each section and compared the two to see if they said the same thing. She thought the comparison format was what the General Plan should be. It was concise and easy to track the community vision all in one place.

It was a bullet point format that was easy to comprehend in terms of what is and is not allowed. The larger document was good information but it was painful to work through and unusable. Commissioner Hontz suggested that everyone contemplate whether the comparison format would work or some other concise format that people would be able to use.

Commissioner Hontz stated that in going through every bullet point she realized that the people who wrote the General Plan lived here and wanted to continue living here. Those people cared about Park City and keeping Park City Park City. Commissioner Hontz did not have that feeling when she read the new General Plan. She felt it was more about trends that were trending everywhere in the United States. Some things were to general and too urban to be in a General Plan for Park City. Commissioner Hontz cited examples to make her point. She noted that throughout every section things are either no longer included or they have changed sufficiently enough that they do not reflect the current General Plan. Commissioner Hontz believed the General Plan needed to be updated but she thought it was important to note that those who wrote the current Plan had a lot of powerful things to say. Some of those need to change but many of them need to stay and they need to continue to support what made Park City what Park City is. She was not willing to erode on the issues and weaken the language. There needs to be a forum where this could be addressed.

Commissioner Hontz thought the public comments were fantastic and she was pleased that more people were attending and showing an interest. Another element of keeping Park City Park City is to keep the lines of communication open and to welcome and encourage input. The public"s ability to participate will make a great Plan and so far they have failed on that element. She had encouraging public outreach since June and she will continue to advocate for it.

Commissioner Wintzer stated that with the new General Plan he was unsure how they could go through an MPD or a major project and say that it complies or not complies with the General Plan. The document is very vague and it is primarily a list of items that have been done around the world; but it does not provide the needed direction. He could cite seven or eight places in the current General Plan under the Old Town section that says new construction was threatening the core, size and mass. Three or four times it talked about protecting ridgelines and hillside. He did not believe the language in the new Plan was that strong and it was not present in a way that shows what is most important. Commissioner Wintzer was concerned that the new General Plan was big and massive without saying what they want. He was also concerned that there were several dominating themes that go through the General Plan. He counted 25 places that talked about adding density. He pointed out that they have never talked as a community about adding density. They now have the right under existing Codes to add 3400 units of residential construction and a 1.8 million square feet of commercial space that could be built today. On top of that they were talking about adding more density in town. They have taken small town and added TDRs and pictures of big rails. He believed they misinterpreted the core values. His issue about missing items that were in the minutes was small compared to the big items they should have started with. Commissioner Wintzer appreciated Commissioner Hontz"s work on the comparisons. He had started the same exercise and it was very daunting. Commissioner Wintzer believed they had started in the middle of a concept and kept going without stopping to regroup.

Commissioner Strachan concurred with the 13 comments submitted by Commissioner Thomas. He believed an arbitrary deadline was being imposed. He was unsure that it needed to be imposed or

what advantage the community, the Planning Commission or the City Council would gain by sticking to the December deadline. Commissioner Strachan was troubled by the scattered process. The Planning Commission and City Council were making simultaneous edits, and he was certain the Staff had to be overwhelmed by input from 14 people and trying to filter out where there was consensus and which changes should be made. Commissioner Strachan agreed with the public comment that at some point the City Council and the Planning Commission have to give the document to the public for review and input. It was not a cohesive and decided process because they were in a rush to get it finished. In terms of the overall structure, Commissioner Strachan believed they were closer than what Commissioners Hontz and Wintzer thought. He did not think it was necessary to revamp or restructure the document. His issue was that they had not gone through it thoroughly enough and it was impossible to do so by December 31st. Commissioner Strachan did not think it was the fault of the Planning Commission or the Staff. It was a giant plan and an important document and they did not get it done as fast as they thought they could. Commissioner Strachan thought the solution was to extend the deadline.

Commissioner Gross concurred with all the comments. He thought they were pushing a deadline as opposed to working the Plan, and he wanted to hear citizen feedback on a final document. Commissioner Gross stated that he would have a hard time voting on the General Plan this evening.

Commissioner Savage stated that when he joined the Planning Commission five years ago he joined at Commissioner Thomas‟ encouragement to participate in the process of developing the General Plan. Commissioner Savage noted that this was also his last meeting as a Planning Commissioner. One comment he has tried to be consistent on is the idea of starting at the end and working back to the beginning. Commissioner Savage stated that they do not have a concise, straightforward executive summary of what the General Plan is supposed to be, where someone could get a very good idea of the overall structure of the General Plan, the goals, objectives and the schedules for implementation that could inform the LMC and have a balance of this information available to back up the information contained in the summary. Commissioner Savage remarked that currently they have a tremendous amount of information with all kinds of content; but it lacks context. It is important to have the summary for people to understand how all this information plugs with the rest of the data. Commissioner Savage recommended that someone sit down with what they have and try to structure a straightforward, understandable summary of the overall General Plan and utilize it as background and support for the summary document. Commissioner Savage believed the likelihood of someone being able to read the document, digest it and understand it was mind numbingly painful. If it was that difficult for the Planning Commission, he was concerned about people who just wanted to be involved from the point of view of good citizenship and/or putting forth an application.

Chair Worel commended the Staff for their amazing work and the work they will continue to do on the General Plan. She understood that it was a colossal undertaking and she personally appreciated all the work they did. She also appreciated the work of her fellow Commissioners. Chair Worel thanked the public for taking the time to read the document and provide input. She agreed with her fellow Commissioners that the document was not ready for a vote.

Commissioner Wintzer thanked the Staff, understanding that the process has been as painful for then as it has been for the Planning Commission. He realized that they worked diligently to get it done and their effort was commendable.

MOTION: Commissioner Hontz moved that the Planning Commission CONTINUE the General Plan to a date uncertain with the following proposals. First, to incorporate all the comments and proposed changes discussed this evening. Second, to have the City participate in significant outreach to the public to encourage their participation moving forward. Third, to produce a document that takes all of the key bullets out of the master document, puts them in one place and possibly add additional components so the document is in summary form before going forward. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
DECEMBER 12, 2013

Work Session
Council questions and comments and Manager's Report

Council member Simpson attended the Joint Transit Advisory meeting stating that it was very informational and a great preparation for the joint County meeting. She stated Transit Manager Cashel procured $95,000 from the 5311 fund to work on projects at Kimball junction. UTA attended also and reported on the numbers for the transit route from SLC to Park City. Also UTA has multiple options on their buses as CNG, electric hybrid, and diesel and he offered to loan one of each for trials as we are looking at procuring new buses. Thanked Cashel for the great ribbon cutting ceremony at the workforce housing project.

Council member Matsumoto stated Recycle Utah asked to bring up the ski/snow board equipment recycle program, this is a program they have all year and were able to keep a large amount of bulk out of the landfill last year. She praised Council member Simpson stating she did a great job handing the keys off to the Habitat for Humanity family. Attended the Summit Lands meeting and were able to procure $900,000 matching funds from the State. Also attended the ribbon cutting for the seasonal housing stating it was great.

Council member Butwinski stated that City Holiday party was amazing and thanked staff for the great gift. Attended the Utah League of Cities and Towns meeting stated they began on the strategy session for the legislature. Hosted a Quality Growth Commission where ULCT gave a presentation on the use of condemned trails for open space. Concurred the ribbon cutting ceremony was great.

Council member Beerman stated that Simpson gave a great opening at the Habitat project. Also stated the workforce housing ribbon cutting ceremony was great. Attended league meeting with Council member Butwinski. He also attended the Leadership party on Monday night and sat in on the Familiarization tour this last week and found it very informative.

Council member Peek also stated the Holiday party and the ribbon cutting ceremony were great.

Mayor Williams was in awe of the workforce housing project and is so proud of the green efforts staff has implemented. Reported on the Mayoral farewell tour to DC stating they met with all three senators and Congressman Bishop. Stated he was very proud of Diane and can see the new team with Jack and Matt Dias will be very successful. Feels it is very important that those relationships stay strong.

Quarterly Goals
Briggs and Kersavage again presented quarterly goals. This week they focused on the BPE and Sustainability groups.

Council member Simpson requested a Wyatt Earp update. Deters, Trails and Open Space Manager stated the walkability portion will be completed by Spring 2014.

Council inquired about a right of way landscaping guideline handbook. City Engineer Cassel stated that it is coming along and the finished product will be a great tool for staff. Council also wanted to clarify that the handbook would address the private side as well and be a great tool for residents too. Staff concurred that it would be a good guide for staff and residents.

General Plan- Appendices/Trends and Overall Review of Revised Plan

Planning Director Eddington stated that the Planning Commission did move to continue to a date uncertain stating they had three issues outlined to follow their decision. There was not enough public input time, editing issues, and formatting.

Mayor Williams stated that he feels that the neighborhoods goals section has been misconstrued. He also has concerns with timing and feels if the Planning Commission is not finished reviewing then the Council should continue this item as well to give the Planning Commission time to finish the process. He would also like to see a statement on the front page of each of the neighborhood section that states they may be governed by a Homeowner's Association with CC&R's.

Council member Butwinski felt that the deadline for December 19th was a positive aspect that has gotten residents out and paying attention. Has attended the Planning Commission meetings and suggested adopting a draft document complete with the changes the Planning Commission suggested and then continue to work toward a final document. He feels to pass it to a date uncertain could end up looking the same as it does now with the residents showing up two weeks prior to the deadline. It would give plenty of opportunity for public input and give a deadline.

Council member Simpson stated she was disappointed with the Planning Commission saying they felt they have not had enough time to review. Was also disappointed that there were not more Planning Commission meetings dedicated to the General Plan. She also feels it would be beneficial to pass a draft on Dec 19th then get the information to the new planning members. She would also like to see the citizens committee brought back and plan a joint meeting with the Planning Commission.

Council member Matsumoto stated her concerns with passing a draft plan and feels it would put residents on edge.

Council member Beerman stated he attended the Planning Commission meeting and agrees with the comments made as to multiple versions running around. He feels the Council should agree on one form and put it out for review. He would also like to see a comparison with the old and new General Plan to see the evolution of the document.

Council member Peek feels the "draft" is online for review and feels the citizen committee running parallel as the new Planning Commission reviews the "draft" in January would be helpful. Then hold a joint work session and adopt in February.

Council member Butwinski feels by passing a draft pressure would be applied to complete the document in a timely manner. Stated he was frustrated that the City Council has held multiple additional meetings and the Planning Commission has chosen not to and now feel that they have not had enough time. He would also like to see new residents give input. He acknowledged the incredible amount of time that staff has put into the document.

Mayor Williams does not feel voting on a draft would be beneficial and also feels that if Planning Commission has not seen a section or is planning to take another look then Council should not be spinning their wheels looking and relooking at sections.

Council member Simpson stated that adopting a draft would send a message to the community and the Planning Commission that this document is at its end.

Council member Beerman feels that we need to settle on a draft and collect comments in that time frame and then add all the comments to one document at the same time.

Council member Peek agreed that it needs a little more refining time and needs a firm deadline.

City Attorney Harrington stated that the code does not supply an option to adopt a draft and feels a better avenue would be stating to have a date certain, by formally calling up the current draft at the December 19th meeting and then remand the document to included dates of joint meetings and special meetings with a firm deadline on the last meeting in February.

Mayor invited Jack Thomas and Charlie Wintzer from the Planning Commission to engage in the discussion. Commissioner Thomas stated that he feels with a firm deadline the document would be completed. Mayor Williams inquired if they feel that the timeline suggested tonight be feasible. Commissioner Wintzer stated he felt that this document in not usable and could not use this document to work on a project.

City Attorney Harrington stated that both sides were well intentioned and would not want this herculean project to ruin relationships between the two bodies.

Commissioner Wintzer stated that he feels that only having public meetings is difficult to have discussions and would rather break off into smaller groups of mixed Planning and Council members to discuss the document. He would like to take a project and look at how the General Plan would be used.

Mayor Williams agreed that taking a look at how the General Plan would be applied to a project would be beneficial.

Commissioner Thomas inquired about holding small meetings with the public as well.

Council member Beerman stated he felt the joint session was very productive and felt when the smaller groups broke off in the beginning it broke away from the policies.

City Attorney Harrington stated that it is “general” and we will have people argue. Perfection is not the goal the Council needs to strive for marked improvement.

Council member Simpson stated that she would be willing to meet as many times as needed and feels that when they meet in smaller groups the communication was lost. Feels that the continuation of open meeting and the public input are critical.

Commissioner Wintzer stated that he felt Planning Director Eddington and City Attorney Harrington needed to sit down with the new commissioners and educate them on the purpose of the General Plan prior to reading the document. Staff agreed.

Regular Meeting
6:00 pm

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, November 14, 2013. Member in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Liza Simpson, Dick Peek and Cindy. Staff present were Diane Foster, City Manager; Mark Harrington, City Attorney, Matt Dias, Assistant City Manager; Thomas Eddington, Planning Director; Kayla Sintz, Planning Manager; Christy Alexander, Planner; Jonathan Weidenhamer, Economic Development; Matt Twombly, Sustainability; Heinrich Deters, Trails and Open Space Manager; Jody Morrison, Assistant City Recorder; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications or disclosures from Council or staff.

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

Lisa Schneider, Habitat for Humanity, thanked the Mayor, Council and community. She introduced the new family who received the Habitat home. Park City helped Habitat build green and built the first three story home. The family also conveyed their gratitude.

Dick Hughes, resident, was concerned with the proposed Treasure Hill plan with the Sweenys. He feels that the closed door meetings and rush to approve before Mayor Williams leaves offices is in haste is absurd.

Mayor Williams clarified that every statement was inaccurate. Reiterated that the project will not be passed without public input. The process stays the same and has to go to the Planning Commission and Council for public input. He also stated that the meetings with the Sweenys are legal and were used in a way of communication that could bring both sides together and create a project that would work best for the community.

Council member Simpson concurred that the reason the meetings have been small was to get the best project for the community.

Dennis Wong stated he is Dr. Dick Hughes' technological advisor and typist. He read a letter he typed for Dr. Hughes to read during public comment. Dr. Hughes was concerned with time constraints of the public input time and only touched on the main points. He stated that this

information is worrisome. He feels that the City's website needs more concise information and a better search mechanism.

Mayor Williams reminded the public that the Council members are always a phone call away. If a resident has a concern please pick up the phone and talk it out with the Mayor or Council.

IV. Minutes from the Special Meeting on December 3, 2013 and the Regular Meeting on December 5, 2013

Council member Simpson moved to approve the December 3 and December 5, 2013 meeting minutes.
Council member Beerman seconded
Approved Unanimously

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 of authorizing the City Manager to enter into a Professional Services Agreement in the amount of $80,000 with Legislative Executive Consulting LLC

3. Consideration of the Comprehensive Annual Financial Report and acceptance of the Audit for the Fiscal Year ended June 30, 2013

Council member Peek moved to approve items 1 & 3 and remove item #2 from the consent agenda
Council member Butwinski seconded
Approved unanimously

2. Consideration of authorizing the City manager to enter into a Professional Services Agreement in the amount of $165,950 with MGB&A for the 2014 Main Street Improvement Project

Council member Beerman inquired why this would not be a multi-year contract. Matt Twombly, Sustainability, spoke to the item stating that staff has looked into that option and found it better to go out for an RFP each year to keep things fresh.

Council member Beerman was concerned with continuity.

Jonathan Weidenhamer, Economic Development, stated that continuity is great and diversity/variety is a great option too. It also helps staff keep fresh ideas when we go out for RFP's.

Council member Simpson moved to approve authorizing the City manager to enter into a Professional Services Agreement in the amount of $165,950 with MGB&A for the 2014 Main Street Improvement Project

Council member Butwinski seconded
Approved unanimously

VI. NEW BUSINESS

1. Consideration of an Ordinance amending Courchevel Condominiums at Deer Valley Fifth Amended 2700 Deer Valley Drive- Amendment to Record of Survey

Planner Alexander presented the amendment to convert the common/loft space to private space. Staff is in favor of the amendment.

Mayor opened the public hearing. No public comments. Mayor Williams closed the public hearing.

Council member Butwinski moved to approve the Ordinance amending Courchevel Condominiums at Deer Valley Fifth Amended 2700 Deer Valley Drive- Amendment to Record of Survey
Council member Peek seconded
Approved unanimously

2. Consideration of Approval for the Vacation of a section of the Woodside Avenue ROW

Planning Director Eddington stated that most of this property was vacated in the 1940's and staff concluded this section remained open due to some houses that used the road for access into their properties. Those houses are now gone and the City is looking at using the property as a walkway and public parking.

Mayor Williams opened the public hearing.

Mary Wintzer inquired if the City would keep ownership of the property.

Planning Director Eddington clarified the ownership would remain with the property.

Council member Peek moved to approve the Vacation of a section of the Woodside Avenue ROW
Council member Matsumoto seconded
Approved unanimously

3. Consideration of the Appendices/Trend and Overall Review of Revised General Plan

Mayor Williams opened the public hearing.

Jo Scott thanked the Council for stopping the runaway train and for giving staff and residents more time to finalize the plan. Thanked Mayor Williams and Council for working so hard. She also stated that they have tried to bring in fresh faces but she is concerned there has not been enough publicity and feels that Mayor and Council need to get the word out.

Tom Fey asked Planning Director Eddington to relay a brief conversation regarding public input. Eddington stated that the idea was to have a General Plan email linked on the website to take public input.

Brad Smith said ditto and thank you to the Council.

Mayor Williams closed the public hearing.

Motion Butwinski to continue the discussion of the General Plan in order to remand the General Plan and direct staff to schedule the General Plan for a call out at the December 19, 2013 meeting and to direct the City Attorney to form a working group to schedule the meetings in January and February for both the City Council and Planning Commission on the General Plan with the designates to the scheduling group from the City Council will be Council members Peek and Beerman Council member Beerman seconded Approved unanimously

VII. ADJOURNMENT INTO THE RDA

Council member Simpson moved to adjourn into the RDA meeting. Council member Matsumoto seconded Approved unanimously

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 2:00 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Andy Beerman, Liza Simpson, Dick Peek and Cindy Matsumoto was excused. Staff present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Polly Samuels McLean, Assistant City Attorney; Lori Collett, Finance Manager; Nate Rockwood, Budget Manager; Phyllis Robinson, Public Affairs; Heinrich Deters, Trails and Open Space Manager; Jack Thomas, Mayor-Elect; Tim Henney, City Council member-elect. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Peek seconded. Motion carried.**

Council member Butwinski moved to open the closed session. Council member Simpson seconded. Motion 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 Marci S. Heil, City Recorder

Marci S. Heil, City Recorder

license code. Discussed the time saving aspect for code enforcement. Stated the annual cost is $1,200 as well as a $75 fee per non-compliant property identified. Discussed that transit would pick up 50% of the fees in the first year in addition to the use of the contingency fund in the first year and as we work through the list the fees will reduce every year. Also discussed the staffing requirements with the software. Discussed revenue of the business licensing fees the City would see with the software.

Council member Simpson inquired of the requirement of the 80 properties to be identified each month in as stated in the contract. Glidden further discussed that it would be processing 80 properties not bringing them into compliance.

Council member Peek inquired about looking into imposing the fees accrued on the properties to the violator.

Council members Simpson and Matsumoto feel that every one that rents their property may not know they need a business license and would like a softer approach at least during the first year.

Shelly Hatch, Finance, stated that as long as they are working with the City the soft approach will be taken, if they do not work with staff then double fees can be assed as per code.

Glidden stated that the County is looking at this product as well and are right behind the City in implementing the product. He also clarified that the company has been great to work with and the 80 properties a month number can be negotiated.

Mayor opened the floor for public input.

Hope Melville, inquired if there is a public list of those with business licenses for nightly rentals and would also like to see a contact number for said licenses for first level complaints.

Hatch stated that currently the information is available through the GRAMA request process. City Attorney Harrington stated that Council could direct staff to provide the information on-line as long as the protected information remains protected.

Council member Simpson moved to authorize the City Manager to enter into an annual Licensing and Support Agreement and Hosting Services Agreement with VR Compliance Software Inc. not to exceed $100,000 as amended to use contingency funds as needed.
Council member Matsumoto seconded
Approved Unanimously

2. Consideration of the Call-Up and remand of the General Plan from the Planning Commission:
    a) Public Hearing on Call-Up
    b) Action on Call-Up
    c) Consideration of Remand to the Planning Commission
    d) Continued public hearing on the pending draft the General Plan
    e) Motion to call a Joint Meeting with the Planning Commission on January 15, 2014 and to continue the City Council public hearing until February 13, 2014

Consideration of the Adoption of the General Plan

Planning Director Eddington presented the general plan schedule the scheduling committee has agreed upon. This committee included Council members Peek & Beerman, Planning Commissioner Jack Thomas, and Planning Commissioner Nan Whorel as well as planning staff and City Attorney.

This schedule would require 2 additional planning commission meetings in January, 2 off-site open houses for public input as well as a joint meeting with the Council and Planning Commission.

Council member Butwinski thanked staff for the well thought plan. He also suggested a brief update to Council following each Planning Commission meeting to track progress.

Council member Beerman inquired about an up-to-date version of the General Plan. Eddington stated that an up-to-date, date stamped version is on line.

Council agreed they would like to see a verbal report at each of their meetings following each Planning Commission meeting.

Commissioner Thomas stated that he is concerned with the accelerated schedule and the impact on staff. Eddington felt staff would be able to keep up with the schedule.

Brad Smith, resident, stated that he would like to see the time for public input following the edits to be able to give feedback.

Council member Simpson inquired of staff the timeliness to get the edits up online. Eddington stated the goal would be by the Monday following the meeting.

Planning Commissioner Charlie Wintzer stated his concerns with the timeliness of the edits.

Mayor Williams stated that the main focus to is to get this right the first time and in a timely manner.

Council member Beerman suggested that staff bring in extra bodies to help with real time edits during the Planning Commission meetings.

Joe Scott clarified if there was flexibility of this schedule.

City Attorney Harrington stated that the flexibility would remain with the motion tonight and if a hard deadline was specified and Council felt the need to amend the deadline in the future they would again have to call out the plan and amend the date.

Council member Butwinski concurred with Council member Peek's suggestion from the Dec 12th meeting to keep the deadline. He feels that as long as progress is being made with fresh comments then the plan will keep moving along.

Brad Smith, resident, again asked for a joint meeting with Council and public to be able to give comments on edits other than the public input section of the agenda.

City Manager Foster spoke to the comment that this Council has listened to the comments of the public thus far and we are continuing to tweak this plan and if residents feel the plan has derailed then comments during public input would be sufficient.

Council member Simpson stated that the meetings are the opportunity for the public comments.

Mayor Williams thanked residents for the comments

Council member Butwinski also reminded residents that they can always contact the planning department or the Council personally.

Steve Swanson agreed with the entire general plan and weighed in on the process and his fears and a personal observation.

Council member Peek moved to Call-Up the General Plan
Council member Simpson seconded
Approved unanimously

Council member Peek moved to remand the General Plan from the Planning Commission
Council member Beerman seconded
Approved unanimously

Council member Simpson moved to call a Joint Meeting with the Planning Commission on Feb 4th, 2014 and to continue the City Council public hearing until February 13, 2014 Consideration of the Adoption of the General Plan.
Council member Butwinski seconded
Approved unanimously

VII. ADJOURNMENT TO HOUSING AUTHORITY

MEETING PARK CITY HOUSING AUTHORITY MEETING
SUMMITCOUNTY, UTAH,
DECEMBER 19, 2013

I. ROLL CALL- Chair & Board present

II. NEW BUSINESS

1. Consideration of approval of Housing Plan for Richards Annexation

Rhoda Stafford, Affordable Housing Specialist, and Kirsten Whetstone, Planning Department, presented the consideration of the housing plan and are recommending fees in- lieu

Chair Williams opened the public hearing. There were no comments. The public hearing was closed.

Board member Simpson moved to authorize the Park City Housing Authority accept an in lieu payment in the amount of $103,345 as fulfillment

of the housing obligation for the Richards Annexation Council member Butwinski seconded Approved unanimously

III. ADJOURNMENT

With no further business the meeting was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 12:30 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Andy Beerman, Liza Simpson, Dick Peek and Cindy Matsumoto was excused. Staff present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Tom Dayley, Deputy City Attorney; Lori Collett, Finance Manager; Phyllis Robinson, Public Affairs; Thomas Eddington, Planning Director; Jonathan Weidenhamer, Economic Development Manager; Clint McAfee, Water Manager; Michelle DeHann, Water Department; Roger McClain, Water Department; Jack Thomas, Mayor-Elect; Tim Henney, City Council member-elect. **Council member Butwinski moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Simpson seconded. Motion carried.**

Council member Beerman moved to open the closed session. Council member Peek seconded. Motion carried.

PARK CITY MUNICIPAL CORPORATION
DRAFT PLANNING COMMISSION MINUTES
SPECIAL GENERAL PLAN MEETING
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 15, 2014

COMMISSIONERS IN ATTENDANCE:

Chair Nann Worel, Preston Campbell, Stewart Gross, Steve Joyce, John Phillips, Adam Strachan

EX OFFICIO:

Thomas Eddington, Planning Director; Kirsten Whetstone, Planner; Francisco Astorga, Planner; Anya Grahn, Planner; John Boehm, Planner; Mark Harrington, City Attorney

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REGULAR MEETING

ROLL CALL

Chair Worel called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioner Gross who arrived later in the meeting.

PUBLIC INPUT

Jim Tedford stated that over a year ago he brought a proposal to the Planning Commission regarding changes to the Land Management Code. He read into the record the proposal he submitted at that time and his ideas for potential changes. Mr. Tedford read from the LMC Amendment Section of the Planning Applications page, "Citizens can always request that the City Planning Department, Planning Commission, City Council or Historic Preservation Board initiate proposed changes to the LMC." Mr. Tedford stated that on January 3, 2013 he requested that the Planning Commission initiate proposed changes to the LMC that were attached to his letter. At that time he was told that the Planning Commission had other more important issues to deal with and his request would have to wait. He returned to the Planning Commission on two separate occasions in 2013 and each time he heard the same response. Mr. Tedford understood that the Planning Commission and the Planning Department had been working very hard on the General Plan; however, he would like a reply to his proposal for changes to Chapter 15-6-2 (A), (B) and (C) dealing with the Master Planned Development process. He also proposed changes to Chapter 15-11-12 regarding the Pre-application Conference and Chapter 15-11-6 -, Additional Duties of the HPB, to give the HPB more flexibility.

Mr. Tedford noted that he initially presented his proposal to the Planning Commission who gave it to the Planning Department. He wanted to know whether or not his proposal would

be addressed. He would like an answer, even if the answer is that it would not be considered.

Chair Worel understood that the decision was to complete the General Plan and then amend the LMC in accordance with the General Plan. The General Plan was scheduled to be completed in March. Mr. Tedford assumed that he needed to wait two months before making his request again. Commissioner Strachan pointed out that if the LMC was amended before the General Plan was completed the two might conflict. Mr. Tedford agreed.

Mr. Tedford asked if he could expect an answer once the General Plan was completed. Director Eddington stated that the intent is to finalize the General Plan in early March, after which time they would begin to look at some of the Code recommendations made in the General Plan. He noted that the Staff typically proposes code amendments twice a year in an effort to consolidate the changes every six months. Director Eddington stated that Mr. Tedford's proposal should be considered in the next round of LMC amendments.

Commissioner Strachan stated that there would be a significant number of amendments for discussion and consideration. He believed Mr. Tedford had attended most of the Planning Commission meetings and heard that the plan is to substantially update the Land Management Code.

Mr. Tedford asked for an update on the Kimball Arts Center and there they are in the process. He understood that the Kimball had a pre-application conference but that they had not formally submitted an application. Mr. Tedford referred to a statement in the LMC regarding the pre-application, pre-design conference with the design review team. "The DRT will discuss the potential impacts of the project and identify issues that will require special attention or mitigation on the part of the applicant." He interprets that to mean that if something does not obviously apply, the applicant should be informed upfront that the application does not meet the current guidelines. Mr. Tedford understood that Kimball was not informed upfront when they went through the year-long process. He believed that if the Kimball Arts Center had done a pre-application meeting last year instead of a special work session, they would have been told that the application would not comply. Instead, the City Council suggested a change to the LMC to allow them to have the discussion. Mr. Tedford believed the pre-application conference was extremely critical.

Director Eddington clarified that the Kimball Arts Center initially came in for a DRT meeting and they were told that it did not meet the Land Management Code; which prompted the Work Session and some of the discussions regarding the potential for an MPD in the zone. The City Council and the Planning Commission eventually determined that it was not the case and the Kimball Arts Center took the opportunity to redesign the project. Director

Eddington stated that when applicants come in for a Design Review Team meeting they are informed that they have to comply with the guidelines. The applicant is also informed if there are Land Management Code issues.

Commissioner Gross arrived.

Commissioner Strachan was surprised to hear Chad Root on the radio saying that the Kimball Arts Center building permit was coming up. He asked if that was for an interior change or something minor. Director Eddington replied that the Planning Department had not received an application and he was unsure what Mr. Root was referring to. The Kimball had inquired about a DRT, but they had not submitted an application.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Chair Worel asked the new Commissioners to introduce themselves since there were no name plates. She requested that the name plates be available for the next meeting. The new Commissioners were Steve Joyce, John Phillips and Preston Campbell.

Director Eddington remarked that a joint meeting with the City Council was tentatively scheduled for February 4th. He asked if the Planning Commission would be available if the date was changed to February 5th. He noted that the February 4th date conflicted with the Wasatch Summit Transportation Group open house at the High School. Commissioners Worel and Gross were unavailable on February 5th. Director Eddington asked about Monday, February 3rd. Commissioner Joyce felt it was important to make sure that at least two of the three Commissioners who were involved with the General Plan process from the beginning attend the joint meeting. All the Commissioners with the exception of Commissioner Worel were available on February 3rd. City Attorney Harrington clarified that the first option would be to keep the scheduled date of February 4th, with a second option to move it to February 3rd.

REGULAR AGENDA (public hearing and possible action)

General Plan

Director Eddington stated that the intent this evening was to provide background and an overview of the General Plan for the benefit of the new Commissioners. He recognized the time and amount of material the new Commissioners had to read in order to catch up with the process. Director Eddington noted that the goal was to meet a City Council deadline of March 6th. They would review a number of issues this evening that were raised in December. Another General Plan meeting was scheduled for January 22nd. Following the meeting on the 22nd, they would begin public outreach.

Director Eddington noted that the issues this evening included density, TDRs, and Salt Lake-Park City connectivity, and to make sure the Commissioners understand the recommendations and whether they agree or not agree.

Director Eddington referred to the issues outlined on page 2 of the Staff report. He noted that one of the issues raised in December was the size and scope of the General Plan and that it could be challenging to read.

Planner John Boehm stated that in order to address the issue of size and scope, one of the recommendations from the Planning Commission was to provide a summary of the General Plan to make it more user friendly and to follow a format similar to the 1997 General Plan. Planner Boehm noted that the 1997 plan was 149 pages in length and contains 10 elements with short narrative and recommended actions for each element. The 1997 plan does not contain strategies, best practices in planning and design, or significant detailed analysis. It is primarily a list of recommended actions. The Staff proposed to remove the methodology for implementing the strategies for each of the core values, and leaving just the goals, objectives and strategies. It would create a version of the General Plan that was similar to the 1997 Plan. This summarized version, including the General Plan introduction, would be 107 pages and could serve as the General Plan – Executive Summary of Goals and Strategies. It would be more user friendly and easier for the public to follow. A separate, larger volume would include the Executive Summary, the methodology recommended for accomplishing strategies, the neighborhood section, and the appendix which contains the trends, analysis, and data.

Planner Boehm asked if the proposed format meets the request for summarizing the General Plan.

Commissioner Gross thought it was a good idea to split the document into sections. Commissioner Joyce stated that he went through each chapter quickly to see what could stay and what could be removed. He thought the Staff proposal was a nice way to address the concerns with minimal effort without recreating the document. In his opinion, it would keep what was necessary and remove much of the detail that was only applicable to the Planning Commission and the Staff.

Commissioner Strachan asked if it would be accomplished through an actual cut and paste. He wanted to see it be exactly the same. He was concerned that things might not flow as well if things were cut from one section and pasted into the Executive Summary. Therefore, to make it flow well, transitions would have to be added and the transitions can get dangerous. Commissioner Strachan wanted to know how the Staff would make it exactly the same.

Director Eddington used the small town goal section as an example. All the information on Pages 19-26 of that section would be included in the Volume 1, Executive Summary Goals and Strategies. The Strategies that follow would outline how to resolve those strategies, but that part would remain in the larger document. The transition would be that the next section, sense of community goals and strategies, and it would include just those goals and strategies without any narrative. They would do that for each of the four core elements and it would be exact.

Commissioner Strachan agreed with the process as explained. However, he thought they would have to add a preface or change the existing preface to give the reader a guide. Otherwise, it would look duplicative and the reader would not understand why there were two mirroring volumes.

Commissioner Campbell suggested leaving the General Plan as one document and pushing the strategy sections to the back. Director Eddington replied that they were separated in the first version of the draft, but there was a desire to keep the strategies for the small town section next to the goals for the small town section. That was the reason for putting them together. Commissioner Campbell was concerned that there were already two documents, the General Plan and the LMC, and now they would have three documents. He thought it was confusing to split the document and preferred to keep one document with the strategies in the back. Instead of a transition they could say, "see page…" and identify the appropriate page.

Commissioner Joyce understood that they were proposing the split because they expected someone to want to consume the Executive Summary version. If there is a need for that, they should make it easier for someone to read the shorter version. He believed the suggestion was that if people would only read a third of the General Plan, the Executive Summary was the third they needed to read. He supported splitting the document to have an abbreviated version.

Chair Worel was not opposed to splitting the General Plan as long as people realize that there is a fuller version. She recalled that the reason for so much detail was to make it clear and to decrease the room for interpretation.

Commissioner Joyce understood that it was some of the former Planning Commissioners who had concerns about the size of the document. What he was hearing this evening was the fact that they did not want people to miss the important items in the General Plan. Commissioner Joyce asked if a shortened version was actually needed.

Commissioner Gross recalled that the idea of an Executive Summary came from the City Council. He could not see an easy way to do it and he preferred doing what Commissioner Campbell suggested.

Director Eddington stated that the larger version benefits both the Planning Department and the Planning Commission because it has all the detail, data and analysis. The first recommendation was to have a version similar to the old General Plan and just list the goals and strategies, and then incorporate that into the larger document. If the Commissioners were concerned about having two separate documents, they could call it General Plan Volume 1 – Goals and Strategies; and Volume 2 could include all the anecdotal data, analysis and information. Volume 1 of 2 would let people know that they were not reading the entire General Plan.

Commissioner Strachan was not opposed to two volumes, but he thought there needed to be a "How to Read the General Plan" description, because it would still be confusing to a new reader. The Commissioners concurred.

Planner Francisco Astorga addressed the issue the Planning Commission had regarding density. The Staff has heard comments that density was being added everywhere, and he wanted to expand on that issue as it relates to updating the General Plan. He commented on the identified need for more affordable housing and middle income housing throughout town.

Planner Astorga noted that the City has received awards related to affordable housing and the City has been pro-active in that regard. However, the City recognizes that they need to offer more opportunities for affordable and middle income housing. The Staff started talking about adding additional density in some of the neighborhoods that would attract affordable housing and middle income housing opportunities. The targeted neighborhoods include the Park Meadows neighborhood that could accommodate accessory apartments in a detached building. Other density areas include Bonanza Park and Lower Park Avenue, also known as LoPa.

Planner Astorga wanted to know if the Planning Commission was in agreement about adding this type of housing stock to areas such as Park Meadows, Bonanza Park and Lower Park Avenue. He stated that the overall goal of the City is to avoid sprawl and not to build in City-owned open space. Planner Astorga noted that one of the policies is to attain more opportunities for open space.

Director Eddington stated that when the Staff first started working with the neighborhoods and the Planning Commission in late 2012 and early 2013, there were recommendations to look at smaller lot opportunities in some of the neighborhoods. He noted that it was not a

popular concept and the Planning Commission did not believe it was a good way to achieve the goal of middle income and more affordable housing. Therefore, that part was removed from the General Plan. What remained was the opportunity for utilization of accessory units in different neighborhoods throughout town as currently allowed by the zoning. The Staff continued to make that recommendation as a way to encourage affordable housing, studio housing and seasonal housing. It was not an actual change, but it would be stated in the General Plan as a good idea in accordance with the zone.

Director Eddington stated that the bigger issue was Bonanza Park and areas of Lower Park Avenue near the PCMR resort. He asked how the Planning Commission felt about additional density opportunities in those areas, as well as looking at Form Based Code.

Commissioner Strachan generally agreed with the principle that density should be centered in LoPa and BoPa. The current General Plan lacks an express statement that density should not be encouraged in the existing neighborhoods. Commissioner Strachan remarked that it was one thing to leave it unaddressed in the General Plan, but it was another thing to outright say that there should not be increased density in neighborhoods such as Thaynes or Park Meadows. If they decided to take that route, it would not be enough to say that density should be clustered in LoPa and BoPa. It should say that density should be clustered in LoPa and BoPa and density should be discouraged in existing neighborhoods.

Director Eddington asked if Commissioner Strachan would discourage it from all existing neighborhoods. Commissioner Strachan thought the neighborhoods appropriate for density needed to be identified. For example, there is the availability for affordable housing in the Prospector neighborhood; but there was strong consensus that Park Meadows was not an area that needed more density. He had the same thought about the Thaynes neighborhood and Masonic Hill. Commissioner Strachan stated that they needed to go through each neighborhood individually in joint meetings with the City Council. He suggested that Prospector needed to be a careful decision because density would only be appropriate in certain areas of that neighborhood.

Commissioner Campbell asked if that level of specificity should go in the General Plan or the LMC. Commissioner Strachan replied that the new General Plan had reached a level of specificity that was not present in any other General Plan. Since they had started down that road, he thought it was worthwhile to continue being specific.

Director Eddington stated that if they wanted that level of detail it should go in the neighborhood section of the General Plan. Commissioner Strachan agreed.

Planner Astorga understood from the comments that if the main use within a particular neighborhood was single family, the Commissioners would not want to encourage the increase in density. However, they would consider a density increase in mixed-use neighborhoods. Commissioner Strachan believed that was an accurate understanding. He suggested that they follow the zoning map to identify where density would be appropriate, rather than looking at the allowed uses in the zone. If a neighborhood is single family and the primary use is single family, he would exclude additional density. Commissioner Strachan emphasized that the zoning map should be the guide.

Planner Astorga asked if that was the general consensus of the Planning Commission. The majority of Commissioners concurred.

Commissioner Strachan stated that the statement to cluster density in LoPa and BoPa to the exclusion of the existing neighborhoods could also be said in Small Town or Sense of Community. They could be more specific in the neighborhood sections and identify which areas they would discourage density. Commissioner Strachan stated that the point of clustering affordable housing in LoPa and BoPa is to keep the community close together where people can get to know each other. As long as it was stated somewhere in the General Plan they would have a leg to stand on. Where to put it in the General Plan was the Staff's decision.

Director Eddington stated that if they were generally comfortable with keeping the lower density neighborhoods lower density and allowing for more build out in LoPa and BoPa, he asked if they would consider TDRs to funnel the higher density and more affordable housing to the LoPa and BoPa areas. He noted that it was a difficult question because if they keep low density in one area it would be impossible achieve the goal of affordable and middle income housing without allowing higher density in Bonanza Park.

Commissioner Joyce stated that when Director Eddington asked the question he verbally said Bonanza Park, but the Staff report said Bonanza Park, PCMR, and Deer Valley. In his opinion they were different because they have talked about Bonanza Park being a possible solution for lower medium housing and more of a locals area. The base of Deer Valley and PCMR would be resort density. Commissioner Joyce liked the idea of having TDRs as part of their tool kit, but he thought it was important to decide what they would be willing to use TDRs for and for what purpose.

Director Eddington thought Commissioner Joyce made a good point. There were two areas to discuss and they should be addressed separately. When they talk about TDRs going to PCMR or Deer Valley, he believed they were talking about resort TDRs going from a hillside to Deer Valley or from an open, potentially developable area going into PCMR. If

they agree that TDRs are appropriate in Bonanza Park, he assumed they were willing to allow more density to create a mixed income/mixed use local center.

Chair Worel asked if there were different kinds of TDRs, such as a resort TDR. Director Eddington answered no. City Attorney Harrington stated that they were not different in the current enabling ordinance, but the City has utilized a more affordable component in annexations. For example, four units were transferred from the hospital parcel on the northeast side of Quinn's Junction to the southwest side of Quinn's Junction because it was more desirable and compatible with the Park City Heights project. The City Council put a higher value on open space on a parcel that would have otherwise had single-family/affordable use on that side. Mr. Harrington thought the two could be somewhat compartmentalized based on the goal. If the goal is affordable, it becomes a narrower range from place to place to achieve a more desirable residential development, versus either getting rid of development or trying to get a better result. Mr. Harrington stated that to only put TDRs in the stream of affordable does not work from an economic perspective. They need to be apple to apple sales in order to motivate the transfer, otherwise there's no incentive to make it work. He clarified that while there may not be different kinds of TDRs, the program would have to be flexible given the goals.

Commissioner Gross stated that the TDRs going into the areas discussed were appropriate. However, he was nervous about TDRs in general because he was unsure how it works in the open market. It is always difficult for him when government steps in talking about the economics, when the marketplace actually controls the economics. Commissioner Gross used the Sweeney parcel as an example. He was unsure whether anyone would ever be able to make a deal with the Sweeney's on an appropriate price to transfer density from that parcel and put it somewhere else.

Director Eddington stated that those issues would be addressed when they get into the details of the TDR ordinance in the future. The question tonight was whether or not the Planning Commission wanted to look at TDRs moving forward in the next five to ten years. He believed they would have to start looking at equalization and potential multipliers to sharpen that tool.

Commissioner Phillips asked if the Planning Commission would have input on TDRs. Director Eddington replied that if the Planning Commission recommended leaving TDRs as a tool in the tool box, if the City was to move forward with any type of TDR ordinance and LMC amendment, it would come before the Planning Commission for a recommendation to the City Council.

Commissioner Strachan noted that the question on page 5 of the Staff report asked if the Planning Commission concurred with the recommended receiving zones for TDRs. He

believed that was a different level of specificity and a different question. Commissioner Strachan agreed that TDRs should be an available tool, but he could not find in the General Plan the map that showed the potential receiving zones. The Planning Commission had seen it before but it was not listed in the Table of Contents and he was unable to find it today. Director Eddington directed the Planning Commission to the map in the General Plan.

Commissioner Gross noted that the Planning Commission specifically removed the Huntsman parcel when they previously discussed the receiving nodes. Commissioner Strachan asked if Kimball Junction and the Canyons were marked in red because they were outside of the City jurisdiction or if they were potential sending zones. Director Eddington replied that the areas marked in red were outside of the City boundary. He noted that the four purple areas were considered by the Planning Commission. The Planning Commission had removed Huntsman; however, the Staff recommended Huntsman for an area in the Resort as an opportunity to help alleviate and focus on resort development.

Commissioner Strachan referred to page 19 of Small Town and stated that PCMR, Bonanza Park and Deer Valley were worth considering as receiving zones. He did not think the Huntsman parcel was appropriate. Director Eddington clarified that it was only for consideration. The Planning Commission was not approving the recommended receiving zones. Commissioner Strachan reiterated that TDRs are a useful tool that should be in the General Plan. Chair Worel concurred with Commissioner Strachan.

Commissioner Gross remarked that the maps on pages 12 and 13 of Small Town were difficult to read. Director Eddington stated that it was the map from the existing General Plan. The Staff has a responsibility to utilize the current land use and make recommendations for future land use. He noted that few people use land use maps because they use the zoning map. Director Eddington clarified that the Staff was not recommending that many changes in and around Park City. He pointed out that the land use map was inaccurate for Prospector and Bonanza Park and he proposed to straighten it out and make it more accurate. On the right side of page 13 they needed to talk more about mixed use to be consistent with the Staff recommendation. That was the primary change they were recommending. Director Eddington noted that the Snow Park parking lot in Deer Valley would also be mixed-use and not just commercial.

Commissioner Campbell asked if they were to remove the Huntsman parcel, if PCMR, Bonanza Park and Deer Valley would be the only three places in all of Park City that would be allowed to receive TDRs. Director Eddington replied that those were the three places the Staff recommended for consideration. Commissioner Campbell was uncomfortable with the degree of detail and questioned whether they should leave more flexibility. Director

Eddington thought there should be some degree of guidance for where to put density since the Commissioners were only comfortable with density in a few areas.

Chair Worel asked if Quinn's Junction was a potential receiving site. Director Eddington replied that it was currently not a site. A fair amount of density was proposed for the Park City Heights site and the Staff did not recommend adding additional density to that area or to the area north of SR248.

Commissioner Campbell asked about the procedure if the Staff recommended adding another receiving zone in two or three years. He asked if the General Plan would have to be re-written. He suggested leaving it vague in the General Plan to avoid the process of having to update the General Plan. Commissioner Campbell understood that changing the LMC was an easier process and he recommended putting more specificity in that document. Director Eddington explained that both LMC amendments and General Plan updates require Planning Commission and City Council review and approval. Both documents take a significant amount of time to change.

Commissioner Gross was comfortable identifying Bonanza Park/LoPa, PCMR and Deer Valley Snow Park.

Planner Kirsten Whetstone referred to the maps on pages 12 and 13 that were previously mentioned, and noted that the Rail Trail was incorrectly labeled as Kearns Boulevard. It was identified in green because it is open space. She believed that was the reason for the confusion. Planner Whetstone clarified that Kearns Boulevard was actually a little further north. Commissioner Gross thought the map should be better labeled.

The Planning Commission concurred with the identified receiving zones excluding the Huntsman parcel.

Director Eddington commented on Inter-Jurisdictional TDRs. He stated that regional planning is one of the concepts that Park City has been working on with Summit and Wasatch Counties. Over the past few years there has been more of an effort to involve the Planning Commission with the Summit County Planning Commission, and they were trying to include the Wasatch County Planning Commission. The newest effort has been to get the Park City and County Councils together more often to look at planning more holistically. Director Eddington noted that the jurisdictions operate more as a region now than they had over the past decade. They were starting to see resort development outside of the Park City boundaries and he believed they would continue to see that. When the Jordanelle Basin is developed based on its entitlements, it would actually be larger than Park City in terms of size, units and square footage. Recognizing that there is an evolution and growth

to the region and its economy, Director Eddington felt it was important to work with their regional partners.

Director Eddington noted that currently the jurisdictional TDRs as recommended are not permitted by State Code; however, within the next 10-15 years they would be looking for an opportunity to work with the State Legislature on some type of inter-jurisdictional TDR planning mechanism . Director Eddington outlined regional areas that could receive TDRs such as Kimball Junction, Redstone, Newpark, the Canyons, and Silver Creek. Director Eddington remarked that a more negative side is that density could go both ways. For example, there may be some density at Kimball Junction that could be transferred to Bonanza Park as additional commercial. Director Eddington clarified that they have not set any numbers or multipliers. The idea was to consider the concept of transferring density between jurisdictions.

Chair Worel thought the key was the sentence in the last paragraph, which says that the recommendation is to begin the analysis for such opportunities. In response to the question of whether the Planning Commission supports the City exploring the concept, Chair Worel was open to conducting an analysis and exploring the concept.

Commissioner Joyce had issues with the concept. He noted that traffic is a major issue and they keep talking about wanting people to live in the town where they work. He felt that the mentality of pushing density somewhere else was counter to the goal of living and working in the same town. Commissioner Joyce pointed out that Park City had the idea that surrounding the City with open space would separate them from everything else. He noted that Jordanelle would develop regardless. In terms of working with the counties and trying to coordinate plans, he was concerns with Park City deciding receiving zones in an area they have no control over. He referred to the red circles on page 19. He thought Summit County should decide where they wanted to see additional density and they should be placing the red circles. He did not believe Park City should identify density in their General Plan that was outside of the City.

Director Eddington clarified that Park City has talked with Summit County about potential receiving zones and they were in general agreement with the areas identified. Commissioner Joyce liked the idea of having TDRs as a tool; however, the fact that is was currently illegally, and in the grand scheme of everything else the City was trying to accomplish, he thought TDRs were a low priority. Commissioner Joyce thought the concept was worth exploring, but he was unsure how he felt about pushing density to someone else.

Commissioner Gross supported exploring the idea as long as it was not mandated. He liked the idea of inter-governmental relations in the future, but they first needed to make sure that the needs of Park City were addressed in the General Plan.

Commissioner Strachan asked why the State has not legalized TDRs. Director Eddington assumed that the issue had never been raised and there has never been a strong desire to allow it. He noted that other states allow for it but Utah has never done much with TDRs.

Commissioner Phillips wanted to know how common TDRs were across the United States. Director Eddington replied that TDRs are very common, and they are more common in the East than in the West.

Commissioner Strachan agreed with the comments made by Commissioner Joyce. He was reluctant to define the areas outside of their jurisdiction as potential receiving zones. He was comfortable exploring and analyzing the concept, but he thought the red circles on page 19 should be removed. Commissioner Strachan felt that including those as target zones in the Park City General Plan was overstepping their bounds, even if Summit County has generally agreed. He thought it was enough for the General Plan to say that the City was willing to explore it and to set the receiving zones in the future if it becomes legal to do so.

City Attorney Harrington noted that the subcommittee had the same concern and they asked the Staff to make sure that Pat Putt, the Summit County Development Director, was invited to at least one of the meetings. He expected that Mr. Putt would attend a meeting to speak directly to the Planning Commission.

Annexation was the next item for discussion. Planner Boehm noted that page 15 included a recommendation to expand the annexation to areas north of the City, as well as the south to the Bonanza Flats area. He explained that the Staff recommends expanding the boundary because they are gateways to the City and what happens in those areas could have a significant impact on the gateways to City. In addition, the lands are instrumental in protecting wildlife corridors. Planner Boehm stated that they were looking at moving the boundaries further out to have more control. If the land was never annexed, it would still be within the annexation expansion area and the City would be noticed for any ongoing development.

Planner Boehm clarified that the annexation recommendation was not to actually annex the areas in yellow. The recommendation was only to expand the boundaries of the annexation area.

Commissioner Gross asked if the expansion would be forever, even if it was never annexed. Director Eddington replied that it would remain on the annexation map as the adopted annexation expansion area boundary until the City pro-actively decided to make a change. Commissioner Gross was concerned about the Highway 40 corridor. He questioned how the community would benefit if they continue to take on environmentally sensitive land that they know is contaminated. Commissioner Gross did not believe the City would ever want to own that land, and other than receiving a notice if development occurs, he could see no merit for having it in the annexation boundary.

Director Eddington explained that the City would not be required to annex, but it would give Park City the opportunity to provide input on proposed development in the area and possibly help to create and direct growth. Commissioner Gross was not opposed as long as the City would never have to purchase it.

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Chair Worel thought that expanding the annexation boundary as recommended would give the City more protection over the entry corridors.

Commissioner Joyce wanted to know how the County would perceive the expansion. Director Eddington stated that the Staff spoke with the County and he assumed they thought it might be overstepping a little bit. However, the County understood the reasoning and Park City committed to collaborating with the County, specifically regarding the Route 40 corridor. Director Eddington believed the County would be willing to work with the City.

Commissioner Strachan stated that for him personally, the annexation map was one of the most troubling things in the General Plan and he has felt that way from the beginning. In the six or seven years that he has been on the Planning Commission, the argument of “it gives us control over that area” has never borne out to be true. They did not have control over the movie studio or control over Park City Heights. In his opinion they were not good annexations. Commissioner Strachan believed the annexation map was a doormat for sprawl. He noted that their discussions were about keeping the town small, not enlarging it. The annexation map was contrary to the point of a small town and sense of community. If he was a new developer coming into town, he would read it as an invitation to build out. Commissioner Strachan stated that even though it may give the City some control, he would rather have the message be “no more sprawl and no more growth.” The focus should be on keeping the town its current size and concentrate on putting density within the current boundaries. He opposed expanding the boundaries to address greater density concerns. Commissioner Strachan stated that he has always had an issue with annexation. He believed that annexation should be the last resort and only done if there is absolutely no other alternative.

Director Eddington clarified that the annexation map was not intended to encourage growth. Commissioner Strachan replied that the intent gets lost because of how the map is interpreted and used. Director Eddington stated that in comparing the annexation map with the wildlife corridor and open space maps in the Natural Setting section, there was a definite correlation to protect some of these areas. He reiterated that the recommended areas are the gateway to the community and it is incumbent on Park City to pay attention to the entry corridors and how the area develops.

Commissioner Joyce clarified that expanding the annexation boundary ensures that the City gets notified if something is proposed to occur, but they would not have the ability to exert any control. The City could have their say but the County and the developer could choose to ignore it. Director Eddington stated that if a development was proposed and the City's wishes were disregarded, given that it was within the annexation boundary, Park City might exercise opportunities relative to planning and/or annexation.

City Attorney Harrington offered to prepare a memo for the next Staff report that clarifies the statutory requirements and effects of the ADA.
Commissioner Joyce was confused over the wording. Sometimes they use the wording, "this will give the City control" and other times they say, "the City will be notified". He pointed out that "notified" and "control" were extremely different. City Attorney Harrington stated that he would spell it out in the Staff report so the Commissioners would have a clear understanding.

Commissioner Campbell thought it was clear that if they wanted reduced sprawl they could not control it if they did not own it, and the County could do whatever they wanted.

Commissioner Strachan explained how these situations have played out in the past and how the developers play the County against the City and vice-versa. If the County decides to build a disastrous project on the City doorstep, he would much rather say that the City had nothing to do with it. As an example, he would have preferred that the movie studio be solely a County project rather than have the City involved.

Commissioner Joyce asked Mr. Harrington or the Staff to include a better annexation map that could be interpreted easier.

Planner Astorga noted that the issue for discussion this evening was transportation and the connectivity between Salt Lake City and Park City. He stated that the General Plan was drafted to support multi-model transportation. The biggest problem is the single-occupancy vehicle that goes to and from Park City every day. Planner Astorga reported that three years ago the City, the County and UTA created a partnership that started with the PC/SLC connect bus service. The first year was not very successful, but as time goes on the

ridership has increased. Planner Astorga stated that the PC/SLC bus service addresses the environmental impacts and road capacity issues caused by single occupancy vehicles. The recommendation in the General Plan was that the City should continue to work with its regional neighbors to explore opportunities to mitigate traffic issues that would only worsen over time.

Planner Astorga stated that they were taking about reviewing the current private transportation system and surveying the preferred methods of transportation. One reason Park City is what it is today is due to its close proximity to Salt Lake. He asked if the Planning Commission wanted to continue exploring opportunities for better transportation. Planner Astorga noted that the Staff included light rail as an option not because they want to build it but because they want to explore it.

Director Eddington remarked that they continually talk about Park City being a fortunate mountain town because they are 37 minutes from the airport and the economic advantage. However, the concern is whether at some point there would be an environmental and traffic trade-off. The City has committed to not widening or expanding the roads, and whether or not to keep that commitment will have to be addressed in the future before the problems reach crisis mode.

Planner Astorga commented on the social component raised during visioning. Both residents and visitors indicated that increased traffic would be the primary reason they would leave or not visit Park City.

Commissioner Joyce was opposed to light rail. He moved here from Raleigh, North Carolina where they tried to do light rail, but there were not enough people moving one high density area to another high density area to justify it. Commissioner Joyce thought one of the challenges of the bus between Salt Lake and Park City is that unless you live close to where the bus starts or work close to where the bus ends, a 37 minute drive becomes a 2 hour bus commute. He did not believe the bus would absorb enough population to make a difference on the roads. Commissioner Joyce stated that he may be short-sighted, but in his opinion, talking about light rail would be a waste of time. They did not have the population density or the traffic flow patterns that could begin to justify light rail. As a new Planning Commissioner he looked at his own “hot spots” and traffic was a priority. He asked his friends why they drive everywhere rather than use the public transit system. The consistent answer was that driving was easier and there was no pain associated with driving. Commissioner Joyce stated that people will continue to drive their cars unless there is a dedicated bus lane that is more efficient and makes commuting faster. He understood that the intent was to look long term, but he cautioned against getting caught up in the idea that light rail would be cool. He pointed out that there is an existing park and ride lot that no one uses. Before they figure out Salt Lake, they need to

figure out how to handle the workers coming from Heber, Kamas, Oakley and other areas; and why no one uses the park and ride lot. Commissioner Joyce suggested that the City work on the internal issues before they study a concept that might never exist.

Commissioner Gross thought they should plan around it. He believed some tipping point in the future would make it happen. He could foresee money coming in for possibly another Olympics because the federal government would want to know how people would get from the airport to Park City on light rail. Commissioner Gross felt certain that if light rail came to Park City it would not be funded by their tax dollars. It would be the result of federal funding. He thought they should plan it in order to be ready if that should ever occur.

Commissioner Joyce reiterated that it takes a lot of density for light rail to work and he could not see enough people coming from Salt Lake to Park City to justify it. He stated that human behavior is not easy to change and that was part of the problem. He thought they could do a lot with the local bus system to keep the locals and the tourists out of their cars.

Director Eddington remarked that there were recommendations in the General Plan for improving the local transit system. He clarified that the recommendation to explore transportation opportunities was for more than just light rail. The recommendation was to explore alternative modes before light rail would ever be considered.

Commissioner Phillips agreed with some of Commissioner Joyce's comments. However, he understood that the Staff was only asking for the ability to look into alternative modes of transportation. Commissioner Phillips supported the idea of Salt Lake/Park City connectivity and thought they should explore the concepts.

Commissioner Campbell thought this conversation was timely due to Sundance starting this week. As much as they love Sundance, everyone is glad when it ends. Commissioner Campbell stated that the traffic they see for two weeks of Sundance could easily be the traffic they experience ten years from now. If that were the case, he would say they all failed in what was their number one job.

Commissioner Strachan concurred with Commissioner Campbell. He believed the answer to the question on page 6 of the Staff report was yes, the City should look into the concept of alternative modes of transportation to connect SLC and PC. The Commissioners concurred.

Chair Worel opened the public hearing.

Jo Scott was happy to hear Commissioner Strachan express the same concerns that so many in the audience have had sitting through many meetings regarding density in existing

neighborhoods. She stated that it has been a real concern in Thaynes Canyon. Ms. Scott commented read from the Staff report regarding densities in BoPa and LoPa. "The City has no additional land for substantial opportunities to fulfill the housing needs for this demographic cohort." "The only additional opportunity to address affordable housing is to look at utilizing the right to build accessory units above garage that are otherwise in the City's existing neighborhoods". Ms. Scott thought the two sentences was conflicting. The language goes on to say, "The City has committed to not sprawling and building in our open spaces; we have committed to not building housing on our golf course; we have committed to keeping our large lot sizes in our existing neighborhoods – the only economically viable outlet is an increase in density in our redevelopment areas." She believed that the only sentence that did not fit was the one about accessory units above garages. In the Thaynes area there was also language about detached units. Ms. Scott asked if the language would be removed from the Thaynes neighborhood and other existing neighborhoods. She was unsure what the Staff was directed to do.

Commissioner Strachan stated that it was his direction to the Staff but he was only one Commissioner. Commissioner Gross recalled that the Planning Commission talked about specifically looking at each individual neighborhood and providing a narrative. For example, a paragraph would be included similar to what was already in the Thaynes neighborhood section, only stronger, to clearly state that accessory units are not allowed.

Director Eddington noted that the zoning allows for accessory units throughout the Thaynes neighborhood. Commissioner Gross understood that the General Plan would restrict that.

Commissioner Strachan stated that the General Plan was not a mandatory document and it would not restrict accessory units. He explained that even if they took out the language, the existing LMC would still allow accessory units, even if the HOA or the neighbors did not want them. Commissioner Strachan did not want Ms. Scott or others to think that just because he gave his comments and direction to the Staff that they would never see accessory apartments in the Thaynes neighborhood. They would still be allowed until the LMC is changed.

Ms. Scott stated that the if the language was in the General Plan and the General Plan is a guide or reference for the LMC, then confusion will exist. If the language is taken out and new language specifically says it is excluded in this neighborhood, then those reading the General Plan would not get the wrong idea.

Commissioner Strachan believed there would still be confusion because the General Plan would exclude it but the LMC would allow it. People would question which document to follow.

Ms. Scott recalled that a sentence was added stating that it would go against the HOA and CC&Rs.

Commissioner Joyce stated that CC&Rs with a homeowners association apply. That was as far as the City could go because they could not enforce CC&Rs and they could not prohibit something that was allowed in the zone.

Ms. Scott stated that nonetheless, when the language still exists in Thaynes Canyon, it increases the confusion. She would like the City to reduce the confusion and the conflicts in the General Plan to avoid the misunderstandings so they do not have continual problems. She understood that they needed to address the LMC separately, but the General Plan is referred to as a blueprint and a reference. Accessory units do not belong in some of the existing neighborhoods because it is inappropriate to increase density in those areas. Ms. Scott pointed out that building a detached unit takes away open space. She would not want her open space taken away by her neighbor. Ms. Scott was still uncertain on what the direction was to the Staff and she asked for clarification.

Commissioner Campbell understood that the City was not in a position to enforce CC&Rs. Director Eddington replied that this was correct. He explained that currently Thaynes, and most of Park Meadows was zoned single-family and that zone allows accessory units. He recognized that there were conflicts with the CC&Rs, but the CC&Rs are a contract with the land which is different from the zoning. The Staff recommended maintaining accessory units in the SF zones. However, if a CC&R disallows accessory units the owner would not be able to have it. Director Eddington understood that the recommendation was different from what Ms. Scott was requesting.

Commissioner Gross remarked that Ms. Scott was asking for something that the City could not do. Ms. Scott understood that the City could not enforce CC&Rs, but she thought Commissioner Strachan made a good point when he suggested that they remove the language because the goal was not to increase density in existing neighborhoods.

Commissioner Strachan clarified that the language he suggested was that the City did not encourage increasing density in the existing neighborhoods. He also suggested that they remove the language about accessory units and language that is contrary to the idea of putting density anywhere other than BoPa or LoPa. Commissioner Strachan stated that he was not recommending a zoning change. The language should be clear that the City does not encourage applications for accessory apartments or applications that would increase the density of the single family neighborhoods. The City would encourage applications where density is appropriate in other locations. They could be more specific about accessory units in the LMC. The General Plan should be general in terms of encouraging

and discouraging density in single family neighborhoods. He believed the General Plan should be silent on the issue of accessory units.

Ms. Scott agreed that the General Plan should not address accessory unit. She asked if the other Commissioners concurred with the direction Commissioner Strachan had expressed to the Staff. Chair Worel replied that the Commissioners had already made their comments during the discussion. Ms. Scott stated that she would take that as a yes and she thanked the Planning Commission for their time.

Ruth Meintsma, a resident at 305 Woodside, thought the transportation discussion was perfect. She agreed that it was all about habits. She takes the bus everywhere. She even takes the express to the Junction to get her groceries and it takes about an hour total. Ms. Meintsma believed habits would change over the years and she thought it was right to consider it on the back side instead of the front side. It is important to look well into the future and she thought their discussion was spot on.

Alex Butwinski stated that in reading through the minutes of the last meeting he thought the word “density” was too general and that it confuses people in terms of equating density with growth. Mr. Butwinski stated that density is more about clustering existing density rather than adding to the 4 million square feet entitled in BoPa. He suggested that the problem might be solved by defining clustering. Regarding annexation, Mr. Butwinski stated that Commissioner Strachan defines control in a very absolute way and he disagreed with that assessment. He encouraged the other Commissioners to look at it in terms of the pros and cons and what they would be giving up in order to get that control. They also needed to be aware of being played by the developer in order to get what they want. Mr. Butwinski believed that those serving on the Planning Commission and others in the community were smart enough from the lessons learned not to allow that to happen again. He asked the Planning Commission to consider that moving forward as they look at the annexation boundaries. Mr. Butwinski stated that one of the things discussed in the drive to get the General Plan completed was whether the document could evolve as it needs to as they learn some of the lessons and find some of the loopholes. The same would be true for the Land Management Code.

On the issue of transportation options, Mr. Butwinski thought all options should be on the table. He did not believe light rail would occur in their lifetime, but he thought they should plan for routes where light rail might make sense. They have a long way to go before people will quit using their cars, but he believed that trend would eventually evolve. Mr. Butwinski did not think light rail was necessarily for masses of residents and commuters. Park City is a unique place where they bring in visitors in larger quantities and light rail could make sense. Mr. Butwinski commented on the park and ride lot at Quinn’s Junction. He believed it was a chicken and egg conundrum. The question is how people get into the

City if they use the park and ride lot. The Transit Department will not run buses out there multiple times a day if no one uses the lot. At some point the City Council would have to decide to make the investment and run empty buses for a while to encourage people to use the park and ride lot. Mr. Butwinski stated that people do not like riding buses for whatever reason and light rail creates another opportunity for people to get around.

Jim Tedford had concerns with the Historic Character section. Several months ago he offered suggestions to the Planning Commission about defining compatibility. A lot of language was included in the General Plan regarding compatibility and he congratulated them for that. Mr. Tedford clarified that his comments were not intended to be criticism because he knows everyone has worked very hard on the General Plan. He intended to come back to the next meeting with more details after he has a chance to study the document a little more. Mr. Tedford had ideas for some of the language and some of the content in the Historic Character section. For example, he thought the definition of subordinate could be stronger when talking about infill and additions. He would be prepared to offer specific suggestions at the next meeting. Mr. Tedford referred to the term "cultural tourism" on page 8 and "cultural heritage tourism" on pages 34 and 35. He believed they were talking about the same thing. He noted that Goal 16 on page 8 says that residents are not tourists. He thought that statement was confusing and suggested saying, "Maintain Main Street as the heart of the City for visitors and residents alike".

Chair Worel noted that public open houses regarding the General Plan were scheduled for January 28th and February 8th, which would also give Mr. Tedford the opportunity to provide input.

Brad Smith, with the Thaynes Canyon HOA, stated this was a great meeting and with all the meetings he has attended he felt like the City and the residents were finally coming together with the General Plan. He believed a lot of progress had been made. If they rid the document of ambiguities and make everything clear to the developers it would relieve future problems for both the City and the residents and the HOA. It also avoids potential litigation and a great expense for the HOA. Mr. Smith remarked that there was not a conflict between the City and the residents because both parties understand that the HOA rules apply and that is stated in the General Plan. There are HOAs in the Thaynes area and the HOAs enforce the regulations. Mr. Smith recalled from the December meeting that the Planning Commission made a motion to have a strong outreach in an effort to involve the public in the General Plan. He understood that a copy of the General Plan was available at the library, and he requested that the City make copies available in other places where the public would have the opportunity to read it.

Commissioner Strachan asked about advertising for the public open houses. Director Eddington replied that it would be listed on the interactive website, and the City website.

Emails would be sent to people who attended public hearings, the task force meetings and to the HOAs. It would also be announced on the radio and published in the newspaper.

Mary Wintzer, a resident at 320 McHenry, concurred with Commissioner Strachan's comments regarding annexation. She has lived in Park City 42 years and one of the saddest moments was when the City Council approved the movie studio. She saw the Mayor beg the developer to "throw him a bone" and they would not; and the Council still did not have the political will to stand its ground. Ms. Wintzer did not believe they would understand the lesson learned until the movie studio was operational. She encouraged the Planning Commission to contemplate Commissioner Strachan's comments about annexation because it does not give the City control and it adds to sprawl. In terms of the General Plan being vague or specific, Ms. Wintzer remarked that the theme of the current General Plan was that the City would build a mote of open space around Park City.

Ms. Wintzer commented on the number of meetings that have been held to update the General Plan and she has attended every meeting. She believed that the log jam was created because the public felt that the Staff was not adhering to the four core values and they were promoting density. She recognized that Mr. Butwinski may be correct in saying that "density" was mis-defined; but people have the perception that density means sprawl. The public was concerned about TDRs and the idea of doing something regionally with the County, as well as the language that density transfers could go both ways. She asked the Planning Commission to consider the roundabout at Redstone going into BoPa and the associated congestion. Ms. Wintzer pointed out that during the election people wanted the City to hold on to the value of small town. Regardless of what they think about Thaynes and their concerns, these are established neighborhoods that have existed for 35 years. She believed it would be a taking of property and lifestyle if they did not include the language that was suggested this evening, saying that accessory units are not encouraged. Ms. Wintzer agreed that affordable housing is a key goal. However, there are other areas in the community where density would be appropriate without having to desecrate existing neighborhoods. She believed they were in agreement regarding Natural Setting and Mr. Tedford would help with the language for Historic Character.

Commissioner Strachan thanked Mary Wintzer for hosting the post-election party at the Grub Steak. He felt that was honorable to do after losing an election and everyone had a good time. Ms. Wintzer thanked Hans Hugie and Bill Martin for contributing as well. Commissioner Strachan remarked that it was a nice gesture and that is what keeps the community civilized after an election.

Mary Olszewski approached the density issue from a different angle. She asked if a study had been done on water and whether there was enough water to support a 50% increase in commercial and a 25-30% increase in residential. She felt that was germane to the whole

scheme of the City and its development. Ms. Olszewski questioned whether there was enough water in the drought years to allow 2,000 more people to flush their toilets.

Commissioner Strachan asked if the City had a concurrency ordinance. City Attorney Harrington explained that City did not have a concurrency ordinance like the County; however, the City did have a long term capital improvement plan and study that tracks those measurements in conjunction with the impact fee program. It is tied to projected growth. Mr. Harrington stated that most of the water shortfall was due to outdoor irrigation rather than culinary water.

Commissioner Strachan informed Ms. Olszewski that surprisingly the State of Utah has enough water rights to support additional density. Ms. Olszewski understood water rights but she wanted to know if Park City had enough water. She has water rights with the City but there seems to be a conflict between having the water rights and being able to use the water. Commissioner Strachan pointed out that the studies were done and they show that water is available. He would encourage the City to adopt the same concurrency ordinance as Summit County, which requires developers to prove that there is enough “wet” water for their development.

City Attorney Harrington remarked that the City and the County were two different situations. The County needs the concurrency ordinance because it has Districts that do not have an obligation to serve. The City has the obligation to serve everyone in the City. Therefore, development could not be denied based on water because the City has the obligation to serve. However, if an annexation is being considered, the City requires the developer to bring their own “wet” water to the table.

Ms. Olszewski clarified that if the expansion was to take place, Park City would have enough water to service the expansions.

Chair Worel closed the public hearing.

In the interest of time, Chair Worel recommended that the Commissioners work directly with the Staff regarding the Trends Section of the General Plan, rather than having the discussion this evening.

Commissioner Strachan asked if the new Commissioners had major issues with the Trends Section. Commissioner Joyce remarked that in reading through a number of sections he thought some of it was nothing more than a reaction to feedback. The General Plan is a large document and he was more interested in finding the important items. He believed some sections were relevant and others were not. Commissioner Joyce had submitted a list of 10 items to the Planning Department that he felt were not relevant and did not need

to be included in the General Plan. Director Eddington stated that the Staff would review the list. However, he believed some of his concerns might be resolved with the different volumes and making the document more usable.

Commissioner Campbell referred to page 6, Historic Character, and asked why the Staff was asking to amend the Code so recommend only licensed architects for the Historic District. Director Eddington replied that the issue was raised during a joint City Council/Planning Commission task force meeting. The original recommendation was to use licensed architects and landscape architects throughout the community for all building and construction because those projects tend to move more quickly through the Planning Commission process and the applications are more thorough and complete. However, some were concerned that it would be costly and unfair to those in the business who were not licensed. In the end, the recommendation was to use licensed architects and landscape architects for CUPs, MPDs and HDDRs within the Historic District.

Commissioner Campbell stated for the record that he was completely opposed to that requirement. He knows designers who are much more talented than some licensed architects and who present more thorough plans. Those designers still need to use a licensed engineer. In his opinion, this requirement would add significant cost in a place where it is already expensive to do business.

Director Eddington clarified that the task force and the Planning Commission shared his concern and had that discussion because everyone knew someone that it would affect. He pointed out that currently 70%-90% of CUP and MPD and HDDR projects are designed by licensed professionals. Commissioner Campbell was concerned about unfairly pricing people out of the market because a $5,000 set of plans could be as high as $50,000 using a licensed architect.

Chair Worel asked if the issue could be an item for discussion at the joint meeting with the City Council in February. Director Eddington replied that it would be a good discussion for the joint meeting.

The Park City Planning Commission meeting adjourned at 8:05 p.m.

Approved by Planning Commission: _____