PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
February 4, 2016

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, February 4, 2016.

A majority of City Council members may be in attendance at the Stein Eriksen Tribute from 1:30 p.m.-2:00 p.m., held at Deer Valley Ski Resort at the Aerial Venue Finish area.

CLOSED SESSION

2:30 p.m. To Discuss Property, Personnel and Litigation

I. WORK SESSION

3:15 p.m. Planning Commission Interview Page 3

II. STUDY SESSION

3:30 p.m. Strategic and Budget Planning Discussion Page 5

III. WORK SESSION (CONTINUED)

5:15 p.m. Council Questions and Comments

5:30 p.m. Housing Update with Regard to Regulatory Tools, City Sponsored Development, Land Acquisition and Disposition and the Neighborhood Preservation Pilot Program Page 29

REGULAR MEETING

6:00 p.m.

IV. ROLL CALL

V. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Manager’s Report – 2016 Legislative Update Page 39

Manager’s Report – Library Conference Online Presentation, "Honoring the Past, Moving into the Future" Page 42

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

VII. CONSIDERATION OF MINUTES

1. Consideration of a Request to Approve the City Council Meeting Minutes from January 7, 2016 and January 14, 2016 — Page 44

VIII. CONSENT AGENDA

1. Approval of an Amendment to the 2013 Professional Services Agreement with Moreton & Company for Additional Services Which Will Increase the Cost $7,500 for a New Total of $25,848 — Page 73

IX. NEW BUSINESS

1. Monthly Update on the Accelerated Transportation Program and Presentation on Transportation Demand Management Plan — Page 76

2. Main Street Miner's Plaza Reconstruction Update — Page 84

3. Direction regarding Design (Schematic, Design Development and Construction Drawings) and Next Steps for the Main Street (Brew Pub) Plaza. — Page 107

X. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. 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. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

DATE: February 4, 2016

TO HONORABLE MAYOR AND COUNCIL

There is one (1) seat available on the Planning Commission effective immediately. Existing Planning Commissioner, Nann Worel has been appointed to serve for City Council.

Members of the Planning Commission shall serve four (4) years. Terms shall be staggered and expire on the second Wednesday in July. Members shall continue to serve until their successors are appointed and qualified. The Mayor shall appoint a new Planning Commission member to fill vacancies that might arise and such appointments shall be to the end of the vacating member's term.

Respectfully:

Louis Rodriguez, Planning Analyst II

Interview Schedule

February 4, 2016

Planning Commission:

Karen West-Ellis

Board Information

Planning Commission

Nann Worel	Term: 07/12-07/16
Adam Strachan	Term: 07/12-07/16
John Phillips	Term: 07/13-07/17
Preston Campbell	Term: 07/13-07/17
Steve Joyce	Term: 07/13-07/17
Melissa Band	Term: 07/14-07/18
Douglass Thimm	Term: 07/14-07/18

There is one (1) seat available on the Planning Commission effective immediately. Existing Planning Commissioner, Nann Worel was elected to serve for City Council.

Members of the Planning Commission shall serve four (4) years. Terms shall be staggered and expire on the second Wednesday in July. Members shall continue to serve until their successors are appointed and qualified. The Mayor shall appoint a new Planning Commission member to fill vacancies that might arise and such appointments shall be to the end of the vacating member's term. Therefore, the term of the seat being filled will end July 2016.

DATE: February 4, 2016

TO HONORABLE MAYOR AND COUNCIL

The Park City 2030 Long Range Strategic Plan is the strategic framework for Park City Municipal Corporation and the community to ensure that the Community Vision to "Keep Park City, Park City" is protected and holds true in 2030. It provides an outline and description for all strategic planning at the City, which includes strategic approaches and an implementation strategy. It's comprised of the Community Vision, Council Goals, Desired Outcomes and Key Indicators and is the definitive resource that aligns all of these components while demonstrating to the community the various efforts underway to realize their vision. This plan was formally adopted by Council through resolution on August 30, 2012. At that time it was recommended by staff to update the Strategic Plan every four years—2016 is the fourth year.

Staff is not recommending a complete overhaul of the Strategic Plan, but rather is asking Council to review identified weaknesses and possible solutions to correct them. Staff is also asking Council to prioritize the Desired Outcomes from within Council's four goals over the next several Council meetings. The idea is to focus on each individual Goal and have substantive discussions without feeling rushed leading into the Council Retreat. The Retreat will then serve as a chance to summarize and review all the Desired Outcomes comparing them one with another.

The hierarchy of land use in Park City is based upon the State of Utah's land use legislation. The General Plan is Park City's guiding document for land use. It is a long range policy plan that will guide future Land Management Code (LMC) and zoning decisions. The LMC is the regulatory document that addresses specific zoning and land uses within respective zones. The General Plan is, by intent, general and specific regulation should be adopted into the LMC. The current General Plan was adopted in early 2014 – two years ago. As a best practice, every five years is a good target for reviewing and updating the General Plan document to keep it current.
Staff is asking Council if it sees other areas where the General Plan is challenged in the policy area to meet the City's land use development needs. Staff recommends keeping any updates to the General Plan restrained to critical issues and maintaining staff focus on updating the LMC for the next two years.

Staff is asking Council if it sees other areas where the General Plan is challenged in the policy area to meet the City's land use development needs. Staff recommends keeping any updates to the General Plan restrained to critical issues and maintaining staff focus on updating the LMC for the next two years.

Respectfully:

Jed Briggs, Budget Operations Manager

City Council
Study Session Report

Subject: Strategic Planning Roadmap
Author: Jed Briggs & Anne Laurent
Department: Budget, Debt & Grants
Date: February 4, 2016
Type of Item: Informational/Discussion

Recommendation:
Staff recommends that Council discuss and review its current Strategic Plan looking for weaknesses and potential improvements, as well as identifying any needed coordination with or elaboration of the General Plan. Specifically staff is looking for direction with regards to the prioritization and reporting on Council's Desired Outcomes. This and future study sessions are a precursor to prepare for the Council Retreat.

Executive Summary:
The Park City 2030 Long Range Strategic Plan is the strategic framework for Park City Municipal Corporation and the community to ensure that the Community Vision to "Keep Park City, Park City" is protected and holds true in 2030. It provides an outline and description for all strategic planning at the City, which includes strategic approaches and an implementation strategy. It's comprised of the Community Vision, Council Goals, Desired Outcomes and Key Indicators and is the definitive resource that aligns all of these components while demonstrating to the community the various efforts underway to realize their vision. This plan was formally adopted by Council through resolution on August 30, 2012. At that time it was recommended by staff to update the Strategic Plan every four years—2016 is the fourth year. (Link).

Staff is not recommending a complete overhaul of the Strategic Plan, but rather is asking Council to review identified weaknesses and possible solutions to correct them. Staff is also asking Council to prioritize the Desired Outcomes from within Council's four goals over the next several Council meetings. The idea is to focus on each individual Goal and have substantive discussions without feeling rushed leading into the Council Retreat. The Retreat will then serve as a chance to summarize and review all the Desired Outcomes comparing them one with another.

The hierarchy of land use in Park City is based upon the State of Utah's land use legislation. The General Plan is Park City's guiding document for land use. It is a long range policy plan that will guide future Land Management Code (LMC) and zoning decisions. The LMC is the regulatory document that addresses specific zoning and land uses within respective zones. The General Plan is, by intent, general and specific regulation should be adopted into the LMC. The current General Plan was adopted in early 2014 – two years ago. As a best practice, every five years is a good target for reviewing and updating the General Plan document to keep it current. The moderate income housing element must be reviewed every two years.

Staff is asking Council if it sees other areas where the General Plan is challenged in the policy area to meet the City's land use development needs. Staff recommends keeping any updates to the General Plan restrained to critical issues and maintaining staff focus on updating the LMC for the next two years.

The itinerary is as follows:

Feb. 4 – Strategic Planning Overview – Review Preserving and Enhancing the Natural Environment Biennial Strategic Plan as well as Prioritize Desired Outcomes within the Goal

Feb. 11 - Review Responsive, Cutting-Edge & Effective Government Biennial Strategic Plan as well as Prioritize Desired Outcomes within the Goal

Feb. 25 – Review World-Class, Multi-Seasonal Resort Destination Biennial Strategic Plan as well as Prioritize Desired Outcomes within the Goal

Mar. 3 - Review An Inclusive Community that Values Historic Preservation, Economic Diversity, and the Arts & Culture Biennial Strategic Plan as well as Prioritize Desired Outcomes within the Goal

Mar. 9-11 – Council Retreat: Review Prioritization of Desired Outcomes within all of Council's Goals

Acronyms:
LMC – Land Management Code
BFO – Budgeting for Outcomes
CC&Rs **-** Covenants, Conditions and Restrictions
HOA - Homeowners Association
MPD - Master Plan Development
CUP - Conditional Use Permit
UCA – Utah Code Annotated

Background:

<u>Overview of Park City's Strategic Planning</u>
Park City's strategic planning efforts are summarized in the concept diagram below. The Community Vision (Keeping Park City "Park City") is the foundation of any long-range plan, is aspirational in nature and articulates the desired future state of the community in 2030. It is intended to inspire stakeholders to a common goal and to guide policy and resource allocation decisions. Used properly, it can outlast short-term philosophical shifts or priority changes to ensure the City's progress continues along a path consistent with its residents' shared values. By the same token, making the vision transparent and continuing to engage the community around it ensures the opportunity for it to evolve along with the residents. The Community Vision was created based on extensive

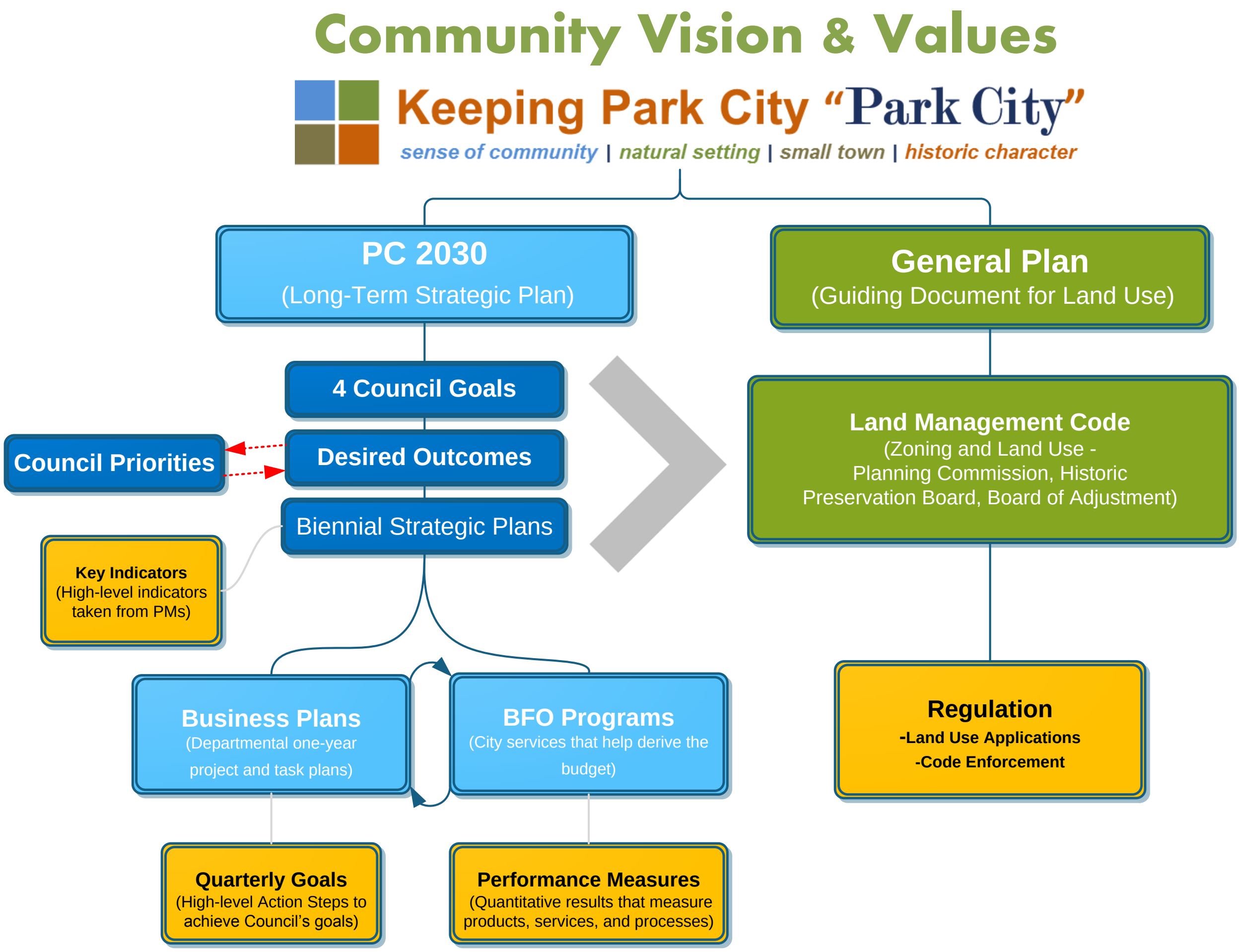
feedback from residents who expressed their desire to maintain many of the current characteristics of the city they call home.

The Park City qualities identified through the visioning process reflect the core, or heart, of Park City. The elements that define “Park City” are Sense of Community, Natural Setting, Small Town, and Historic Character. These core qualities are enduring and if significantly altered would affect the essence of Park City.

In order to implement the Community Vision, there are two branches of strategic planning. The first is an organizational strategic planning effort which focuses on how Park City Municipal Corporation *operates* in order to achieve the Vision. This begins with Council’s Goals and the Desired Outcomes of those Goals, which are detailed in Park City 2030. Then, each department or team creates strategies for achieving the Desired Outcomes and Action Steps within those strategies and documents these in a Business Plan. Finally, the programs and projects necessary for pursuing the strategies and action steps, along with their associated costs, are vetted in the Budgeting for Outcomes process and reported in the Budget Document.

The second branch of strategic planning is more external in nature and focuses more (although not exclusively) on the built environment and how the community will develop toward the Vision. This begins with the General Plan, which puts forth strategies and goals within the four Core Value areas. Ultimately, the land management code is derived from these strategies and goals, which details the City’s zoning and development standards.

It is important to note that the General Plan and Park City 2030 are not conflicting documents or duplicative. They are both high level strategic documents that guide a particular areas and functions of the City’s strategic thinking. Both documents will feed into the shorter term, specific strategies in Business Plans.



The hierarchy of land use in Park City is based upon the State of Utah's land use legislation. The General Plan is Park City's guiding document for land use. It is a long range policy plan that will guide future Land Management Code (LMC) and zoning decisions. The LMC is the regulatory document that addresses specific zoning and land uses within respective zones. The LMC and associated Zoning Map provide for specific uses within noted districts on the Zoning Map. Beyond these governmental tools for regulating land use are private Covenants, Conditions and Restrictions (CC&Rs) that are typically associated with Homeowners Associations (HOAs). These CC&Rs are enforced by their respective HOAs. It is important to note that Park City Municipal cannot enforce CC&Rs, as they are not municipal regulations. However, Utah Code allows cities to refuse to approve plats/subdivisions if CC&Rs prohibit solar and other energy devices based upon renewables:

10-9a-610. Restrictions for solar and other energy devices.

The land use authority may refuse to approve or renew any plat, subdivision plan, or dedication of any street or other ground, if deed restrictions, covenants, or similar binding agreements running with the land for the lots or parcels covered by the plat or subdivision prohibit or have the effect of prohibiting reasonably sited and designed solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on lots or parcels covered by the plat or subdivision.

Enforcement of the LMC is implemented through approvals or denials of land use applications such as a zoning change or plat amendment, Master Plan Development (MPD), Conditional Use Permit (CUP), etc. that are required prior to any new construction activity. If the construction has already occurred without required approval or executed inconsistently with the required approvals, code enforcement will take action including issuing notices to remedy, fines, and/or civil or criminal legal action.

The Hierarchy of Land Use Documents

*May conflict with and be more restrictive than the Zoning Ordinance standards.

Analysis:

Council Goals

While Park City residents want to preserve the historic character and small town feel of the City, many residents during the community visioning sessions also expressed concern about the lack of housing affordability, limited job opportunities outside of the service industry, the need to cultivate diversity and the fragility of a snow-dependent economy. They believed that, left unaddressed, these issues would threaten the future of Park City. These concerns are reflected throughout the Vision and are addressed more specifically by the Council Goals. The four Council Goals represent what the leadership of Park City Municipal Corporation believes is most essential in focusing its attention and resources on in order to realize the Community Vision. These goals are:

1) World-Class, Multi-Seasonal Resort Destination,
2) Preserving & Enhancing the Natural Environment,
3) An inclusive community that values historic preservation, economic diversity, and the arts & culture, and
4) Responsive, Cutting-Edge & Effective Government.

The Goals are a key component of Park City 2030, not only for Council but for residents and Park City staff as well. They provide a philosophical foundation for the Council in its role as a policymaking body. For residents, the Goals provide a detailed definition of success. For Park City staff, they provide guidance on how to manage finite resources in the face of nearly infinite expectations.

Council Question: Does Council want to rework or update Council's Goals?

Staff recommendation: Staff feels like the Council Goals, having been reviewed and adopted only three and half years ago, encompass Council's needs and desired future state of the City sufficiently.

Council's Desired Outcomes

In order to ensure results and accountability, Desired Outcomes were built into the City's Strategic Plan grouped together by Council's Goals. The Desired Outcomes are observable effects that visibly demonstrate success in each Goal area. They are the guideposts for making funding and planning decisions. They help determine if we are moving the "dial" on achieving Council's objectives. The Budgeting for Outcomes process is tied intrinsically to the Desired Outcomes, which help ensure that resources are allocated to the most effective efforts related to achieving the community's vision. These Desired Outcomes are below:

World-Class Multi-Seasonal Resort Destination

Accessible and world-class recreational facilities, parks and programs
Balance between tourism and local quality of life
Varied and extensive event offerings
Unique and diverse businesses
Accessibility during peak seasonal times
Well-utilized regional public transit
Walkable and bike-able community
Multi-seasonal destination for recreational opportunities
Internationally recognized & respected brand
Every City employee is an ambassador of respected brand
Every City employee is an ambassador of first-class service

Preserving and Enhancing the Natural Environment

Abundant preserved and publicly accessible open space
Managed natural resources balancing ecosystem needs
Enhanced water quality and high customer confidence
Effective water conservation program
Adequate and reliable water supply
Reduced municipal, business and community carbon footprints
Economically and environmentally feasible soil disposal
Enhanced conservation efforts for new and rehabilitated buildings

An Inclusive Community that Values Historic Preservation, Economic Diversity, and the Arts & Culture

Residents live & work locally
Jobs paying a living wage
Preserved and celebrated history; protected National Historic District
Cluster development while preserving open space
Part-time residents that invest and engage in the community
Shared use of Main Street by locals and visitors
Skilled, educated workforce
Entire population utilizes community amenities
Community gathering spaces and places
Physically and socially connected neighborhoods
Vibrant arts and culture offerings
Diverse population (racially, socially, economically, geographically, etc.)
Primarily locally owned businesses
Safe Community

Responsive, Cutting-Edge & Effective Government

Fiscally and legally sound
Engaged, capable workforce
Well-maintained assets and infrastructure
Engaged and informed citizenry
Streamlined and flexible operating processes
Ease of access to desired information for citizens and visitors
Strong working relationships with other regional governments

BFO Process

Currently, the City employs a Budgeting for Outcomes (BFO) process that focuses on Council priorities and objectives as the driving factor for determining the annual budget. BFO is a way to link Council's policy goals to the day-to-day management operations of the City. Council's Goals are taken into account when department managers identify which Desired Outcomes will be met when requesting budget operating and capital options.

BFO provides a comprehensive review of the organization, identifying every program offered and its cost, evaluating the relevance of every program on the basis of the community's priorities, and ultimately guiding elected officials to the policy questions they can answer with the information gained from the process. Thus, BFO will inform the development of the City's FY 2017 and FY2018 Budgets and serves as a tool to identify potential service reductions and eliminations. By creating Desired Outcomes within Council goals and then receiving offers from City departments, the City can make better-informed decisions regarding the prioritization and cost of City services and programs.

During the budget process the Results Team (staff-led budget congress) receives service proposals (bids) for programs and activities from department managers. BFO programs are scored by departmental managers based off of scoring criteria that were discussed during a previous Council Retreat. The Results Team reviews these scores and tabulates them with their own to arrive at a composite score agreed on by the group. This provides the ranking of proposals within each Council Goal with a quartile ranking as well, numbered from 1 to 4, with 1 being the highest ranking and 4 the lowest.

The criteria weighted the most heavily for scoring a BFO program is how well a program aligns with Council's Desired Outcomes. The onus is placed on the manager to defend or justify their rationale to the Results Team. The Results Team will then score the program based off of the manager's explanation as well as with their own understanding of Council's Desired Outcomes. Staff believes that this process has been working for several years, but sees an opportunity to gather greater input from Council with regards to the priority of the Desired Outcomes. If staff and specifically the Results Team better understood where the current Council prioritizes or places the most value amongst the Desired Outcomes, then staff could better allocated resources to those issues.

Staff has distributed a survey to Council with each of the Desired Outcomes grouped by their corresponding Goal. Staff is asking Council to first prioritize the Desired Outcomes where Council feels like they would like to see the most improvement in this area. Is this Desired Outcome not meeting expectations currently? Would Council like to see more progress in this area? The idea is to get a better sense of what is concerning Council currently and translate that into action plans that would impact staff projects and tasks.

Second, staff is asking Council to allocate resources to the Desired Outcomes within each Goal where they would like to see funding long-term. The idea here is that with Council's help the Results Team could translate the survey data into budget deliverables that Council would review during the budget hearings toward the end of the fiscal year. This isn't to say that the budget would completely match Council's survey results, but it would be another data point to help guide the Results Team when making funding recommendations.

Council Question: Does Council want to rework or update the Desired Outcomes?

Staff recommendation: Staff is asking Council to prioritize the Desired Outcomes during the Study Session meetings leading to the Council Retreat where Council could update, add, or take away from the Desired Outcomes.

Council Priorities

In February of 2014 Council held a Retreat and established thirteen priorities. The idea was to bring high focus to issues the City needs to "get right" and to be able to see progress on these issues by highlighting them and continually discussing them. In December 2014, in an effort to bring increased attention to certain items, City Council reworked the thirteen identified priorities into three separate categories: two Critical Priorities, three Top Priorities, six High Priorities and dropped two from the list. (Link). In September 2015 Council then moved Carbon Reduction & Energy Conservation into the Critical Priorities. (Link).

Critical Priorities: If we don't get these right, it could have a significant negative impact on our community

1. Middle Income, Attainable & Affordable Housing
2. Transportation: Congestion reduction; local & regional plans
3. Energy

Top Priorities: Items for which City Council would like to see significant progress

4. Increase citizen involvement through outreach /gov't holistic decision making
5. Historic Preservation: Main St preservation plan & keep national historic site designations
6. Lower Park Avenue Redevelopment Plan

High Priorities: Items for which City Council would like to see progress

7. Increase Green Building Standards
8. Open Space Acquisition
9. Water Conservation
10. Plan for Safe Clean Soils
11. Regional Collaboration

The Council Priorities were developed after the adoption of the City's Strategic Plan. Since the Council Priorities have risen to a prominent level at the City, it makes sense to include them in the discussion of the City's Strategic Plan. In preparation for these discussions staff began analyzing the connections between the Council Priorities and Desired Outcomes. In most cases, every Priority can be linked to a Desired Outcome:

Desired Outcome	Council Priority	Rank
Residents live & work locally	Middle Income, Attainable & Affordable Housing	Critical
Accessibility during peak seasonal times	Transportation: Congestion reduction; local & regional plans	Critical
Well-utilized regional public transit	Transportation: Congestion reduction; local & regional plans	Critical

Reduced municipal, business and community carbon footprints	Energy	Critical
Part-time residents that invest and engage in the community	Increase citizen involvement through outreach /gov't holistic decision making	Top
Engaged and informed citizenry	Increase citizen involvement through outreach /gov't holistic decision making	Top
Preserved and celebrated history; protected National Historic District	Historic Preservation: Main St preservation plan & keep national historic site designations	Top
Community gathering spaces and places	Lower Park Avenue Redevelopment Plan	Top
Physically and socially connected neighborhoods	Lower Park Avenue Redevelopment Plan	Top
Enhanced conservation efforts for new and rehabilitated buildings	Increase Green Building Standards	High
Abundant preserved and publicly accessible open space	Open Space Acquisition	High
Cluster development while preserving open space	Open Space Acquisition	High
Effective water conservation program	Water Conservation	High
Economically and environmentally feasible soil disposal	Plan for Safe Clean Soils	High
Strong working relationships with other regional governments	Regional Collaboration	High

In order to avoid redundancy one could argue that a merging of the two lists would make sense. Every BFO program is tied to a Desired Outcome as well as every Action Step in the Quarterly Goals Report. Since Council Priorities don't include all the services the City provides it makes it difficult to use them in the budget process. For example, if there were only two budget requests one from Public Safety and another for affordable housing; how would the Results Team evaluate those against one another if they *only* used Council's Priorities? There really isn't a Priority related to Public Safety or Recreation, Internal Services, and much of Public Utilities. This is another reason that staff is recommending that Council prioritize the Desired Outcomes.

However, having a smaller list is nice when trying to convey to the community or to staff what Council is most concerned about right now—especially when considering the Critical Priorities. There's forty Desired Outcomes, which would be cumbersome to use as a rallying cry. Another option would be to take the two lists and merge them, but by prioritizing the merged list Council and staff could still identify the most critical priorities from the whole list and just focus on those.

Council Question: Does Council want to merge the Council Priorities with the Council Desired Outcomes?

Staff recommendation: There's pros and cons to both: Having a small and succinct list of Council Priorities is nice for communication purposes. However, where the Desired Outcomes (the more comprehensive list) includes all of the Council Priorities it does make it seem somewhat redundant to have two lists.

Biennial Strategic Plans
The Biennial Strategic Plans describe strategies to achieve Council's Desired Outcomes and serve as an updatable reporting mechanism for Council and the community. They are structured through Council's four Goals and provide a two-year horizon for the strategic direction of the City. They summarize the strategies and action plans from the Departmental Business Plans and tie them to the long-term strategies in Park City 2030. They also present Key Indicators, recent successes, current challenges, and trends & opportunities for each Council Goal. They're not intended for day-to-day operations, but for a higher level of strategic direction.

Business Plans
Departmental or Team Business Plans are working documents that provide each department with tactical guidance on the specific "how" and "what" to accomplish Council's Desired Outcomes. They reflect a more detailed day-to-day operation of a department's internal processes. They also incorporate Action Steps from the Quarterly Goals Report and are updated annually after the budget is approved and adopted in June. Finally, they are a communication tool to the City Manager, Council, and the community of departmental goals and achievements demonstrating alignment with Council's Goals.

Quarterly Goals Report
The Action Steps within the Quarterly Goals are those activities which each department is currently undertaking and many of which are to be completed in the near future. The Action Steps are assembled from each department's Business Plan as well as aligned with Council's Goals and Desired Outcomes. The Quarterly Goals Report is meant to provide a high-level look at what activities each department is undertaking and what progress is being made on those goals. It is also an opportunity for department managers to provide comments or an update on those goals. The Action Steps include the department owner, deliverable/description, status update, type, deadlines, priority, and comments.

The Actions Steps are still updated, but have not been reported to Council recently, as the City shifted to focusing on the Council Priorities. However, if the Council Priorities and Desired Outcomes were to merge a quarterly report on the accomplishments and status updates on projects and tasks that Council was most concerned with could prove useful.

Council Question: Does Council want a Quarterly Goals Report presented to them for review that includes Action Steps linked to their Council Priorities/Outcomes?

Staff recommendation: Staff recommends a return to presenting this information in a Manager's Report format on a quarterly basis. The report could shift to update Council on the Desired Outcomes that Council is most concerned with.

Working with the Strategic Plan

After the Strategic Plan was adopted in 2012 Council was given the Significant Impact Matrix to help focus discussions on the Strategic Plan, Goals, and Desired Outcomes set out by Council. This matrix is filled out for each staff report that accompanies a critical policy decision facing the Council. It provides a summary evaluation of the impact of staff's recommended action on each of the four Council Goals by listing the Desired Outcomes that are affected. In the process, the four questions proposed in the Visioning Filter are answered – Economic Impact, Environmental Impact, Social Equity Impact, and Quality of Life Impact. While some additional free-form comments may be included following the matrix, the matrix itself is intended to summarize the details that are contained in the report.

Staff believes that by focusing staff reports on Council Priorities and Desired Outcomes, in part by utilizing this new tool, the City will continue to be successful in achieving the Community Vision.

	World Class Multi-Seasonal Resort Destination **(Economic Impact)**		**Preserving & Enhancing the Natural Environment** **(Environmental Impact)**		**An Inclusive Community of Diverse Economic & Cultural Opportunities** **(Social Equity Impact)**		**Responsive, Cutting-Edge & Effective Government**	
Which Desired Outcomes might the Recommended Action Impact?	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)
	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)
	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)
	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)
	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)
	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)
	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)	(+/-)	(Select Desired Outcome)
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	(Select from List)		(Select from List)		(Select from List)		(Select from List)	

Council Question: Does Council want to continue to use the Significant Impact Matrix? Are there other ways by which Council can keep in mind the Strategic Plan when making decisions?

Staff recommendation: Staff recommends keeping the Significant Impact Matrix, but wants to look for ways to make it more meaningful.

General Plan

The General Plan is, by intent, general and specific regulation should be adopted into the LMC. By local ordinance, Park City requires Conditional Uses and Master Planned Developments to be consistent with the General Plan. Pursuant to state code, public improvements must also conform to the General Plan. UCA §10-9a-406. The current General Plan was adopted in early 2014 – two years ago. As a best practice, every five years is a good target for reviewing and updating the General Plan document to keep it current. Planning staff is actively working on LMC updates to be more consistent with the General Plan and has a goal to make more progress on this effort in 2016 than 2015. Additionally there are ongoing planning efforts in the areas of transportation, recreation, housing, energy, and other topics that are informing how the General Plan goals and objectives might be best implemented and prioritized through the LMC. Market demand for higher densities at the resorts, Bonanza Park, and Lower Park Avenue will continually be challenged by infrastructure capacity such as roads and utility service. Quinn's is experiencing recreation and other community service demand.

Council Question: Does Council see other areas where the General Plan is challenged in the policy area to meet our land use development needs and should be updated?

Staff recommendation: Staff recommends keeping any updates to the General Plan restrained to critical issues and maintaining staff focus on updating the LMC for the next two years, with the exception of the affordable housing element which will be reviewed as required by state law.

Department Review:

Budget, Debt, & Grants Department, Community Development, Legal, and City Manager

Summary Recommendation:

Staff recommends that Council discuss and review its current Strategic Plan looking for weaknesses and potential improvements, as well identifying any needed coordination with or elaboration of the General Plan. Specifically staff is looking for direction with regards to the prioritization and reporting on Council's Desired Outcomes.

Attachments:

A - Preserving and Enhancing the Natural Environment Biennial Strategic Plan

Preserving & Enhancing The Natural Environment

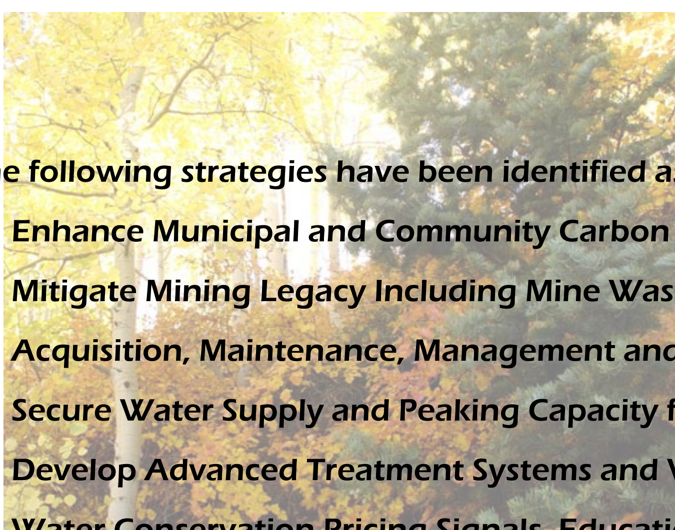
Success of this Priority is defined as:

Park City is proud that it is recognized as a model environmentally-conscious community. Residents develop, participate in and support initiatives to protect the long-term health of the natural environment and Park City policies and investments work in concert with these efforts. Carbon reduction, energy and water conservation programs and open space acquisition not only attract residents and visitors to Park City, but also advance community environmental goals and preserve the unique natural setting. Park City recognizes that careful planning to ensure a sustainable water supply that meets the City's current and future need is essential to our long-term viability.

Desired Outcomes

The Community and the City Council have identified the following desired outcomes related to this priority:

- Abundant preserved and publicly-accessible open space
- Implementation of Open Space policies and programs
- Managed natural resources balancing ecosystem needs
- ~~Enhanced water quality and high customer confidence~~ Provide Safe, Reliable, and High Quality Drinking Water
- ~~Effective water conservation program~~ Optimize Resource Conversation & Energy Efficiency
- ~~Adequate and reliable water supply~~ Maintain Sustainable Water Resources
- ~~Reduced municipal, business and community carbon footprints~~ A Net Zero Carbon Government by 2022 and City by 2032
- Economically and environmentally feasible soil disposal
- Enhanced conservation efforts for new and rehabilitated buildings
- Improve Storm Water Systems to Protect Physical Environment
- Manage Storm Water to Protect Stream



Key Strategies

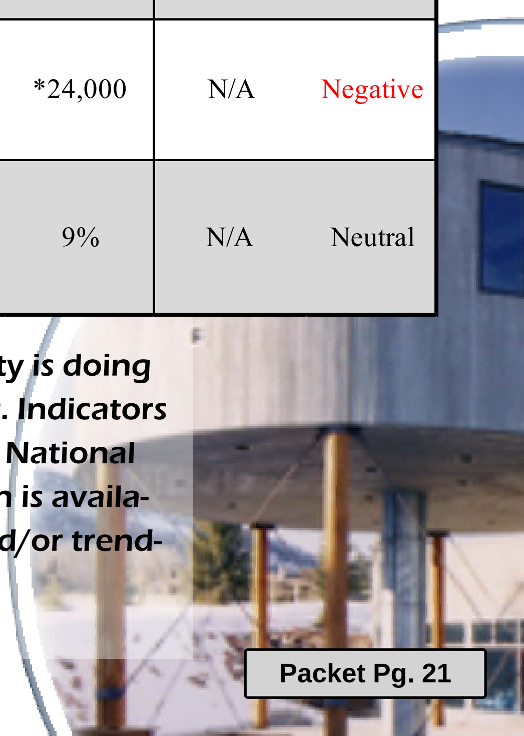
The following strategies have been identified as critical for achieving Desired Outcomes:

- Enhance Municipal and Community Carbon Mitigation, Energy Reduction and Conservation
- Mitigate Mining Legacy Including Mine Waste, Soils, Water and Physical Hazards
- Acquisition, Maintenance, Management and Implementation of Open Space
- Secure Water Supply and Peaking Capacity for Future Conditions
- Develop Advanced Treatment Systems and Water Quality Programs
- Water Conservation Pricing Signals, Education and Incentives

Key Indicators

KEY INDICATOR	YEAR					ASSESMENT	
	2011	2012	2013	2014	2015	Benchmark	Trend
Increase in number of properties within the Soil Ordinance Boundary that have obtained Certificate of Compliance.	N/A	3	4	3	2	N/A	Positive
Meet all water quality regulations.	Yes	Yes	Yes	Yes	Yes	Similar	Neutral
Total numbers of acres preserved for open space.	8,405	8,405	8,697	9,034	9,049	N/A	Positive
Percent of Citizens actively conserving water at least once a month.	N/A	N/A	87%	87%	96%	Higher	Positive
Percent of citizens who walked or biked instead of driving at least once a month.	N/A	N/A	87%	87%	91%	Much Higher	Positive
Percent of citizens who rate drinking water quality as "good" or "excellent."	43%	43%	49%	49%	62%	Similar	Positive
Percent of citizens who rate overall natural environment as "good" or "excellent."	94%	94%	93%	93%	94%	Much Higher	Neutral
Annual Carbon Footprint for Municipal Facilities (Co2 in Tons).*	14,770	18,715	19,171	*22,000	*24,000	N/A	Negative
Percentage of carbon reduction for City Government from previous year.	N/A	27%	2%	15%	9%	N/A	Neutral

The Key Indicators above provide a snapshot of how the community is doing on our goal of Preserving and Enhancing the Natural Environment. Indicators were taken from Department Performance Measures as well as the National Citizens' Survey, which is given every two years. Where information is available, the indicators are benchmarked against other communities and/or trended over time to highlight areas for improvement.



Biennial Plan for Preserving & Enhancing the Natural Environment

Recent Successes

- Mining Influenced Water Study Underway
- MS4 Program Development Underway
- SCADA System Replacement Nearly Complete
- Water & Energy Conservation Program
- Watersmart Deployment
- Expanded Renewable Energy Portfolio—Solar on the MARC (Triples Portfolio), assessing new projects
- Annual, On-Going Energy Savings of $256,000 due to Retrofits
- Georgetown University Energy Prize Semi-finalist
- Phase III LED Streetlight Retrofit
- Phase II Interior LED Retrofit
- Acquisition of the Sommer Parcel
- COSAC V
- Updated Noxious Weed Plan 2015
- Continued Progress on Prospector Drain AOC
- Secured Snow Storage Permanent Home
- Public Outreach

Current Challenges

- Mining Influenced Water Discharges
- Lack of Raw Water Storage
- Wildland Urban Fire Interface/Open Space
- Managing Environmental Liabilities
- Implementing New Technology
- Soil Disposal Limitations
- Public Outreach
- MS4 Storm Water Program Development
- Management and Maintenance of Open Space
- Animal Control Ordinances/Policies
- Climate Change & Extreme Weather Situations
- Energy Source Diversification
- Competition for Potential Open Space Acquisitions
- Alternative Transportation Initiatives
- Open Space Acquisition Impacts on Housing Affordability
- Non-Local Regulatory & Political Environment for Renewable Energy

Trends & Opportunities

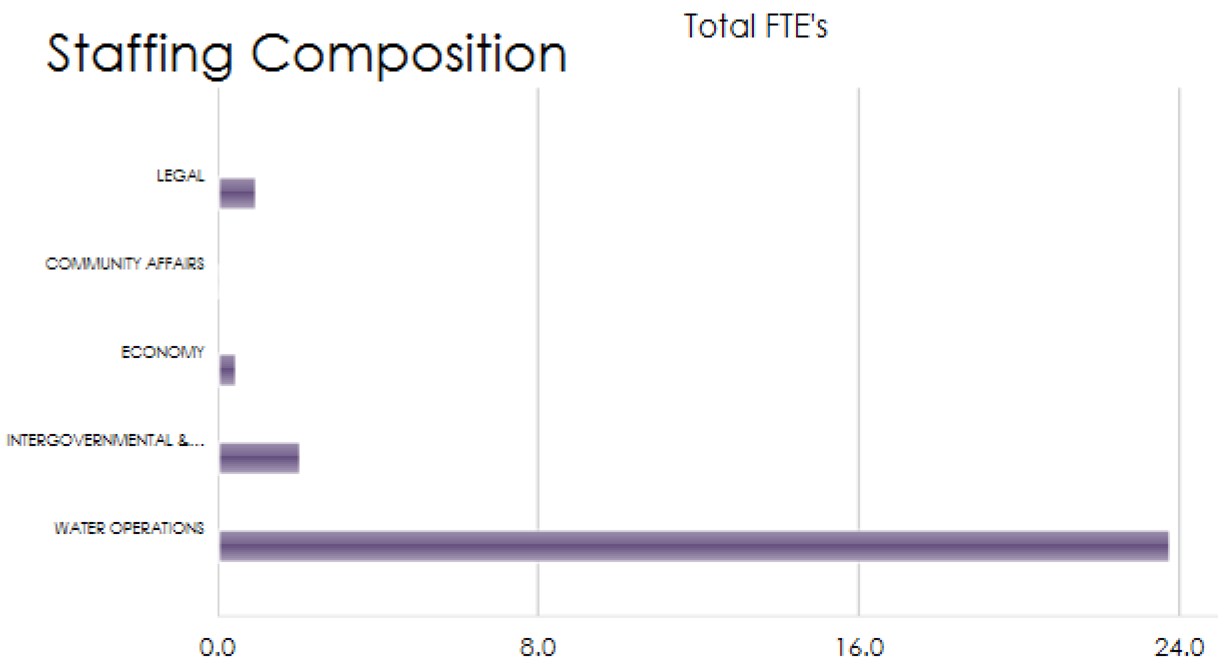
- Increasing Regulations
- Advanced Treatment & Monitoring
- Increasing Storm Water Program
- Technology & Data-driven Decision-making
- Energy Cost Inflation
- Public Information Availability
- Open Data
- Soil Disposal Options
- Ecosystem Services
- Regional Collaboration
- Climate Adaptation Planning
- Increased Water Storage
- Wildlife Management
- Renewable Energy Financing
- Recycling Center Relocation
- Public Lands Initiatives
- Water Efficiency
- Designated Off-Leash Areas

Staff Focus Areas

- Technology and Water Treatment Upgrades
- Storm Water Program and Funding Development
- Deploy Energy Mitigation Strategies
- Deploy Green Building Policy
- Operational Facility Needs Development
- Strategic Land Planning
- Continue to address mining impacted soils & water
- Ecosystem Services
- Resolving Use Priorities on Open Space
- Achieve Citywide Renewable Energy Strategy
- Management and Maintenance of Open Space
- Dogs

Staff Budget Plan FY17 & FY18

- Storm Water: Add resources to increase level of service and to meet UPDES permit
- Water: Add resources to meet water quality goals and UPDES permit requirements
- Water and Energy Conservation: Add resources to enhance program and achieve energy goals
- Trails and Open Space: Providing additional full time staff to implement strategies and goals related to Council policies, including but not limited to management and maintenance of the trail system, management of wildland fire interface on open space, wildlife management goals, noxious weed programs and dog related items.
- Carbon Reduction: Possible staff increase.



Strategic Planning Roadmap

For more information on Park City Municipal's strategic planning processes follow this link:

http://www.parkcity.org/departments/budget-debt-grants/strategic-planning



Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
ABUNDANT PRESERVED AND PUBLICLY-ACCESSIBLE OPEN SPACE										
0464 Open Space Acquisition	ECONOMY	-Staff attend monthly Basin Open Space Advisory Committee-Staff manage monthly COSAC meetings and update Council-Continued open space acquisition negotiations with landowners -Continued updates to Council in CLOSED per ongoing landowner discussions/budget -Coordination of RCST Bonding timeline per possible acquisition targets	On Track	2	Dept	Ongoing		High	Heinrich Dieters (Open Space Project Manager)Nate Rockwood (Capital Budget Manager)	Council Priority: Open Space Acquisition
ADEQUATE AND RELIABLE WATER SUPPLY										
0298 Complete and submit detailed engineering and financial analysis of options for UPDES compliance for Judge Tunnel and identification of the preferred alternative	WATER OPERATIONS	Recommended Treatment option for Judge	On Track	2	Dept	10/01/2015	12/31/2017	High	Clint McAffee	Staff is working on an alternatives analysis. Date was renegotiated in favor of Park City. Staff has completed phase 1 of the alternatives analysis and will be moving on to phase 2 which is field testing alternatives.
0356 Judge/Spiro Mine Maintenance	WATER OPERATIONS	Long Term, reliable water sources	On Track	2	Dept	Ongoing		High	Kyle MacArthur	Mine Maintenance is up to date. We have installed the communications network so that miners can keep in touch with the outside world. Emergency rations have been installed in several places in the tunnels. We are also planning to contract with an outside inspector in Spring 2016 to provide us with a condition assessment and work plan.

February 1, 2016

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
0357 Well and Spring Maintenance	WATER OPERATIONS	Long Term, reliable water sources	On Track	2	Dept	Ongoing		High	Kyle MacArthur	We are currently monitoring well levels and performance to balance their use with our other sources. We are also looking at potentially increasing capacity in Park Meadows Well in conjunction with the treatment project. We will inspect and potentially rehabilitate them at the same time.
0358 Update and Enforce Source Protection Plan	WATER OPERATIONS	Long Term, Reliable Water Sources	On Track	2	Dept	Ongoing		High	Kyle MacArthur	Submitted our source protection plan to DDW in December 2015. Next one due in 5 years.
0359 Empire Tank Replacement	WATER OPERATIONS	Staff Recommendation of Size and Schedule	On Track	2	Dept	12/15/2013	12/31/2018	High	Roger McClain	The existing Empire Tank has been repurposed to a raw water tank. This storage for drinking water will need to be replaced in the next few years. However, in order to delay this cost, we are looking at some pressure zone changes that would tap into the storage of the existing Aire Tank. These modifications will provide adequate fire flow and peak day storage for the near term. As the plans for the Treasure Development and the lower PCMR area start to come together, we will be able to more accurately determine the size and location of the replacement tank.
0365 WTP Micro-hydro Power Generation Station	WATER OPERATIONS	Power production from new station	On Track	2	Dept	08/01/2014	1/1/2017	High	Roger McClain	Two sites have been identified for micro-hydro: at Quinns WTP and at Spiro WTP. The cost of this infrastructure is in the financial model but there is still work to do before we can design and construct a working facility. Micro Hydro will be a part of the treatment processes that will treat the Judge and Spiro Tunnels. Micro-hydro will be integrated into the design and construction of these facilities. This will be parf of the energy initiative evaluation.

Quarterly Goals FY 2016 Q2: Preserving and Enhancing the Natural Environment

February 1, 2016

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
0368 Update water impact fee study and upgrade financial model for water fund	WATER OPERATIONS	Impact Fee Adoption and Upadated Model	Complete	3	Dept	07/01/2014	10/1/2014	High	Clint McAffee	Done
0370 Judge Tunnel Pipeline	WATER OPERATIONS	Complete from Judge to Spiro WTP	Complete	3	Dept	12/15/2015	12/31/2015	High	Roger McClain	This project is the first major step toward improving the water quality from the mine tunnels and complying with the Safe Drinking and Clean Water Acts. This project is in complete. This project was partially funded by a STAG Grant in the amount of $1.9M.
0371 Obtain UPDES permits for the Judge and Spiro Tunnels	WATER OPERATIONS	UPDES permits	Complete	3	Dept	12/15/2014		High	Clint McAffee	Done
0372 Continue to Participate in Western Summit County Project	WATER OPERATIONS	Annual Updates on Supply and Demand, regionalization fees, and provide input on future regional projects	On Track	2	Dept	12/15/2015	12/30/2016	High	Clint McAffee	This is on track, The Master Agreement was executed mid-2013. Phase 1 of 3 of the three way interconnection between Park City, Mountain Regional, and Summit Water is complete. Phases 2 and 3 are being studied.
0402 Water Master Plan Update - 2013	WATER OPERATIONS	Updated potable and raw water system planning update / to be incorporated in the IWRP / Council approval	Complete	3	Dept	01/01/2014	12/31/2014	High	Roger McClain	Done
0418 Complete and submit PCMC Integrated UPDES Plan to Division of Water Quality	WATER OPERATIONS	Draft Integrated Plan	Complete	3	Dept	10/01/2014	12/31/2015	High	Clint McAffee	Staff is drafting Plan. Date was renegotiated in favor of Park City
Economically and environmentally feasible soil disposal										
0458 New Soils Ordinance Web Page	INTERGOVERNMENTAL & ENVIRONMENT	New web map and new web page	Complete	3	Dept	05/01/2014	11/1/2014	High	Jim Blankenau	Web map is active. Designing new web page. Council Priority: Clean Soils
0459 Soil Transfer Station	INTERGOVERNMENTAL & ENVIRONMENT	Meet with EPA; Feasibility Study	Delayed	1	Dept	01/01/2015	7/1/2016	High	Jim Blankenau	Working with EPA and looking at options.
0460 Amend Soils Ordinance	INTERGOVERNMENTAL & ENVIRONMENT	Meet with EPA; Adapt changes	Delayed	1	Dept	08/01/2014	7/1/2016	High	Jim Blankenau	Continue working and meeting with EPA.

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
EFFECTIVE WATER CONSERVATION PROGRAM										
0362 Analyze and potentially, propose rate structure alternatives to meet revenue requirements and encourage water conservation	WATER OPERATIONS	Potential Rate alternative	On Track	2	Dept	Ongoing		High	Clint McAffee	We will be looking at our rate structure to determine if a more aggressive conservation approach could be implemented. Zions Bank currently drafting white paper on potential rate structure changes. Staff will present options and recommendations to Council.
0363 Propose water code changes to clarify collections and other process improvements	WATER OPERATIONS	Proposed municipal code revisions	On Track	2	Dept	12/15/2013	10/31/2016	High	Jason Christensen	This is relatetd to the effort we are undertaking with the creation of the Public Utilities department. We are working through this now.
0386 Meter Maintenance program	WATER OPERATIONS	meter maintenance programs	On Track	2	Dept	06/15/2013	7/1/2016	High	Jason Christensen	By the spring we will have completed the replacement of the vast majority of 4 inch and larger meters. We will continue to evaluate meters to reduce our water loss.
0395 Estates Drive Water Line Replacement	WATER OPERATIONS	Replace 750 ft. of corroded water main	Complete	3	Dept	11/01/2013	10/31/2014	High	Roger McClain	Done
0408 Pursue working leak detection.	WATER OPERATIONS	A process that maximizes our ability to detect leaks within our current software suite	On Track	2	Dept	09/15/2013	7/1/2016	High	Jason Christensen	There are two pieces to leak detection. First, detecting and notifying customers of leaks after their meter. With the deployment of the Customer Portal we are now automatically through email notifying any customer if there usage meets criteria consistent with a leak. Second, identifying leaks and losses out within the system. We are working to identify the best approach to this item, and will continue to explore a detection method.

February 1, 2016

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
Enhanced Conservation Efforts for New and Rehabilitated Buildings										
0434 Solar Panels	INTERGOVERNMENTAL & ENVIRONMENT	Solar panels on the roof of PC MARC.	Complete	3	Dept	06/01/2015		High	Matt Abbott, Ken Fisher (Recreation Manager)	Delayed due to lack of funding. Council Priority: Municipal & Community Green Building Standards; CIP request submitted waiting to hear on funding
Managed Natural Resources Balancing Ecosystem Needs										
0223 Evaluate future uses and when those uses will be needed.	ENVIRONMENTAL REGULATORY	Analysis and recommendation to Council.	On Track	2	Dept	Ongoing		High	Jim Blankenau (Environmental Reg. Program Manager)	Blue Ribbon Commission is set to begin meeting in February. Have contacted EPA about proposed changes to Soils Ordinance. Council Priority: Clean Soils
Reduced Municipal, Business and Community Carbon Footprints										
0432 Determine City Council's "Green Vision"	INTERGOVERNMENTAL & ENVIRONMENT	Council Renewables Study Session	Complete	3	Dept	04/01/2014	12/31/2015	High	Ann Ober, Matt Abbott	Council has set Energy as a Critical Priority.
0433 Municipal & Community Green Building Standards	INTERGOVERNMENTAL & ENVIRONMENT	Green Building Council Study Session	On Track	2	Dept	Ongoing		High	Matt Abbott, Chad Root	First meeting with Council will be 6/26/2014 Council Priority: Municipal & Community Green Building Standards
0436 Prosecution E-filing and Paperless Case Management	LEGAL		Complete	3	Dept	10/01/2014		High	Lisa Rogers and Tricia Lake	
Well-Maintained Assets and Infrastructure										
0207 Enhance Consumer Confidence in Water	COMMUNITY & ENVIRONMENT	Water PI contract and program management	On Track	2	Dept	Ongoing		High	Phyllis Robinson; Water Staff	Contract approved. Work on pipeline and website underway. Quarterly sampling and reporting initiated.

DATE: February 4, 2016

TO HONORABLE MAYOR AND COUNCIL

This report summarizes the progress on the four key housing areas discussed during the February 2015 Housing Retreat: Regulatory Tools, City Sponsored Development, Land Acquisition and Disposition and the Neighborhood Preservation Pilot Program.

Respectfully:

Rhoda Stauffer, Housing Specialist

City Council
Staff Report

Subject:	**Affordable Housing Update**
Author:	**Rhoda Stauffer, Housing Specialist** **Phyllis Robinson, Manager, Community and Public Affairs** **Anne Laurent, Community Development Director**
Department:	**Community Affairs**
Date:	**February 4, 2016**
Type of Item:	**Study Session: Affordable Housing**

Summary Recommendations:
Staff is requesting Council discussion on the affordable housing updates and strategies outlined in this report. This report is a monthly progress update on the City Council critical priority of Affordable, Attainable and Middle Income Housing. No action is necessary.

Executive Summary
This report summarizes the progress on the four key housing areas discussed during the February 2015 Housing Retreat: Regulatory Tools, City Sponsored Development, Land Acquisition and Disposition and the Neighborhood Preservation Pilot Program.

Acronyms Used in This Report:
EPS – Economic & Planning Systems, Inc.
HPB = Historic Preservation Board
LMC = Land Management Code
sf = square feet

Background:
In December 2014 City Council identified Affordable, Attainable and Middle Income Housing as a critical priority. Council also similarly designated Transportation during that meeting.

On February 5, 2015 the City's Community Affairs Manager, and its Housing Specialist, presented a report on the current state of housing in Park City, 2014 accomplishments, a one-year action plan and five year targets.

On March 5, 2015 Council provided direction to proceed with city-sponsored housing development at 1450/60 Park Avenue.

On April 23, 2015 staff refined the housing action plan to reflect actions taken through that date, and actions planned through June 30, 2019 in each of the program areas: Housing Regulatory & Compliance, Housing Development, Land Acquisition and Disposition and Neighborhood Preservation. All areas were on schedule with the timeline proposed during the Council Retreat, staff and Council also discussed income

targeting for city-sponsored projects. Staff presented a summary of existing housing affordability levels and anticipated housing targets for proposed projects.
.
On June 4, 2015 staff had an extended study session with City Council to provide a housing update and specifically to ask City Council for approval to (1) establish a Blue Ribbon Commission on Housing as we work through Housing Resolution changes, (2) consider housing feasibility on all city-owned parking lots, and (3) conduct a feasibility analysis to rehabilitate the historic home owned by the city located at 664 Woodside Avenue.

On June 25, 2015 City Council approved the choice of Caddis Architectural for design services of the 1450-1460 Park Avenue Affordable Housing project. After initial discussion about site plan options on October 29, 2015, City Council approved a site plan of detached homes on November 19, 2015.

On July 17, 2015 City Council approved the hiring of Economc & Planning Systems, Inc. (EPS) to conduct a thorough evaluation of all historic and current Housing Resolutions as well as potential barriers to development of affordable housing in Park City's Land Management Code and City departmental policy. EPS finalized and launched an employer survey in September of 2015.

On October 22, 2015, City Council approved the appointment of a Blue Ribbon Housing Commission that began work on October 26 and has been meeting every two weeks since then. On November 30, 2015 the Blue Ribbon Commission met with representatives from EPS to discuss the consultant's work to date and the format for rolling out the findings and recommendations.

Analysis:
Staff has updated the housing action plan to the current status of the city's housing program elements as well as the actions planned in the upcoming months. The program areas remain on schedule consistent with the timeline presented in February 2015. Below are the highlights in the past 60 days.

Regulatory Tools

- Staff continues to work with Economic & Planning Systems, Inc. (EPS) based in Denver, Colorado. EPS has completed a survey of employers in Park City and a thorough analysis and holistic examination of the housing resolution, current regulatory approaches as well as the challenges of our existing systems. EPS has completed one site visit to work with the Blue Ribbon Housing Commission and will return to present findings and recommendations at their February 1 meeting. Staff is working with the Blue Ribbon Housing Commission and EPS towards a Council Study Session on March 31, 2016 at which time the findings and recommendations will be presented for an in-depth discussion.

- The Blue Ribbon Housing Commission has been meeting on the 1st and 3rd Mondays of each month since October 26, 2015. Presentations have been provided by City Housing and Legal Staff, County Staff and local nonprofit housing partners. EPS held their first discussion with the BRHC on November 30, 2015. The Commission has also heard from Jeff Jones, Economic Development Manager for Summit County regarding affordable housing issues and needs in the County. Scott Loomis, Executive Director for Mountainlands Community Housing Trust and Lisa Schneider with Habitat for Humanity of Summit and Wasatch Counties presented how they can play a role in partnering with the City to provide more affordable housing. The Commission will play a role in providing feedback to EPS regarding their findings and recommendations and will participate in the Study Session on March 31 2016.

- Staff was able to assist in the transfer of ownership of a deed restricted unit at Black Rock Ridge ensuring that the unit remained affordable and in the ownership of a qualified household.

- Annual compliance letters went out in October and a majority have been returned. Follow-up phone calls and reminder letters will go out to the stragglers who will be given 30 days to respond.

City Sponsored Development

1450/60 Park Avenue Status

At the March 5, 2015 City Council meeting, Council directed staff to move forward with a city-sponsored, single-family affordable housing project at this site. The property is zoned Historic Residential Medium density. There are two lots of .21 acres each.

- Staff continues to conduct weekly meetings with Caddis of Boulder, Colorado – the architectural firm approved by City Council on June 25, 2015. On October 29, 2015, City Council provided direction for: the two historic homes to be moved forward to the current set-back line; the historic homes to be stabilized and moved in order to return them to new footings and foundations and rehabilitated; six new single family homes to be added to the site (five 2-bedroom and one 3-bedroom); and parking to be primarily located on the perimeter of the property.

- A Historic Preservation Plan was submitted to the City's Historic Preservation Planner and it is anticipated that the Historic Preservation Board will review the plans at their February 3 meeting.

- Following the decision of the Historic Preservation Board, the design team will be preparing applications, completing plat amendments, construction drawings and bid documents. The intended sale/move-in for buyers is in the Fall of 2016.

- A state-certified environmental hazard mitigation contractor is completing the interior hazardous materials abatement by the end of January 2016.

Lower Park Avenue Status
Public meetings were held asking for ranking of a number of options for four Lower Park Avenue sites: the Library Parking Lot, the Mawhinney Parking Lot, an adaptation of Historic Miner's Hospital and the adjacent recreation building and the Fire Station on Park Avenue. The input received from facilitated workshops with the public with follow-up direction from City Council has led staff to begin predevelopment (which will involve the creation, issuance and award of a contract for professional services) on the following package:

- Consideration of housing options for the Woodside Avenue property and a north-south connection;
- Consideration of a community center/flex space to include space for the Senior Center at two places, the Mawhinney Parking Lot (skate park area) and adjacent to the Historic Miners Hospital utilizing the recreation building;
- An East-West pedestrian connection location; and
- Mixed-use space at the Fire Station which could also include housing.

Staff is currently working on language for an RFP.

***This report was submitted prior to the January 28, 2016 City Council meeting. At the January 28 City Council meeting staff received specific direction on the priority of the Lower Park Avenue projects:*

1. *First prioritize housing on the Fire Station parcel;*
2. *Second, and running concurrently, if possible, prioritize housing in the City owned property in the Woodside area;*
3. *Third priority, and running currently with the second priority, is location of the senior center; Council asked staff to return with options for Council consideration that could include reorientation, relocation of the current building, renovation of an existing facility or construction of a new facility in the Lower Park Avenue area. This will include an overview of parking needs; and*
4. *Other elements of the Lower Park Avenue project, which are lower priority include*
    a. *the east-west connection between Empire Avenue and Park Avenue; and*

b. *Possible modest flex space that could serve community uses. This is a low priority item for City Council and, at this point, staff is **ONLY** keeping this item on the table in case:*
    i. *the Recreation Building in City Park renovated/replaced and it makes financial sense to plan for future needs, such as by adding a second level, which can be quite cost effective (renovation/replacement of this building is NOT a foregone conclusion; this will be a future City Council discussion); or*
    ii. *the existing or new Senior Center space can be utilized for multiple uses. For example, if a current space was renovated for a Senior Center or a new Senior Center was built, it would be wise to plan for multiple uses. An example of that planning could be including a locked spaces in a kitchen and within a multipurpose room where the Seniors could store materials. That would allow the flex space to be used by the Seniors, community meetings and functions such as weddings or birthday celebrations.)*

Other City-Owned Property

- 664 Woodside Avenue – In the time that staff was working on a re-assessment of the cost and process to rehabilitate the home for affordable housing, an offer for purchase was received from a private individual. Following consideration of the offer, Council chose to sell the property and direct the proceeds to assist with future affordable housing development. That sale has been successfully completed and $750,000 added to the Affordable Housing program.
- Other city-owned property continues to be evaluated.

Land Acquisition and/or Disposition

Staff is in the process of refining key elements of a decision-matrix. The drafted working document will be brought to City Council for review and discussion in the next two weeks.

Neighborhood Preservation Pilot

See matrix discussion above.

Department Review:
This report has been reviewed by Sustainability, Legal and the City Manager.

Funding Source: Activities proposed in this report have existing funding sources.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life	+ Reduced municipal, business and community carbon footprints	+ Residents live and work locally	+ Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Positive	Very Positive	Positive
Comments:				

Summary Recommendations:
Staff is requesting Council discussion on the affordable housing updates and strategies outlined in this report. This report is a progress update on the City Council critical priority of Affordable, Attainable and Middle Income Housing.

Attachments
Exhibit A – Housing Agenda Chart

Moving Forward: The Housing Agenda

	Regulatory Tools	City Sponsored Development	Land Acquisition & Disposition	Neighborhood Preservation Pilot
Housing Areas of Focus	Housing Nexus Review Code Barrier(s) Analysis Housing Resolution Update Inclusionary Housing Plans Compliance	1450/1460 Park Avenue City-owned land in Lower Park Avenue New city projects	Parcel Identification Feasibility Studies Policy Development	Neighborhood Preservation Pilot Program
Actions Taken	✓ Deed restrictions for Park City Heights Recorded ✓ Request for Proposals(RFP) for Housing Nexus Review and Housing Barrier Analysis issued ✓ Award of contract for Housing Nexus Review and Barrier Analysis to EPS ✓ IHC Housing Plan to Housing Authority ✓ Housing Resolution updated to permit banking of affordable units. ✓ Work begun with EPS with employment survey scheduled for distribution	**1450/60 Park Avenue** ✓ Massing studies complete ✓ Request for Proposals for Architecture and Engineering Services issued ✓ Capital budget requests submitted ✓ Architecture and engineering in full swing ✓ Environmental conditions analysis and initial Historic planning review completed ✓ Community outreach **Lower Park Avenue** ✓ Letter of Intent for Design Studio participants issued ✓ Stakeholder interviews and community input solicited ✓ Capital budget request submitted ✓ Design Studio completed and outcomes presented ✓ Follow-up direction discussions held with additional community input and direction established for strategic pieces **New City Projects** ✓ Housing feasibility analysis for Brew Pub lot ✓ Feasibility studies for city-owned	✓ Potential for affordable housing incorporated into City Property Master Plan. ✓ Capital budget request submitted ✓ Sommer property purchased	

		parking lots underway ✓ 664 Woodside feasibility analysis completed		
FY2016: **July 1 - September 30, 2015**	☐ Annual compliance review of deed restricted units commences ☐	**1450/60 Park Avenue** ☐ Site planning, architecture and engineering continues **Lower Park Avenue** ☐ Community outreach and education ☐ Further refinement of options completed **New City Projects** ☐ Analysis of offer for purchase of 664 Woodside	☐ Feasibility analysis and/or implementation as potential sites are identified ☐ Analysis of a number of potential opportunities begins	☐
FY2016: **October 1 – December 31, 2015**	☐ Blue Ribbon Commission approved and educational meetings completed ☐	**1450/60 Park Avenue** ☐ Site options and plan for preservation of historic structures is presented to Council on October 29. ☐ Site plans revised and a plan chosen at November 19 Council Meeting ☐ Development Team prepares Historic Preservation application for HPB including several revisions as per Planning staff guidance. **Lower Park Avenue** ☐ Narrowed options presented for Council direction **New City Projects** ☐ Sale of 664 Woodside approved	☐ Feasibility analysis and/or implementation as potential sites are identified ☐ Begin development of a decision-making-matrix	☐

FY2016: **January 1 – June 30, 2016**	☐ Annual compliance review of deed restricted units completed ☐ Vail Housing Plan under active review ☐ Park City Heights sales begin	**<u>1450/60 Park Avenue</u>** ☐ HPP scheduled for presentation to HPB on February 6. **<u>Lower Park Avenue</u>** ☐ Development of RFP begins for utilization of a number of city-owned properties – uses to include housing, senior program and mixed-use facilities as well as a flex-space for community uses. **<u>New City Projects</u>** ☐ Sale of 664 Woodside completed	☐ Discussion with Council regarding formulation of a decision-making-matrix	☐ Draft Program parameters developed and feedback solicited from the Blue Ribbon Housing Commission
FY 2017: **July 1, 2016 – June 30, 2017**	☐ Annual compliance review of deed restricted units ☐ Housing Resolution Review ☐ Park City Heights sales continue	**<u>1450/60 Park Avenue</u>** ☐ Sale of units Fall 2016 ☐ Project closeout Fall 2016 **<u>Lower Park Avenue</u>** ☐ Scope to be determined ☐ Development continues **<u>New City Projects</u>** ☐ Future milestones to be developed	☐ Feasibility analysis and/or implementation as potential sites are identified	☐ Community outreach/input on proposed program design ☐ Internal coordination with budget and finance
FY 2018: **July 1, 2017 – June 30, 2019**	☐ Annual compliance review of deed restricted units ☐ Housing Resolution Review ☐ Park City Heights sales continue	**<u>Lower Park Avenue</u>** ☐ Development continues **<u>New City Projects</u>** ☐ Future milestones to be developed	☐ Feasibility analysis and/or implementation as potential sites are identified	☐ Begin implementation, if feasible

MANAGER'S REPORT – 2/4/2016

Submitted by: **Matt Dias**
Subject: **2016 Legislative Update**

Week of January 24, 2016

The 2016 Legislative Session official began with a flurry of activity on Monday, January 25, 2016. Staff and various Council members have already spent a considerable amount of time at the Capitol at different events and meeting with legislators and staff.

This report provides a brief summary of those activities

Respectfully:

Matt Dias, Asst City Manager

To: Honorable Mayor/Members of City Council

From: Matthew Dias, Assistant City Manager

Subject: 2016 Legislative Update

MANAGER'S REPORT – January 28, 2016

Week of January 24, 2016

The 2016 Legislative Session officially began on Monday, January 25, 2016 with a flurry of activity. Staff and various Council members spent a considerable amount of time during this first week at the Capitol interacting with legislators, State officials, and staff at various events and meetings. In particular, some of the recent activities include:

1. Leadership Park City, Annual Day at the Capitol, Monday, January 25.
    - The Leadership Park City class held its annual "day at the Capitol" event on Monday. The class met personally with the Lieutenant Governor, Spencer Cox, Park City's Representative, Kraig Powell, Salt Lake City's Mayor, Jackie Biskupski, and various other organizations such as the Utah League of Cities and Towns (ULCT), ACLU, Utah Taxpayers Association, and Equality Utah.
    - The Park City Leadership class was also on-hand to witness the opening ceremonies of the House of Representatives official Session, as well as Speaker Hughes' opening remarks.
    - Although the opening day of the Session is a busy day, the ability to have so many Park City community members and elected officials at the Capitol and interacting with stakeholders helps promote and ensure our community remains seen as an active participant in State and legislative matters.

2. Baci Meeting, ULCT, Tuesday, January 26.
    - The City Manager and I attended the first "Baci" meeting of the 2016 Session on Tuesday. This meeting includes ULCT staff and City Manager's, City Attorney's, and other legislative staff from around the State seeking to track and formulate positions on potential legislation. The group also provides insight into their own respected community's positions as well as that of their own elected officials.
    - In particular, ULCT staff highlighted the potential legislation involving nightly rentals and local zoning regulations.

3. Local Officials Day, ULCT, Wednesday, January 27.
    - Staff and Council members Worel and Beerman attended the ULCT sponsored "Local Officials Day" at the Salt Palace in SLC. Keynote speakers

included Utah Senate President, Wayne Neiderhauser, Utah House Speaker, Greg Hughes, and Lieutenant Governor, Spencer Cox. Much like the "Day at the Capitol," having Park City represented by staff and elected officials is critical to maintaining our reputation for being an active participant of ULCT and State and legislative affairs.

4. Staff has begun work on formulating legislative/bill tracking sheet. Each year, we utilize this document in order to receive and reaffirm Council direction and ensure other community stakeholders are informed on potential legislation.
    - The list of bills staff is watching remains largely the same as the previous week's update on January 28, 2016. Staff is aware that there are over 600 bills already drafted, and many hundreds more are expected.
    - Of particular concern remains a bill to amend Historic District and nightly rental regulations, as well as amendment to the local option transportation tax passed last year – commonly called proposition 1.
    - Staff intends to have a bill tracking sheet for Council review at the next Council meeting.

MANAGER'S REPORT – 2/4/2016

Submitted by: **Adriane Juarez**
Subject: **Library Conference Online Presentation, "Honoring the Past, Moving into the Future"**

The Park City Library Director, Adriane Herrick Juarez, was recently accepted to present in an online library conference called, "Big Talk from Small Libraries". The workshop presentation will be called, "Honoring the Past, Moving into the Future". The focus of the presentation shares the blending of the past and the future in our library renovation.

Respectfully:

Adriane Juarez, Library Director

City Council Manager's Report

Subject: Conference Presentation
Author: Adriane Herrick Juarez
Department: Library
Date: February 4, 2016

The Park City Library Director, Adriane Herrick Juarez, was recently accepted to present in an online library conference called, "Big Talk from Small Libraries".

The workshop presentation will be called, "Honoring the Past, Moving into the Future". The focus of the presentation shares the blending of the past and the future in our library renovation - with reveals of the historic brick, cornices, metal beams, and windows while adding a coffee shop, digital media lab, high-tech community gathering spaces, increased youth areas (including gaming), bookstore browsing displays, roving reference, and expanded study areas.

The commitment to preserving the history of the building, which allowed it to be placed on the National Register of Historic Places, will be of particular interest to smaller communities with under 25,000 residents in blending the old and the new to create innovative amenities and town treasures.

The online conference takes place on February 26. It will host participants from libraries all over the United States.

DATE: February 4, 2016

TO HONORABLE MAYOR AND COUNCIL

Attached for your approval, please find the City Council meeting minutes for January 7, 2016 and January 14, 2016. Thank you for your consideration.

Respectfully:

Michelle Kellogg, City Recorder

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

January 7, 2016

The Council of Park City, Summit County, Utah, met in open meeting on January 7, 2016, at 1:15 p.m., in the City Council Chambers

Council Member Matsumoto moved to close the meeting to discuss property, personnel, litigation and security at 1:16 p.m. Council Member Beerman seconded the motion. Motion carried.

CLOSED SESSION

Council Member Beerman moved to adjourn from closed meeting. Council Member Gerber seconded the motion. Motion carried.

WORK SESSION

1. Bob Wells Memorial Plaza Dedication Ceremony:

Patti Wells paid tribute to her late husband, Bob. She expressed appreciation on behalf of her family to the Council and staff for their efforts with regard to the Bob Wells Plaza as a memorial/tribute to him. Mayor Thomas noted all the work Wells did in serving the community, including the time spent serving on the City Planning Commission and Council, and stated many were excited for this memorial.

Scott Loomis, Mountainlands Community Housing, stated Wells was instrumental in starting the community housing program. He noted that at the 20 year anniversary, Mountainlands created a *Bob Wells Award* and Bob was the first recipient. It was indicated that many community members learned more of Wells' service after his death because he never spoke of it.

Jane Patton, Executive Director of Peace House, stated Wells was instrumental in the development and construction of the Peace House Shelter. She stated he was loved and missed.

Bob Wheaton, Deer Valley General Manager, indicated that foresight for the town was important for Wells, and gave the credit of Deer Valley Drive alleviating traffic congestion to Bob.

Brad Olch, former Park City Mayor, also credited Wells for his efforts with Deer Valley Drive and related a story of Bob campaigning to make Park City part of the Weber Water Basin.

Gary Cole, Cole Sport, indicated Wells helped market Park City to make it what it is today. He thought of Bob as a great teacher, supporter and friend.

Bill Coleman reminisced about the Bonanza cut-off and gave Wells credit for that accomplishment.

Mayor Thomas announced that the meeting would reconvene at the plaza for the dedication. Those in attendance left the Council Chambers and proceeded to the plaza.

STUDY SESSION

2. Study Session on 2016 City Council Retreat:

Foster stated it was important to know what the Council wanted from the retreat, and explained this session would help staff prepare for the retreat. Council Member Henney stated he liked the retreat last year because staff handled the retreat as opposed to an outside facilitator. Mayor Thomas agreed, but suggested a facilitator might be used for the governance portion of the agenda, noting that David Church was a great speaker and could be approached to come present. Council Member Beerman also felt that last year's retreat was the best he had attended. He noted David Church would be speaking to the new Council members in orientation, so it might not be necessary for him to come to the retreat. Council Member Beerman also requested that the liaison assignments be distributed at the next meeting, and that assignments should not wait until the retreat to be made. Council Member Matsumoto did not think a governance session was needed, but indicated the liaison assignments might deserve a closed session in order to have some free discussion. She liked volunteering last year at the food bank, and thought a team building activity would be nice.

It was indicated an hour would be given for the Council to discuss what they would like to see happen in the City. Mayor Thomas liked understanding how personalities worked and how different people perceived problems, which was discussed at last year's retreat. Council Member Beerman suggested that the Council members go as a group to different City departments, such as Streets, Water, etc., bring them lunch and learn about their day on-the-job, for each day of the retreat. Council Member Henney liked that idea, and stated that going as a group would be a team-building experience. He also agreed with comments given that having flexible time would be beneficial for brainstorming and goal setting. Council Member Beerman stated the critical priorities were great to work with last year, and felt an action plan could be discussed for those goals this year. Council Member Matsumoto asked to review what had been accomplished and what direction the City would be taking going forward. Foster suggested that Council give timelines for the goals.

Mayor Thomas discussed looking at long-term projects with relation to the City's progress at different points on a timeline. Foster stated this would be beneficial because many City projects were dependent upon the seasons. The Council was also in favor of having a reception with the other City boards. Council Member Worel stated she was anxious to get to know her fellow Council members on a different level.

3. Arts & Culture Initiatives Discussion:

Jenny Dierson, Special Events Coordinator, discussed the Arts and Culture Initiative, which included keeping Arts and Culture organizations in Park City, tourism from Arts and Culture, and as a City being proactive and committed to funding Arts and Culture. Foster stated this issue was not being presented to the Council in order to advocate for the arts, but rather it was presented as an informational source. Council Member Henney asked what cities were compared to Park City as far as Arts and Culture. It was noted that Austin, Aspen, Sun Valley, Breckenridge, and other cities were being compared. Council Member Henney stated that Park City didn't recognize the arts like Austin. It was noted that Austin was recognized for music and Park City was recognized for film. Council Member Henney indicated he was in favor of spending money in a way the art community supported instead of having the City decide how to spend it.

Randy Barton stated Park City did not have the advocates like other cities had. He hoped this Blue Ribbon Commission would highlight everything Park City had to offer. Council Member Henney noted that Park City could be named a summer Music Festival City. He asked why the City had a Recreation Department but not an Arts and Culture Department. Foster indicated the need to provide programs for residents was a reason for a Recreation Department. Dierson asked what an Arts and Culture Department would do. Teri Orr stated she hoped that an Arts and Culture Department would advocate for the arts. Council Member Worel stated she served on the Arts Committee for Summit County and they looked at how best to use the allocated government funds. Some things those funds were used for included banners that advertised events, constructing crosswalks for access to the events, etc. Mayor Thomas thought there was a need to tell others all that Park City had to offer. Council Member Beerman defined a Blue Ribbon Commission appointed by Mayor Thomas, and indicated if these leaders wanted to take charge, a private task force could be formed. Barton stated there were many options, but however it was formed, the group needed to be focused and results driven.

Mayor Thomas expressed his enthusiasm for the arts in Park City, and offered his support of a commission or task force. Council Member Beerman felt the key was the Chamber of Commerce, and noted that oftentimes the marketing focus was on skiing. He thought the Chamber should include the arts in its branding message of the City. Further discussion ensued. Barton requested that a Blue Ribbon Commission be formed that could interact between the City and County. Council Member Matsumoto asked if Barton already had a group of people in mind that would serve in this capacity. Council Member Gerber asserted there were so many different forms of art that could be represented. Council Member Henney was supportive of moving this item forward. Foster indicated

Barton was willing to form the group, and the City could have a representative participate in the meetings. It was noted this item would be discussed at next week's work meeting.

REGULAR MEETING

I. Roll Call

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

II. Communications and Disclosures from Council and Staff

Council Member Worel stated she would abstain from voting on the Planning Commission items on the agenda tonight since she was part of the Planning Commission when they recommended these items for Council approval.

1. Manager's Report -- McPolin Farm Preservation Grant Award:

2. Manager's Report -- Community Outreach:

3. Manager's Report -- Bus Stop Play Project:

4. Manager's Report -- Prepare60 Informational:

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

Liz Tippett expressed concern about the intersection of Aerie Drive and Deer Valley Drive. She stated it was impossible to cross the street there, and was especially concerned with Sundance coming up since many cars parked on Aerie and people tried to cross Deer Valley Drive. She hoped a temporary access could be put up until a solution could be achieved.

IV. Consideration of Minutes

<u>1. Request to Approve the City Council Meeting Minutes from December 10, 2015:</u>

Council Member Beerman moved to approve the City Council Meeting Minutes from December 10, 2015. Council Member Matsumoto seconded the motion.

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

V. Consent Agenda

<u>1. Council Approval of Type 2 Convention Sales Licenses:</u>

<u>2. Authorize the City Manager to Enter into an Agreement Between Park City and Utah Department of Transportation (UDOT), in a Form Approved by the City Attorney, in an Amount Not to Exceed $85,000, for Construction and Maintenance of Four Variable Message Signs:</u>

<u>3. Consideration of the 2016 Meeting Schedule for City Council:</u>

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

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

VI. New Business

<u>1. Consideration of an Ordinance Amending Land Management Code Section 15-2.6-3(D) Balconies in the Historic Commercial Business (HCB) District, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:</u>

Anya Grahn, Planning, and Bruce Erickson, Planning Director, presented this item. Grahn stated that in June, the Council asked staff to create a pilot program for restaurants that faced Main Street who wanted their balconies to be temporarily enclosed during the winter months. She indicated that the Planning Commission forwarded a negative recommendation because they felt the enclosures would take away from the look and feel of Main Street. After extensive research, Grahn recommended to put Temporary Winter Balcony Enclosures on the list of allowed uses for the Historic Commercial Business District.

Council Member Matsumoto asserted that since this item was discussed in June, it did not appear that the issue was followed through in a timely manner. Grahn stated this item was first approved in Work Meeting and the Planning Department needed the pilot program to be approved in Regular Meeting before they could implement the program. The applicants then submitted their applications in September, which were reviewed in October and November, and that was the timeline leading up to this item being presented tonight. Erickson added that this issue was discussed in the Planning Commission twice and the Historic Preservation Board and needed to go through the noticing process as well, which added to the delay for this program.

Grahn explained that the pilot program with the sunset clause and insurance requirements would be included in the balcony agreement for dining on balconies. Council Member Beerman indicated he was supportive of these enclosures because he was not in favor of heating the outdoors. Grahn indicated the enclosures would be more energy efficient than a white tent, but these temporary enclosures would not meet the State Energy Code. Mayor Thomas expressed his concern that the enclosures would not meet the State Energy Code. Erickson suggested that the approval of this item could be conditioned on reviewing the energy standards in the balcony agreement and/or meeting the State Energy Code. Council Member Henney felt that enclosures kept the heat in better than having outdoor heaters on without any enclosures, and felt this was a step in the right direction. Mayor Thomas stated that there were means available to make these enclosures State Code compliant. Council Member Gerber thought meeting code was possible, but it was not timely for applicants to go back and refit their enclosures at this time of year. Erickson noted that since this was a pilot program, it could be established in phases, so meeting the State Energy Code could be upgraded for next year.

Council Member Henney asked about the structure being semi-permanent. It was noted that the materials would attach to the building, unlike a tent that was usually free standing. Council Member Henney indicated a tent could be attached to a building as well. Erickson asked if the Council wanted this to be an energy saving project, and noted that if they did, this element could be incorporated into the pilot project, but it would not be included in the LMC code. He added that if this was approved, the Planning Team would establish a set of review criteria, of which one thing would be to establish an energy standard that would meet the State Energy Code.
Mayor Thomas opened the public hearing.
Seth Adams, Riverhorse, indicated he worked very hard for the past two years to bring this item to this point. He also noted he was conscious of being as energy efficient as he could, by having a thicker roof and insulated floors.

Ruth Meintsma, 305 Woodside, stated she supported the pilot program and noted the Legislature was going to discuss the energy standards again this year. She hoped a measure would be looked at to determine how close the restaurant comes to meeting the Energy Code. She also asked what the difference was between patios and balconies, because it should be defendable if necessary.

Jim Tedsond, Preserve Historic Main Street, was concerned about the enclosures not conforming to the look of Historic Main Street. He stated even though the three buildings were not historic, the enclosures would not fit in. He asserted that the Council needed to decide if they wanted to preserve Main Street.

Michael Sweeney stated if everyone wanted a historic Main Street then Main Street wouldn't be here. This City was a mining town gone bust. Then people came in and changed the town to a skiing town. He felt Main Street could evolve and there were things that could make it better.

Mayor Thomas closed the public hearing.

Council Member Henney stated this project was approved by the Historic Preservation Board (HPB), and noted this was an improvement over the white tents that were usually seen in the winter. Mayor Thomas asserted that if the City was serious about its energy goals, the Council needed to walk the walk. Grahn stated some language in the ordinance needed to be amended. On Page 90 of the Council packet materials, the ordinance title should include “amending Sections 15-2.6-2 Uses, and 15-2.6-3(D) Balconies.” Under the “Uses” Section, Number 31 on the list of allowed uses-Temporary Winter Balcony Enclosures would be added.

Council Member Beerman moved to approve an ordinance amending the Land Management Code Section 15-2.6-3(D) Balconies in the Historic Commercial Business (HCB) District, pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney with the aforementioned amendments. Council Member Matsumoto seconded the motion.

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

2. Consideration of a Request to Approve a Winter Balcony Enclosures Pilot Program on Main Street:

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

Erickson noted that conditions to the approval be added; that the pilot program be limited to the three existing balconies over right-of-way with encroachment agreements, that over the three year program, a semiannual review be conducted to determine progress made in meeting the State Energy Standards, with the goal of meeting those standards by the end of the pilot program, and that the Planning staff be directed to establish a set of criteria for review by the City Council at the completion of the pilot program for its success.

Council Member Beerman moved to approve a Winter Balcony Enclosures Pilot Program on Main Street with the three following conditions: that the pilot program be limited to the three existing balconies over right-of-way with encroachment agreements, that over the three year program, a semiannual review be conducted to determine progress made in meeting the State Energy Standards the first year, with the goal of meeting those standards by the second year, and that the Planning staff establish a set of criteria for review by the City Council at the completion of the pilot program for its success. Council Member Henney seconded the motion.

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

3. Consideration of an Ordinance Amending the Land Management Code (LMC), Chapters 2.5 (Historic Recreation Commercial (HRC) and 2.6 (Historic Commercial Business (HCB), as Well as Chapter 15 (Definitions), Pursuant to the Findings of Fact and Conclusions of Law, in a Form Approved by the City Attorney:

Kirsten Whetstone, Planning, explained that this amendment would clarify language with regard to vertical zoning, and noted vertical zoning regulated vertical spaces in historic Park City. The street level would be reserved for the highest activity, and the upper floors would be reserved for less active uses, such as professional offices and residential. She also stated this ordinance would require that new construction must provide store front property. She indicated the Planning Commission reviewed this issue a number of times and forwarded a positive recommendation. Whetstone referred to a significant change that the Planning Commission discussed, in which they had previously exempted a few properties from the vertical zoning requirements, but now the recommendation was not to exempt those properties going forward.

After some discussion with regard to event spaces, Whetstone indicated one of the amendments in this ordinance stated private event facilities were prohibited as store front properties. Council Member Henney stated there was a concern about the dark spaces in town, and indicated the need for the City to promote vibrancy. Erickson stated this ordinance would not prevent current dark spaces, but could prevent future dark spaces from occurring.

Mayor Thomas opened the public hearing.

Jana Potter, Principle Owner in 820 Park Avenue property, stated she had been part of many zone changes. She understood the reasoning for vertical zoning on Main Street, but Park Avenue faced a residential zone and was located in a transitional area. Her property was exempted from being included in the vertical zone in 2007, and she would like it to continue as an exempted parcel. She noted that she advised her properties that went under contract that they were exempt from vertical zoning, and now all of a sudden it was changing. Harrington explained her situation and noted the Planning Department was aware of a potential non-conforming use for one of these units. He noted staff was comfortable with Council moving forward with certain parcel exemptions or approving the zoning as presented.

Mayor Thomas closed the public hearing.

Council Member Matsumoto asked if the Historic Recreation Commercial (HRC) Zone cut into Summit Watch. Erickson stated it did, and noted the area needed economic development help and the current regulations did not support that. Council Member Beerman stated he was a property owner on Main Street and when vertical zoning was introduced, many owners were anxious, but it worked out well and he thought these amendments were timely. He noted that he understood Potter's dilemma.

Council Member Gerber felt it was necessary to have these restrictions in place, but was struggling with 820 Park Avenue because she felt this zone would be isolating that parcel. Erickson stated it was possible to create residence clubs if this zoning was not put in place. Staff supported vertical zoning for 804 Main Street, but not 820 Park Avenue and 875 Main Street because parking was limited, and it would create an economic hardship if retail was created without sufficient parking. Council Member Worel stated the Planning Commission was aware of these limitations but thought it made sense to take the zone down to 8th Street.

Council Member Gerber stated these buildings in question were isolated and it would be difficult for retail to succeed. Mayor Thomas and Council Member Henney agreed and supported exempting 820 Park Avenue and 875 Main Street from vertical zoning.

Council Member Henney moved to approve an ordinance amending the Land Management Code (LMC), Chapters 2.5 (Historic Recreation Commercial (HRC) and 2.6 (Historic Commercial Business (HCB), as well as Chapter 15 (Definitions), pursuant to the findings of fact and conclusions of law, in a form approved by the City Attorney with the exemption of 820 Park Avenue and 875 Main Street. Council Member Gerber seconded the motion.

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

4. Consideration of a Request to Amend to the Animal Control Ordinance and Designate City Owned Property as Off-Leash Areas:

Heinrich Deters, Sustainability, and Bryan Bellamy, Summit County, presented this item. Deters stated Bellamy helped with this ordinance and was on the Summit County Task

Force. At the County Council meeting held today, some amendments were made, and City staff copied that Code for uniformity *(see attached ordinance at the back of these minutes.)* He continued that Council direction from December was to amend the current code, designate Round Valley and Library Field as off-leash areas, and at a later date to amend other aspects of the code such as licensing. Deters noted that a resident, Chuck Klingenstein, had emailed and requested that the Council slow down with its consideration of this issue.

Deters explained that the current code stated that if a dog was off-leash, it was considered at-large. These proposed amendments would allow e-collars, designate off-leash areas and provide rules for the designated areas.

Council Member Beerman asked if the City could vary from the County ordinance. Deters stated that it was acceptable but it would be harder to enforce. Council Member Gerber asked to define "strictly liable". Harrington explained that even if other factors contributed to the violation, the owner would still be held responsible. Some discussion on the maximum number of dogs allowed off-leash ensued. Bellamy stated the number of dogs off-leash at the same time was discussed at length in the County and the number four was considered the maximum an owner could control. Council Member Matsumoto supported the City code being in sync with the County code, and if there were differences, then the City and County could work together in making amendments.

Deters reviewed the designation of off-leash areas. He stated these areas could not be on private property and must be within the City limits. The Council members were in favor of having a six month pilot program. Deters indicated that the off-leash areas would not be a "run free" area. These areas would be fenced or in the case of trails, a sign would be placed stating "You are now entering an off-leash dog area." Council Member Beerman asked if more time would be needed before beginning the pilot program, to which Deters stated that the stakeholders had been contacted, a task force could be in place within a month, and data could be collected with the results brought back to the Council in July.

It was indicated that the Library Field would be signed but not fenced. Deters displayed the map and noted a smaller area would be reserved for on-leash dogs and children, and the rectangle piece would be reserved for off-leash dogs. Council Member Matsumoto asked if a time limit for this area being allowed as a dog park had been discussed. She suggested morning and afternoon times for that field that wouldn't conflict with other needs. Council Member Beerman stated that when time allotments were discussed with the Recreation Advisory Board (RAB), they requested that the pilot program begin very generally and then specifics could be added at a later time. Council Member Henney favored the Library Field as an off-leash area. Council Member Worel liked having the off-leash area with the other area reserved for children. Council Member Beerman favored this area as well with few specifics.

Deters stated the other area for the off-leash pilot program was the City-owned portion of Round Valley. Council Member Henney suggested creating a new trail for off-leash dogs, so nothing would be taken away from those who used the current trails. Council Member Worel was concerned with allocating all of Round Valley and asked if data had been gathered on the success of assigning alternating days for off-leash use. Deters stated reports varied depending on who was asked. Council Member Henney stated if these areas were designated as off-leash, intensification of use would be seen, and after the pilot program, other areas could be considered to expand the off-leash designated areas. Council Member Beerman stated he was in favor of this area being off-leash, but would like alternating days to be discussed by the task force. He stated his goal was not to create a dog park but to create an area with multiple uses.

Mayor Thomas opened the public hearing.

Beatrice Beck stated she was here representing Steve Osguthorpe, and indicated that he was concerned with the proposed off-leash area in Round Valley since it was adjacent to his land. There were rams on his property April-November, and there were several instances of dogs chasing the rams. He requested a buffer zone prohibiting dogs in that area between the trails and his property.

Tina Smith indicated she was against unleashed dogs in Round Valley because of wildlife/dog conflicts and poo issues.

Steve Joyce expressed concern with alternating days, asserting that usually, when there were alternating days or times of day, there were multiple sites to choose from; but the choices were very limited here.

Susan Martin was concerned that the wildlife would be impacted in Round Valley if it was designated as an off-leash area. She was an ecologist and gave examples of potential impacts on the wildlife and also the spreading of weed seeds.

Ed Parigian had concerns that Library Field would be designated as an off-leash area, and thought there could be a lot of commotion and a potential for accidents. He stated he wouldn't want to take his child there for those reasons.

Larry Alleva indicated he sent an email to the Council last week. He thought this pilot program was reasonable, and felt dog owners should be educated. Deters stated if this program was approved, there would be public education.

Gincy Plummer stated this program was a great start. She stated the Animal Control officers had backed off from giving fines, and thought fines should only be given for confrontational dogs.

Alison Child stated her dogs had shock collars and they did great.

Debi Scogga asked how much the e-collar would cost because $150 was expensive and some concessions needed to be given. She was in favor of having off-leash areas in Round Valley and Library Field.

Jennifer Glenn indicated she loved the Library Field. She was not opposed to having off-leash areas, and stated dogs were a pack animal and they felt more comfortable around each other when they were off-leash. She was in favor of the pilot program.

Mitch Cohen stated a major point that had been missed was that there was a people problem, not a dog problem. He noted that if bad owners were punished, the dog problems would go away.

Jennifer Gardner indicated she lived on the edge of Round Valley and walked her dog on a 20 foot leash, which she knew would be an issue. She asked that poop bag dispensers and trash cans be placed around the trails because there were very few recepticles.

John Hulse stated he agreed with Larry Alleva's comments.

Missy O'Neal asserted that she agreed with those in support of the pilot program.

Richard Sheinburger thanked the Council for addressing this issue. He was in support of this program.

Joe Ray appreciated this proposed program. He stated the e-collar was only as good as the person working with their dog that used it. He also indicated the issue of dog waste was separate than the off-leash area issue.
Roland Gilmore thanked the Council for considering this issue and thought the program was a step in the right direction.

Lisa Sayes stated her dog only got enough exercise when it was off-leash. She also asked that dogs be allowed on the buses. Deters stated the "dog on the bus" issue would be brought back to the Council at a future date.

Sharon Christiansen stated it would be a disaster if there were too many dogs on the Library Field, but currently people self-regulate, and she thought the field shouldn't be partitioned off.

Lynn Morrow stated her leg was shattered while skiing, so she hiked with a cane. But she had to stop hiking because of dogs that jumped on her. She stated that she paid taxes but dogs had more rights than she did. She asked that a "no dogs allowed" area also be designated. Deters stated the task force would look at "no dog areas" as well as heightened enforcement areas.

Myra Strauchn noted that she and a friend walked with a group of dogs and now they couldn't walk in Round Valley because they had been knocked over by loose dogs. In fact, it was difficult to walk anywhere except certain neighborhoods because of dog attacks on them or their dogs by loose dogs.

Judy Hale stated in the past she didn't leash her dogs but now she does, and indicated the Library Field was too confining for children and dogs.

Carolyn Frankenburg stated if dogs were prohibited on trails, then mountain bikers should be banned as well. Also, buildings impacted wildlife too, but they were still being constructed.

Lisa Wilson thought it was important that dogs were walked without a leash. She felt injuries on trails were due to those coming here from outside Park City.

Candace Sabey (via City website) wrote to ask the City Council to amend the current ordinance allowing off-leash areas in Round Valley and Library Field areas.

Mayor Thomas closed the public hearing.

Deters stated this time had been well spent with a great conversation. He asked that the community be patient while the program was enacted.

Council Member Matsumoto asked if the ordinance required that a poop bag be tied to the leash, and was informed it did not have that requirement. She asked if the owner needed to carry a leash if a dog had an e-collar, to which Deters responded in the affirmative, noting the dog needed to be within sight and voice control of the owner. Council Member Matsumoto expressed her support of off-leash areas and hoped the City could find other designations for off-leash sites as soon as possible

Council Member Gerber asked if a few loops of Round Valley trails could be reserved for no dogs. Council Member Beerman clarified that the area owned by the Osguthorpes would be for users without dogs because the Osguthorpes did not give their permission for their land to be used as an off-leash area. He also stated he was in favor of the pilot program, and felt the problems were caused by people.

Council Member Worel felt Round Valley should not be designated as an off-leash area, but was amenable to other areas having that designation.

After some discussion with Harrington, it was noted the amended ordinance would be approved and would take effect on January 15th.

Council Member Beerman moved to approve the amended Animal Control Ordinance as presented tonight and to designate City-owned property as off-leash areas. Council Member Worel seconded the motion.

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

<u>5. Consideration of a an Addendum to the 2016 Sundance Supplemental Plan:</u>
Dave Gustafson, Sustainabiliity, and Eric Shroeder, General Manager of Uber Utah, presented this item. Gustafson explained that this agreement with Sundance was possible because Uber had entered a Master Festival License (MFL) with Sundance. Uber would be using the flagpole lot as their headquarters so they wouldn't be driving up and down Main Street. All Uber vehicles that weren't carrying passengers would be in the lot with the engine off. It was clarified that public parking would not be allowed in the flagpole lot. Harrington indicated Uber would be the only one authorized to use the lot and they would have no right to purchase it.

Council Member Worel asked if the number of Uber cars would be limited since this lot only held 40-50 vehicles. Gustafson stated it was anticipated that most of the vehicles would be in operation and not waiting in the lot. Shroeder stated this was a logistical solution to ease traffic congestion. A lounge would also be there for customers to come and get warm, and use Uber. Council Member Gerber asked if other transportation companies would have corrals as well. Gustafson stated taxis would be on Main Street but would not be allowed to idle.

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

Council Member Beerman was in favor of this idea and asked to keep the lot open for a couple weeks after Sundance to see if taxis would use it.

Council Member Matsumoto moved to approve an Addendum to the 2016 Sundance Supplemental Plan. Council Member Henney seconded the motion.

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

<u>6. Approve an Extension to the Memorandum of Understanding (MOU) Between the Park City Chamber of Commerce and Visitors Bureau and Park City Municipal Corporation for the Destination Tourism and Community Events Joint Venture:</u>

Jonathan Weidenhamer, Economic Development Manager, stated this extension was a one year agreement and explained the language was cleaned up so that there would be automatic renewals unless there was intent not to renew.

Council Member Beerman struggled with subsidizing St. Regis because they resided in Wasatch County. Foster stated the City would recoup this money in transient room tax revenue. She also indicated another reason for this extension was that St. Regis would be building part of the hotel within the City limits.

Council Member Beerman asked what the impact would be if the City did not pay. Foster stated the Chamber could not take FAM tours (familiarization tours) there as well as group business. It was also considered to be in the City's advantage that the Montage, St. Regis and Stein Erickson was marketed together.

Harrington stated Wasatch County rebated part of the tax revenue, and felt this was a short term situation and there were no negative benefits.

Council Member Henney stated he also struggled with this issue. He felt the staff at St. Regis did not support Park City and its rules. He didn't think the residents would support this either, but indicated that if the issue would be resolved within a year or two, he would go with it. It was clarified that the City, Wasatch County, St. Regis and the Chamber would each contribute $70,000. Foster asserted that if the Council had an issue with this, staff could run the numbers to show the benefit to the City.

Council Member Matsumoto stated the deal was struck when the Chamber was struggling. She thought she would vote in favor of the agreement, but if the rest of the Council needed more information, she was willing to have the item brought back for further discussion. Council Member Henney stated his issue was with branding Park City as a five star entity. Council Member Gerber stated she would like more information.

Council Member Worel stated she had concerns as well. Foster clarified that the hotel was in the Park City limits, but was also within Wasatch County. Mayor Thomas felt this agreement was a relationship piece. Council Member Beerman thought this money was extorted out of the City. He indicated he would be happy to hear new information but did not think he would change his mind.

Foster stated that if this item was tabled, she would have Bill Malone come and speak to the Council. Harrington explained this was the result of parties coming together, but was not extortion; it was more of an attempt to implement revenue sharing.

Council Member Matsumoto moved to table an extension to the Memorandum of Understanding (MOU) between the Park City Chamber of Commerce and Visitors Bureau and Park City Municipal Corporation for the Destination Tourism and Community Events Joint Venture. Council Member Henney seconded the motion.

RESULT:	**TABLED**	**Next: 1/28/2016**
AYES:	Council Members Beerman, Gerber, Henney, Matsumoto and Worel	

7. Consideration of an Ordinance of the 823 Norfolk Avenue Plat Amendment Located at 823 Norfolk Avenue, Park City, UT Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:

Anya Grahn, Planning, stated this plat amendment would remove the interior lot lines. She noted there had been some public comment on height requirements.

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

Council Member Henney moved to approve an Ordinance of the 823 Norfolk Avenue Plat Amendment located at 823 Norfolk Avenue, Park City, UT, pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Beerman seconded the motion.

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

8. Consideration of an Ordinance of the Fairway Village No. 1, First Amended Subdivision Plat Located at Fairway Village Number 1 Planned Unit Development, Park City, Utah Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:

Bruce Erickson, Planning Director, stated this amended plat would memorialize the correct building locations from 1979.

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

Council Member Gerber moved to approve an ordinance for the Fairway Village No. 1, First Amended Subdivision Plat located at Fairway Village Number 1 Planned Unit Development, Park City, Utah, pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Beerman seconded the motion.

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

9. Consideration of Appointment of Mayor Thomas Pro Tem and Alternate for 2016:

Council Member Henney moved to appoint Council Member Beerman as Mayor Pro Tem and Council Member Matsumoto as alternate for 2016. Council Member Gerber seconded the motion.

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

VII. Adjournment

With no further business, the meeting was adjourned.

____
Michelle Kellogg, Park City Recorder

PARK CITY COUNCIL MEETING SUMMARY- DRAFT
445 MARSAC AVENUE
PARK CITY, UT 84060
SUMMIT COUNTY, UTAH

January 14, 2016

The Council of Park City, Summit County, Utah, met in open meeting on January 14, 2016, at 3:00 p.m.. in the City Council Chambers.

WORK SESSION

1. Recreation Advisory Board Interviews:

Mayor Thomas stated Sean Kelleher, Jane Campbell, and Michael O'Hara were the applicants that were being interviewed today. There were eight questions that the Council members and Ken Fisher, Recreation Manager, asked each applicant. It was indicated that one other applicant would be interviewed on January 28th, and a decision would be made after that.

Council Member Matsumoto moved to close the meeting to discuss property, personnel, and litigation at 3:51 p.m. Council Member Henney seconded the motion. Motion carried.

CLOSED SESSION

Council Member Beerman moved to adjourn from closed meeting. Council Member Worel seconded the motion. Motion carried.

WORK SESSION (CONTINUED)

Council Questions and Comments:

Council Member Henney stated he attended Mountainlands Community Housing Trust Board meeting, and indicated they are building many houses and have affordable housing projects underway in the Kamas-Francis-Oakley area. Council Member Beerman indicated he was part of a panel presentation on the Mountain Accord at the Outdoor Retailer Show. He attended a speaker series on Elon Musk's Hyperloop, a high tech solution for transporting people, which reminded him that there are many creative solutions on the horizon with regard to transportation. He also met with Citizens Open Space Advisory Committee (COSAC) this week, and noted they would be presenting to the Council in March on their assessment of Clark Ranch. He went to a Joint Transportation Committee meeting, and also went to Round Valley, where he observed all kinds of users on the trails. Council Member Henney added that this Saturday the Mountain Trails Foundation would have volunteers at the trail heads to educate users on the City's new ordinance. Heinrich Deters, Sustainability, stated Utah Lands people and City staff would also be at the Library Field to educate residents on the ordinance.

Council Member Matsumoto stated she went to the Library Field last Saturday and it wasn't being used much. She noted the Peace House has a project near the hospital that was for transitional housing. She attended the Public Art Board and had an interesting discussion with the group. Council Member Gerber indicated she attended Council Member Beerman's panel on the Mountain Accord and found it very interesting. Mayor Thomas stated he attended the Public Art Advisory Board meeting, the Utah League of Cities and Towns (ULCT) with Council Member Beerman and the City's Newcomers Meeting with Matt Dias.

2. Downtown (Brew Pub) Plaza Project Update:

Council Member Beerman recused himself from this subject because he owned the property adjacent to this parcel. Jonathan Weidenhamer, Economic Development Manager, along with Clio Rayner and David Brems, GSBS Architects, presented this item. Weidenhamer reviewed the discussion held at the December 17th meeting. He felt the best option for parking would be to add on to the China Bridge parking structure. Council Member Matsumoto asked if it would be feasible to put parking on the flagpole lot, and some discussion on parking ensued. Weidenhamer asked the Council to review the options for the plaza and give staff and GSBS Architects direction. Weidenhamer then read an email from Alison Butz, Historic Park City Alliance, which requested a plan for parking with regard to this plaza and also expressed opposition to the proposal of constructing an ice rink at the plaza.

Rayner reviewed the process her group had been engaged in thus far to make this plaza a multiuse area. She related the feedback she received from a resident survey and from individual interviews. The vision for the plaza included restrooms, green space, a flat area, and a food area. Three schemes were displayed along with the associated costs. She indicated that none of the schemes were within the $7 million budget if parking was included, but without parking, all the schemes would fall within the proposed budget.

Council Member Matsumoto asked what would be under the plaza if parking was not included in the project. Brems indicated that the site would be filled to be level with Main Street. Council Member Worel asked if there was a study on the impact of the surrounding area if parking was eliminated. Weidenhamer stated there was no study, but one was being planned. Council Member Matsumoto noted that businesses were requesting parking in that area. Council Member Worel asked if an ice rink could be added at a later date. Brems stated it would be easier to add an ice rink if parking was eliminated because if there was a parking structure underneath the plaza, insulation would be needed beneath the ice rink location. Rayner asserted that mobile food and skate rental structures could be used instead of constructing permanent structures if an ice rink was located in the plaza. Council Member Worel asked how programs would be scheduled at the plaza, inquiring if that would be staff's responsibility. Weidenhamer responded that he didn't have the answer to that question yet. Council Member Gerber asked if China Bridge could be expanded as the plaza was being constructed to minimize the parking loss. Weidenhamer stated the parking structure could be expanded if the

Council so directed. It was indicated that constructing a parking structure at the plaza would be expensive because it was in a flood plain and also because it had contaminated soils. It was also clarified that the stage was for a 250 person capacity, but an expandable contemporary stage could be constructed, and the plaza could accommodate up to 2,000 people.

Council Member Henney indicated he liked the idea of an ice rink in the community, but didn't think this was necessarily the best spot for it. He also thought drawing cars to China Bridge might be better than drawing cars to the top of Main Street. Rayner indicated a traffic study might be considered for the area. Council Member Henney thought this plaza would attract people even if they had to walk from China Bridge.

Council Member Matsumoto thought the businesses at the top of Main Street might be concerned that business could be lost if the parking was taken away. She also suggested selling retail space in the plaza with the condition that the retailer would provide public restrooms. That option would reduce the cost, yet the City would be able to have that feature in the plaza.

Mayor Thomas thought people would walk to this plaza, and also noted he would not recommend having the ice rink at this location. He felt eliminating these two items would reduce the cost and other features could be added that would enhance the plaza. He hoped the project could be simplified and the construction time frame could be shortened so the community would not be as impacted.

Brems stated there was not a good access from China Bridge to the plaza so enhancing the access could be included in the project. Council Member Gerber stated utilizing the Trolley would help with accessibility as well. Council Member Henney did not like the active snow melt feature, the ice rink and the parking structure, and felt they should be eliminated. Council Member Matsumoto agreed and was in favor of adding a water feature. It was noted that this would be a treated water feature that children could use. Council Member Henney liked Council Member Matsumoto's suggestion about partnering with a private entity for the retail space, but he didn't mind being a landlord and having rent control.

Mayor Thomas opened the meeting for public comments.

<u>Susan Meyer</u>, business owner and member of Historic Park City Alliance (HPCA), hoped that parking could be kept at the top half of Main Street, which included China Bridge. She asked what the plaza would be used for in the winter if an ice rink was eliminated, and also stated she was against selling any part of the land for retail use.

<u>Sandra Morrison,</u> president of the HPCA, asked that the time frame for the project be expanded until February so the board could meet and discuss the options for this plaza and then report back to the Council.

Mark Stemnar stated he preferred to keep the parking feature at the plaza. He also spoke about open space and the community.

Thea Leonard, owner of Treasure Mountain Inn, stated the original purpose of the plaza was to alleviate the pressure of small events on the surrounding area. Then it evolved into something more elegant. She wanted the Council to devote as much attention and resources to this project as it had to other projects of less priority.

Scott Carr, resident, indicated there had been some changes in Park City in recent years that concerned him. Park City was a mountain town and he wanted projects to reflect that image. He noted benches and trash cans should be rustic in design, and they were more modern as of late. He also would like Park City to remain a small town where residents could go get coffee, meet at a small town ice rink, etc. He thought the concepts of this project could be simplified but requested that the Council leave the character that reflected the City's image. He hoped the Council could speak on the overall view of the City.

Doug Stevens, resident and business owner, indicated that one of the stakeholder groups was the neighborhood surrounding this parcel. He thought a courtesy taxi/shuttle drop off area could be designated to alleviate congestion. A loading area would also bring many to the area who would be waiting to be picked up.

3. Proposed Amendments to Park City Municipal Code, Special Events Title 4, Chapters 1 and 8:

Jenny Diersen, Special Events Coordinator, and Minda Stockdale, an intern in Special Events, presented this item. Stockdale stated they had worked with stakeholders and received feedback that led to five amendments: the creation of a Level One Event Category, with the intention of making the regulatory process easier to navigate for less complicated events, the creation of additional criteria for event approval and evaluation, the creation of a "First Amendment Event" category to ensure the right to speak and protest in public forums and protect public safety, the creation of a fee reduction policy and a discussion to ensure the tool is aligned with Council's economic and financial goals, and an update of the liability insurance requirements to cover the City's potential exposure during an event.

Council Member Gerber asked about the different fees for different levels of events. Fees were discussed and Diersen stated new events could contact staff ahead of time so planning could be made for those events. Jason Glidden, Sustainability, stated special circumstances would be considered if a new event missed the permit deadline. Council Member Matsumoto asked what time of year the fee waiver applications would be considered. Diersen stated those applications would be considered in April and October. Council Member Beerman asked to remove the word "reoccurring" from the fee schedule on Page 117 of the packet materials, and recommended no reduction in the fees since these groups asked for waivers anyway. Glidden stated the fees didn't include City services that were provided for the events.

Council Member Henney indicated he favored the new Level One, but asked what determined a Level One event, and if there were events below a Level One that didn't require permits. Harrington stated staff was working to define thresholds: street impacts, number of people requiring services, etc. Council agreed that this item be forwarded to the next regular meeting for consideration.

REGULAR MEETING

II. Roll Call

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

III. Communications and Disclosures from Council and Staff

1. Manager's Report -- Draft Integrated Utah Pollutant Discharge Elimination System (UPDES) Plan Submission:
No comments were given on this report.

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

Mike Sweeney stated he wanted to discuss the happenings in preparation for Sundance. He complimented the Finance Department for their efforts to make the process for vendors go smoothly. He felt staff looked at the code and tried to solve people's problems, and expressed that he thought Sundance would go smoother because of these efforts.

V. Consideration of Minutes

1. Consideration of a Request to Approve the City Council Meeting Minutes from December 17, 2015:
Council Member Beerman moved to approve the City Council Meeting minutes from December 17, 2015. Council Member Matsumoto seconded the motion.

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

VI. Consent Agenda

1. Request to Approve the Following Type 2 Convention Sales Licenses:

2. Approve Local Consent for Special Event Temporary Alcoholic Beverage Licenses During the Sundance Festival:

3. Authorize the City Manager to Sign Contract Change Order No. 2 to Construction Agreement with B Jackson Construction and Engineering, Inc. in a Form Approved by the City Attorney for Additional Construction Services Related to the Construction of Little Bessie Avenue Storm Drain Improvements Project in an Amount of $51,228.01:

4. Authorize the City Manager to Execute a Change Order (2) to the Professional Service Agreement, in a Form Approved by the City Attorney, with Zion's Bank Public Finance in an Amount of $33,810, for a Contract Total of $81,795 Since the Contract was Executed in 2013:

5. Approve Amendment to Water Supply Agreement Between Salt Lake City and Park City:

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

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

VII. New Business

1. Authorize the City Manager to Enter into a Professional Services Contract for Pedestrian Management and Personnel Operations During the Sundance Film Festival for 2016, 2017 and 2018 in an Amount Not to Exceed $105,000, Over a Three Year Period, in a Form Approved by the City Attorney:
Tommy Youngblood, Special Events, explained this group would help manage the pedestrian flow in the City during the Sundance Festival. Council Member Worel asked if Sundance had its own volunteers in the street. Youngblood indicated there would be volunteers, but they would not be directing traffic.

Council Member Matsumoto moved to authorize the City Manager to enter into a professional services contract for pedestrian management and personnel operations during the Sundance Film Festival for 2016, 2017 and 2018, in an amount not to exceed $105,000, over a three year period, in a form approved by the City Attorney. Council Member Worel seconded the motion.

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

<u>2. Consideration of Holding a Special Meeting to be Held Between January 19-21 for Late Type 2 Convention Sales License (CSL) Applicants for Approval:</u>

Rebecca Gillis stated there were 27 late applicants as of today, and she requested that a special City Council meeting be held to approve these licenses. The Council agreed to meet on November 19th at 9:00 a.m.

Council Member Beerman moved to hold a special meeting January 19th at 9:00 a.m. for late Type 2 Convention Sales License (CSL) applicants. Council Member Gerber seconded the motion.

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

<u>3. Approve Resolution 01-16, a Resolution Adopting the 2016 City Property Disposition List (City Council Should Hold a Public Hearing and Adopt a City Property Disposition List by Resolution. the Disposition List Allows for Long-Term, Transparent Planning of City-Owned Properties with Development and/or Disposition Potential.)</u>

Heinrich Deters, Sustainability, stated this was an annual update to review the City plans for its properties. He noted the only changes from 2015 to 2016 were the IHC parcel at Quinn's Junction and the 820 Park Avenue parcel which was sold.

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

Council Member Matsumoto moved to approve Resolution 01-16, a resolution adopting the 2016 City Property Disposition List. Council Member Worel seconded the motion.

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

<u>4. Consideration of Ordinance 16-06, an Ordinance Approving the 2016 Meeting Schedule for City Council:</u>

Council Member Beerman requested that no Council meeting be held on April 21st, and that the Council instead meet on May 5th. The Council members agreed to that change in the meeting schedule.

Council Member Beerman moved to approve Ordinance 16-06, an ordinance approving the 2016 Meeting Schedule for City Council with the above mentioned amendments. Council Member Henney seconded the motion.

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

VIII. Adjournment
With no further business, the meeting was adjourned.

IX. Park City Redevelopment Agency

A. Roll Call

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

B. Public Input *(Any matter of City business not scheduled on the agenda)*
No comments were given.

C. Consent Agenda
1. Consideration of the 2016 Meeting Schedule for Redevelopment Agency:
Board Member Beerman moved to approve Resolution RDA 16-01, a resolution approving the 2016 Meeting Schedule for the Redevelopment Agency with the amendment that no meeting be held on April 21st, and that the Board could instead meet on May 5th. Board Member Henney seconded the motion.

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

D. New Business

<u>1. Disposition of City Property Located at 664 Woodside Avenue:</u>

Heinrich Deters, Sustainability, requested the committee to approve the disposition of this property as well as the REPC. He reviewed the history of this parcel, and indicated the proceeds from the sale could be used in the old town historic preservation goals. He also noted that the buyer would provide the City with a historic preservation easement for this property.

Board Member Henney moved to approve the disposition of City property located at 664 Woodside Avenue as well as the REPC. Board Member Worel seconded the motion.

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

E. Adjournment

With no further business, the meeting was adjourned.

X. Park City Municipal Building Authority

A. Roll Call

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

B. Public Input *(Any matter of City business not scheduled on the agenda)*

No comments were given.

C. Consent Agenda

<u>1. Consideration of the 2016 Meeting Schedule for Municipal Building Authority:</u>

Board Member Beerman moved to approve Resolution MBA 16-01, a resolution approving the 2016 Meeting Schedule for the Municipal Building Authority with the amendment that no meeting be held on April 21st, and that the Council could instead meet on May 5th. Council Member Henney seconded the motion.

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

D. Adjournment
With no further business, the meeting was adjourned.

XI. Park City Water Service District Meeting

A. Roll Call

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

B. Public Input *(Any matter of City business not scheduled on the agenda)*
No comments were given.

C. Consent Agenda
1. Consideration of the 2016 Meeting Schedule for Water Service District Meeting:
Board Member Beerman moved to approve Resolution WSD 16-01, a resolution approving the 2016 Meeting Schedule for the Water Service District with the amendment that no meeting be held on April 21st, and that the Board could instead meet on May 5th. Board Member Henney seconded the motion.

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

D. Adjournment

With no further business, the meeting was adjourned.

____
Michelle Kellogg, Park City Recorder

DATE: February 4, 2016

TO HONORABLE MAYOR AND COUNCIL

Amend the professional services agreement (2013) with Moreton & Company, who provides brokerage services to administer the City's annual insurance placements, to fund additional services for sourcing general public entity liability insurance. Though the City's insurance placements for 2016 were recently approved in December, staff has determined that additional consulting and services are necessary to support our general liability insurance. The additional services will cost $7,500, for a new total of $25,848.

Respectfully:

Matt Dias, Asst City Manager

City Council
Staff Report

Subject: Insurance Brokerage Services Contract Amendment
Author: Matthew Dias, Katie Madsen
Department: Executive and Legal Departments
Date: January 26, 2016
Type of Item: Administrative

Summary Recommendations:
Amend the professional services agreement (2013) with Moreton & Company, who provides brokerage services to administer the City's annual insurance placements, to fund additional services for sourcing our general public entity liability insurance. Though the City's insurance placements for 2016 were recently approved in December, staff has determined that additional consulting services are necessary to better support our always expanding general liability insurance. The additional services will cost $7,500, for a new contract total of $25,848.

Topic/Description:
Updating Park City's insurance brokerage contract to reflect increase in scope of services.

Background:
In 2013, Council approved a professional service agreement with Moreton & Company (Moreton) Insurance Brokerages Services for broker, and risk management, and consulting services. Since then and based on quality performance, staff wishes to increase the scope of services to include brokerages and consulting services for our general liability insurance.

To date, staff has been very pleased with the proactive nature of the Moreton representatives and their working relationship with our internal team assigned to review and assess Park City risk management practices.

Link to the Council packet that included the approved 2016 Insurance Placements.

Department Review:
Legal, Executive

Alternatives:

Approve:
Amend the existing professional services agreement with Moreton & Company, for an amount not to exceed $7,500, to provide additional insurance placement and consulting services, in a form approved by the City Attorney.
Deny:

Not recommended; this will result in more staff time and a lack of expertise in a highly specialized area.

Continue the Item:

Continue the item and provide additional direction to staff.

Do Nothing:

This is not recommended as stated under Deny Alternative.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?				+ Fiscally and legally sound + Well-maintained assets and infrastructure + Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Neutral ⇔	Neutral ⇔	Neutral ⇔	Very Positive ↑
Comments:				

Funding Source:

Sufficient funding exists for the amendment.

Consequences of not taking the recommended action:

Considerable amount of additional staff time will need to be dedicated to this area, and a lack of expertise in a highly specialized area of insurance practices will not be utilized.

Recommendation:

Amend the existing professional services agreement with Moreton & Company, for an amount not to exceed $7,500, to provide additional insurance placement and consulting services, in a form approved by the City Attorney.

PARK CITY
1884

DATE: February 4, 2016

TO HONORABLE MAYOR AND COUNCIL

Following a mid-year review of the 2014 City Council Priorities, “Transportation” and “Housing” were escalated to “Critical Priorities”, which are issues that could have a significant negative impact on our community if not addressed expeditiously. As such, Council has directed staff to provide monthly updates to the Council and community on the overall Transportation Program, specifically the accelerated implementation of the 2011 Traffic and Transportation Master Plan (TTMP) and action elements from other related transportation plans/studies. This report has been prepared to serve as that monthly Transportation Planning update.

Respectfully:

Michelle Kellogg, City Recorder

City Council Staff Report

Subject: Monthly Update on Accelerated Traffic and Transportation Master Plan Goal Achievement and Presentation on Transportation Demand Management Plan

Author: Alfred Knotts, Trans. Planning Manager
Blake Fonnesbeck, Public Works and Transit Director

Department: Community Development/Public Works

Date: February 4, 2016

Type of Item: Informational – Work Session

Executive Summary:
Following a mid-fiscal year review of the 2014 City Council Priorities, “Transportation” and “Housing” were escalated to “Critical Priorities”, which are issues that could have a significant negative impact on our community if not addressed expeditiously. As such, Council has directed staff to provide monthly updates to the Council and community on the overall Transportation Program, specifically the accelerated implementation of the 2011 “TTMP” and action elements from other related transportation plans/studies. This report has been prepared to serve as that monthly Transportation Planning update.

Acronyms used in this report:
GPCTMA – Greater Park City Transportation Management Association
PCSD – Park City School District
STIP – State Transportation Improvement Program
TTMP –Traffic and Transportation Master Plan
TDM – Transportation Demand Management
UDOT – Utah Department of Transportation
UHP - Utah Highway Patrol

Background:
The previous update can be found at (starting on page 176):
http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2078&Inline=True

The prior update provides all the previous background from 2009 Community Visioning process forward.

Winter 2015-2016 Traffic Management Update
Throughout the winter ski season, staff has been engaged in ongoing coordination with UDOT staff, County staff, UHP, representatives from Deer Valley and Park City Mountain, and other members of the Great Park City Transportation Management Association (GPCTMA) in advance of and during peak days.

Pre-peak information related to weather, lodging, and anticipated skier visits is gathered and analyzed in the days leading up to what are expected to be peak ski days. This information is disseminated to internal staff, as well as external partners and is also utilized to developed outreach messaging on KPCW and social media.

Another traffic management strategy that has been implemented during peaks days is the deployment and stationing of officers at the priority intersections of Park Ave/Deer Valley Drive/Empire, SR 224/Kearns Blvd., Kearns Blvd./Bonanza Drive, and Deer Valley Drive/Bonanza. The role of the officers is to enhance public safety by providing more expeditious response to accidents and ensure key intersections operate efficiently as possible by not allowing key intersections to be blocked during load-out. Please note that officers are NOT providing traffic control. Another value-added by the officers is their ability to provide on the ground real time information to staff as well as the public through hourly reports to KPCW.

Throughout peak and non-peak days, City and County staff have established communication protocols with members of the Greater Park City Transportation Management Association related to road conditions, traffic counts, traffic signal operations, accidents, parking lot capacity, including overflow status, and coordination of outreach and traveler information. City staff is in the process of documenting these practices in a “Peak Day Traffic Management Plan” that will outline Standard Operating Procedures (SOP) and protocols for pre-peak day and day of traffic management which can be managed by various staff from appropriate departments.

Greater Park City Transportation Management Association:
Since the “kick-off” meeting of the GPCTMA held on October 23, 2015, subsequent monthly meetings were held in December and January. At the initial kick-off meeting, members of the GPCTMA agreed that winter traffic management would be the primary agenda topic over the next several months, which has been the case.

In addition to this agenda topic, the GPCTMA has received reports on the Transportation Demand Management Plan under development, the Traffic Monitoring Program, and provided an opportunity for the resorts to provide updates on their traffic and parking management program as part of a standing agenda item titled “Resort Reports.” Other topics discussed have been related to Sundance preparations and strategic organizational planning for the GPCTMA.

While winter traffic management will continue to be the primary focus of the group over the next several months, the group will also begin to focus their attention on the upcoming recommendations from the various planning efforts currently underway and nearing completion.

Current Transportation Planning Projects
- <u>SR-248 Corridor Plan Update</u>
  This plan covers the SR-248 corridor from its intersection with US-40 west to SR-224. The

plan required close coordination between City and County staff as well as extensive stakeholder and public input.

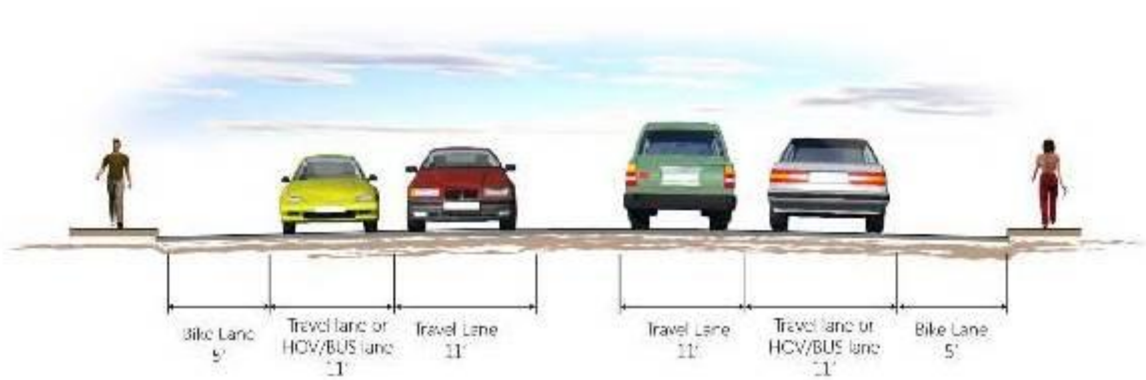
Plan elements include:

- HAWK Beacon at school crossing (complete),
- Pedestrian tunnel at Comstock (complete),
- Removal of median east of Wyatt Earp (complete)
- Bike lanes form Wyatt Earp to US 40 (complete),
- Improvement and signalization of Richardson Flat road (intersection improved & ready for signal when warranted)
- Reprogramming of existing roadway from 2 lane + 2 emergency lane between Richardson Flat Road and Wyatt Earp to 2 lane + 2 HOV-Bus lane (not completed)
- Widening to 4 lanes from Wyatt Earp to Sidewinder (not complete)
- Operation of Richardson Flat Park & Ride when improvements complete.

The corridor plan was reviewed and formally adopted by Council on February 12th, 2009. A copy of the "SR-248 Corridor Plan" can be accessed via the link below:
http://52.26.130.11/Home/ShowDocument?id=8433

February 2016 Status Update:
The update to the SR 248 Corridor Plan has been completed by Fehr & Peers. The updated plan, including the Preferred Alternative, was submitted to UDOT Region 2 for review and concurrence which was been received. The proposed Preferred Alternative is described as four (4) lanes within the existing footprint with two lanes providing priority to High Occupancy Vehicles (HOV), including transit. *This would mean that no reversible lane would be included in this project.* A typical cross-section of this configuration is provided below:

Typical 4-lane cross-section



It is staff's recommendation that scope of the project be expanded to provide a comprehensive list of capital improvements that improve congestion throughout the entire length of the Corridor (US 40 to SR 224) but also improves driver safety, bicycle and pedestrian mobility.

On January 8, 2016, staff met with UDOT Region 2 staff to discuss the next phase of project development for the SR 248 Congestion Relief and Safety Improvement Project (Project). The primary objective of the meeting was to identify funding for permitting, design/engineering, Right-of-way , and construction as well as develop phased schedule to expedite design and construction of priority improvements throughout the corridor. At present time, the Project is not under currently identified in the current 2016-2012 State Transportation Improvement Program (STIP), however, staff is working with UDOT related to innovative options to project delivery that may be potentially lead by Park City Municipal. Staff will continue to work with Region 2 on these options to advance the project as to coincide with our upcoming capital budgeting process.

- <u>SR-224 Corridor Study</u>
  This study and resulting improvement plan covers the SR-224 corridor from Snow Creek Drive to Bonanza Drive. The study involved significant coordination amongst City staff, UDOT, stakeholders and the general public.

  Phase 1 Plan elements include:
  - 10' wide trail east side Kearns Blvd to Deer Valley Drive (in design)
  - 8 ' wide trail west side from Kearns Blvd to Deer Valley Drive (in-process)
  - Reprogramming of lanes and signal at Empire-Park Ave (completed)
  - Pedestrian Tunnel at Park Ave-Empire (on-hold)
  - Elimination of five curb cuts between Bonanza Drive and Kearns (not complete)
  - Traffic and Trail way-finding (in-process)
  - Re-alignment of Lame Dog-Homestake intersection (concept designs complete)
  - Landscape improvements (not completed)

The corridor study was formally adopted by City Council on July 26, 2012. A copy of the "SR-224 Corridor Study" can be accessed via the link below:
http://52.26.130.11/Home/ShowDocument?id=9803

February 2016 Update:
The water line and multi-use trail project on the west side of SR 224 was complete prior to the winter season has been cleared and heavily utilized during the winter season. The east side of the project is scheduled for construction during the 2016 summer construction season. Staff is evaluating a project delivery approach with UDOT as part of the SR 248 Congestion Relief and Safety Improvement Project in which the SR 224/Kearns could potentially be Phase 3 of the overall corridor project.

- <u>Traffic and Transportation Master Plan</u>

The Park City Master Transportation Plan was completed in 2011. The planning effort involved close coordination among City Staff, City Council, Planning Commission, stakeholder groups and the general public.

The Master Plan includes the following elements:

- Establishment of congestion management goals and performance measures to track City's progress towards achieving those goals (annual reporting ongoing)
- Establish Car Sharing Program (initial implementation complete)
- Establish a local Transportation Management Association (completed)
- Dedicated Bus lane on SR-224 (completed)
- Intersection Improvement Deer Valley Drive North and South (not completed)
- Intersection Improvement Silver King Drive & Empire (not completed)

- Intersection Improvements Deer Valley Drive & Empire (partially complete)
- Implementation of Intelligent Transportation System (ITS) (ongoing)
- Ongoing commitment to Transit, Trails, &Trails Maintenance (ongoing)

The Master Plan was formally adopted by City Council on October 6, 2011. A copy of the City's "Transportation Master Plan" can be found at the link below:
http://52.26.130.11/Home/ShowDocument?id=8296

February 2016 Update:
Staff completed the 2015 TTMP Annual Report card which was presented to the City Council on November 19, 2015 as part of the monthly update on the Transportation Program. In regards to a long range planning effort, staff is coordinating with the County on the development of a Summit County Long Range Transportation Plan (LRTP). The City and County have developed a draft outline for the document and have established a Technical and Executive Committees to guide the process and development of the plan.

The intent of the plan is develop a comprehensive list of projects related to capital, rehabilitation, and transit improvements that will be prioritized over a 25-30 year planning horizon. Once complete, the LRTP will guide transportation improvements in carry forward the vision of creating an innovative multimodal transportation system that appeals to both residents and visitors and serves existing and future mobility needs, while improving the environmental and socioeconomic health of Summit County.

The LRTP will serve as blueprint for a regional transportation system that enhances the quality of life in Summit Count, promotes sustainability, and offers improved mobility options for people and goods. Important directions of the plan are to reduce the overall environmental impact of transportation in the Region, create walkable, vibrant communities, and provide real alternatives to driving based on projected growth and existing and anticipated revenue from local, state, and federal funding sources. City and County staff are in the process of developing a master schedule related to this effort which will include a robust public participation effort.

- Short Range Transit Development Plan

February 2016 Update:
The Short Range Transit Development Plan has completed the data collection phase. The Consultant KFH Group is scheduling a Public Open House in late February to share draft recommendations for the plan. Once the draft recommendations have been vetted with the public they will prepare the draft plan to share with the City Council for comment before completion of the final plan for Council adoption.

- Transportation Demand Management Plan

As part of the accelerated program directed by the City Council, the City is undertaking a Transportation Demand Management (TDM) Plan. Earlier this summer, the City procured the services of Fehr and Peers to conduct this Plan and since then the team has conducted online and in-person surveys as well as personal interviews with major stakeholders. They have completed a the Existing Conditions Report, conducted Peer Cities Review, develop a suite TDM measures and strategies, and are in the process of completed the TDM Plan, which is the final deliverable.

February 2016 Update:
A presentation by staff and the consulting team will be included as part of this agenda item which will include an overview of the TDM module currently under development.

- <u>Bonanza Park – Lower Park Avenue – Park City Mountain Transportation and Parking Feasibility Study</u>

This project is evaluating the study area for transportation improvements and possible parking facilities relative to future plans at Park City Mountain, Lower Park Avenue, and Bonanza Park.

February 2016 Update:
The consultant team headed by Nelson/Nygaard has completed surveys, stakeholder meetings, an initial community workshop, as well as an Existing Conditions Report (ECR). Following the completion of the ECR, the team completed an initial list of alternatives which were presented to the public at two workshops held on November 4th and November 10th. Following the conclusion of the workshops, a final program of projects proceeded to further analysis.

The final package of projects recommended for further was based on existing planning documents, General Plan goals and policies, as well as public and staff input. The Draft Final Report is schedule for completion in mid-February at which time additional public workshops will be scheduled to solicit input on the final program of projects. This information will also be presented to the City Council as part of the final public outreach effort.

- <u>Alternative Trip Program</u>

In March 2015, the Joint Transit Advisory Board along with City and County staff recommended that a Marketing Program be developed that would encourage residents to use an **"Alternative Form of Transportation at least once per week."** Such forms of transportation could be for example: Transit, Carpooling, Bike, Walk, and Telecommuting. The overall program goal is to convert 10% of locals who use alternative transportation infrequently or not at all to using alternative transportation one or more times per week. Additionally, the program will target two other user groups:
- visitors will be encouraged not rent a car when coming to Park City; and
- employees of Park City businesses who live in sections of Salt Lake City convenient to the PC Connect bus service will be encouraged to use that service.

February 2016 Update:
The Main Street Parking Management Plan has collected all of the data needed. The data along with potential solutions were presented to the Technical Advisory Committee for input. The consultant Nelson/Nygaard will be scheduling another public open house in late February to present alternatives. The plan is scheduled to come before the City Council in draft form for comment in mid-March.

February 2016 Update:
Penna Powers (Lighthouse Research) completed the telephone survey which was the initial research phase of the project. Staff and the consultants are currently developing a Communications Plan, based on the results of that survey which will key indicators and messaging.

In regards to the surveys, approximately 400 surveys were completed as part of this effort. Calling hours for the survey were between 9AM and 9PM on weekdays and between 9AM and 4PM on Saturdays.

Some of the key findings of the survey effort are as follows:

- 74 percent of people think Kimball Junction traffic congestion has gotten worse in the past year
- 66 percent of people think Park City proper traffic congestion has gotten worse in the past year
- 61 percent of respondents acknowledge that traffic congestion would improve if more locals used alternative modes of transportation
- More than one--- half of respondents are employed full--- time
    - Approximately three--- fifths of respondents who are employed work in Park City or Salt Lake County
    - Nearly three--- quarters of respondents use a single occupant vehicle to get to work
- On average, respondents use their vehicles twice a day and walking, biking, or using Park City transit less than once per day.
- 90% of respondents have favorable view of the Park City Transit system
- When identifying the biggest obstacles preventing them from using Park City transit, respondents most frequently mentioned the "routes are not convenient/close to [them]" and "hours and frequency are not convenient"
- When identifying aspects that would motivate them to more frequently use alternative modes of transportation, respondents most frequently said better access/routes

- <u>Mountain Accord: I--80/Parley's Corridor Study</u>

  In December of 2015, the City/County I-80 partnership received approval for initial funding of $400,000 for the I--80/Parley's Corridor Plan project. Since that time there has been interest from UDOT Headquarters to potentially take the lead on this effort as opposed to the County.

  On January 22, 2015, City and County staff met with Carols Bracers, UDOT Executive Director, Shane Marshall, UDOT Deputy Director, and Nathan Lee, Director of Systems Planning (former Region 2 Director) to discuss their role expanded role. The discussions were very encouraging and UDOT absolutely has the expertise and resources to assist in the I-80 effort which would also include SR 224 and SR 248 connections.

  A follow-up meeting will be held with UDOT staff to discuss the overall scope associated with the $400,000 and the various options for project delivery and while there are many benefits to UDOT taking a leadership role, the ultimate decision on project lead will be at the discretion of the County.

DATE: February 4, 2016

TO HONORABLE MAYOR AND COUNCIL

In 2012 staff developed a ten year implementation plan to (re-)construct all of the streetscape infrastructure (sidewalks, curb and gutters, streetlights, benches, signage, art…) as well as the public plazas. Council should review the proposed concepts and proceed with the design drawings and permitting process for the reconstruction of the Miner's Plaza scheduled to begin construction in the Spring of 2016.

Respectfully:

Matthew Twombly, Senior Project Manager

City Council
Staff Report

Subject: Main Street Miner's Plaza Reconstruction
Author: Matthew A. Twombly
Department: Sustainability
Date: February 4, 2015
Type of Item: Contract- Administrative

Summary Recommendations:
Consider the update and presentation of the Miner's Plaza Reconstruction conceptual designs and direct staff and the project team to proceed with the Miner's Plaza Reconstruction project.

Executive Summary:
In 2012 staff developed a ten year implementation plan to (re-)construct all of the streetscape infrastructure (sidewalks, curb and gutters, streetlights, benches, signage, art…) as well as the public plazas. Council should review the proposed concepts and proceed with the design drawings and permitting process for the reconstruction of the Miner's Plaza scheduled to begin construction in the Spring of 2016.

Acronyms in this Report:

HDDR	Historic District Design Review
HPCA	Historic Park City Alliance
PCMC	Park City Municipal Corporation
RFP	Request for Proposals

Background:
Early in the Brew Pub design team meetings, staff was concerned that the Brew Pub design and approval process would not allow for a Spring 2016 start to construction. In order to progress with the Main Street Improvements staff proceeded with the Miner's Plaza reconstruction as it is a much smaller and simpler project that staff felt could be started in the Spring of 2016. Staff is confident that the Miner's Plaza Reconstruction can be completed in 2016, and the Brew Pub will be started the Spring of 2017.

In order to proceed with the Miner's Plaza project staff proceeded with the procurement of a design team for the project. On November 5, 2015 Council awarded the professional service provider contract to Blu-line Designs Co. for the design and engineering of the project.

The working committee consisting of the design team, HPCA Executive Director, City staff including members of Sustainability, Special Events, Planning, and Public Works have met several times to define project goals and refine concepts. Staff has also met with Mountain Town Stages who program the stage to understand their needs as well.

From the meetings with the working committee staff has developed some basic guidelines. These guidelines include maintaining a mining theme with the Iver's statue, the mucking machine, and the architecture and materials that reflect that theme. The team also looked to balance the needs of small events and the stage with the need for small gathering space(s) for everyday needs. Since the original concept in 2012, and through the Brewpub Plaza, the Miner's Plaza has been considered more as the "Main Street living room". One of the biggest concerns is the current access to the restrooms.

Due to the size of the property and the site constraints there is limited opportunity for the placement of the restrooms and the stage. The site constraints include existing accesses into neighboring structures, limited solar exposure due to the adjacent buildings and orientation of the lot, and the slope of Main Street and the hillside to the West.

The committee has had significant discussions on the Council's Critical Energy Priority and Net Zero goals at the site. The site constraints, zoning and Historic District Design Guidelines make achieving Net Zero nearly impossible on site. Unfortunately due to the limited sun exposure solar is not a very good option. Geothermal is also not allowed in this location for ground water and well source protection. On the positive side the reconstruction of the restrooms allows for significant efficiencies for power, water, electrical, and gas usage over the present restroom building. The plaza will also incorporate updated energy efficient lighting, upgrade the irrigation system and introduce native and drought tolerant plantings. The new plaza will use less energy than previously.

Analysis:
The Design Team and Working Committee consist of the following participants:

The Design Team:
Blu Line Designs - Landscape Architects
Process Studio – Architects
Spectrum Engineers – Electrical and Mechanical
Meridian Engineering – Civil
MJ Structural Engineers - Structural

Working Committee:
PCMC:
- Jonathan Weidenhamer
- Clint Dayley
- Jason Glidden
- Maria Barndt
- Anne Laurent
- Matt Twombly

And from the HPCA:
- Alison Butz

Through the Working Committee meetings, the goals, constraints and opportunities, the design team has come up with two concepts for the plaza. During the meetings the team looked at several options and it really came down to the restroom location that would drive the best option(s). The team considered reusing the existing 1988 structure (keep only walls and footings), but it was determined that it would be more cost effective to build a new building to meet today's codes and efficiency. The first concept pulls it toward Main Street on the South side of the plaza and the second keeps the restroom to the rear of the property.

At the January 15, 2016 Working Committee meeting there was weak consensus that the recommended plan put the restroom toward the rear of the plaza. This plan was more open and inviting as a casual place for visitors to gather with the ability to use the stage. The plan with restroom toward Main Street was thought to be better for the use of the stage, more seating and a better restroom connection to Main Street. In meeting with Mountain Town Stages representative their opinion was that the openness to Main Street with the restroom and stage to the rear worked better on the whole. Both concepts have their merits and drawbacks. Staff's recommendation is the second plan that keeps the restrooms towards the rear of the property as it is more inviting from Main Street.

One of the key items the Working Committee considered is the circulation to the bathroom. It was determined in either concept that way-finding would be required for the restrooms. Both concepts would require proper lighting for security and ambiance, soft seating or grass, trees, shade, integrating a balcony, fixed and moveable seating, and more prominence for the Iver's statue and Mucking machine.

Both options considered green roofs, although due to the shady aspect of the site it is questionable to succeed. Both options have operation and maintenance concerns especially if grass is incorporated. Other add alternates the Working Committee considered was some type of water feature such as a water wall, and possibly a fire pit reminiscent of the Olympic caldron used at the Miner's Plaza. Similar to the other path-throughs, the materials will extend from the plaza into the bulb-out to Main Street.

On January 19, 2016 the design team presented the concepts to the HPCA Infrastructure Committee and again the consensus of the Committee was to maintain the restroom to the rear, to provide an openness of the plaza to Main Street. Again the HPCA was slightly more in favor of keeping the restrooms to the rear and for the plaza to connect more to Main Street.

Based on Council direction the design team will move forward with refining the selected concept and return to Council in February to discuss the materials, budget, estimates, Council Critical Energy Priority and Net Zero costs and possible offsets on and off the site. At that meeting staff will also seek direction on the possible limited use of fire and water to provide a "living room" feel. These items would have some energy impact depending on the extent of their use. Fire would likely need monitoring with personnel so would likely only be used during certain events or times of the year.

Department Review:
This report has been reviewed by representatives of Sustainability, Legal, Budget and the City Manager's Office and their comments have been integrated into this report.

Alternatives:

A. Approve:
Consider the update and presentation of the Miner's Plaza Reconstruction conceptual designs and direct staff and the project team to proceed with the Miner's Plaza Reconstruction project: (Staff recommendation)

B. Deny:
Council could choose to not continue with the project at this time.

C. Modify:
Council could choose to modify the project, which would likely delay the schedule.

D. Continue the Item:
Council may feel there is not enough information to make a decision, which will delay the project and the proposed schedule.

E. Do Nothing:
Same effect as continuance.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination **(Economic Impact)**	**Preserving & Enhancing the Natural Environment** **(Environmental Impact)**	**An Inclusive Community of Diverse Economic & Cultural Opportunities** **(Social Equity Impact)**	**Responsive, Cutting-Edge & Effective Government**
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Varied and extensive event offerings + Accessibility during peak seasonal times + Safe community that is walkable and bike-able + Internationally recognized & respected brand	- Managed natural resources balancing ecosystem needs ~ Reduced municipal, business and community carbon footprints ~ Economically and environmentally feasible soil disposal	~ Preserved and celebrated history; protected National Historic District + Shared use of Main Street by locals and visitors + Entire population utilizes community amenities + Community gathering spaces and places + Vibrant arts and culture offerings	+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Negative	Very Positive	Positive

Comments: The project may have temporary negative impacts on the neighboring businesses, arts and events but the improvements will result in overall positive results from an acitivity, amenity and economic standpoint.

Funding Source:
Originally in 2011, there was $650,000 estimated for the Miner's Plaza project out of the $15 M 10-year project budget. Currently, Staff is estimating that Miner's Plaza could exceed $1,000,000. In the Main Street Projects remaining project budget, including a placeholder of $7,000,000 for the Brew Pub, staff has a placeholder of $1.25 Million for the Miner's Plaza Reconstruction. Sustainability, Planning, Building, Engineering, Budget, Public Works and on a limited basis other City staff resources will be required to complete the project.

Recommendation:
Consider the update and presentation of the Miner's Plaza Reconstruction conceptual designs and direct staff and the project team to proceed with the Miner's Plaza Reconstruction project.

Attachments:
Exhibit A: Conceptual designs and sustainable options

MINER'S PLAZA









blū
blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

REFERENCE IMAGES

01.28.16

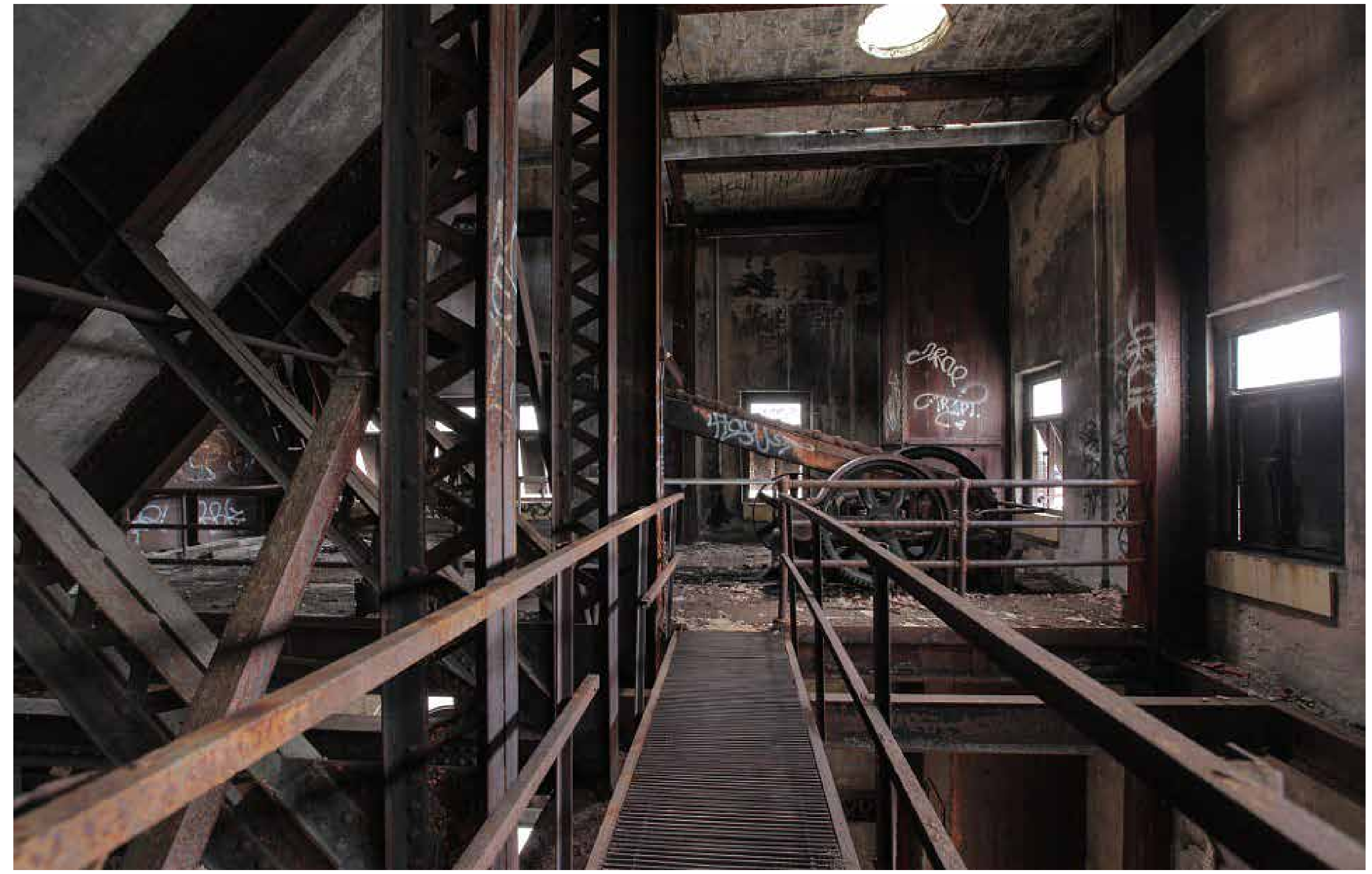
MINER'S PLAZA

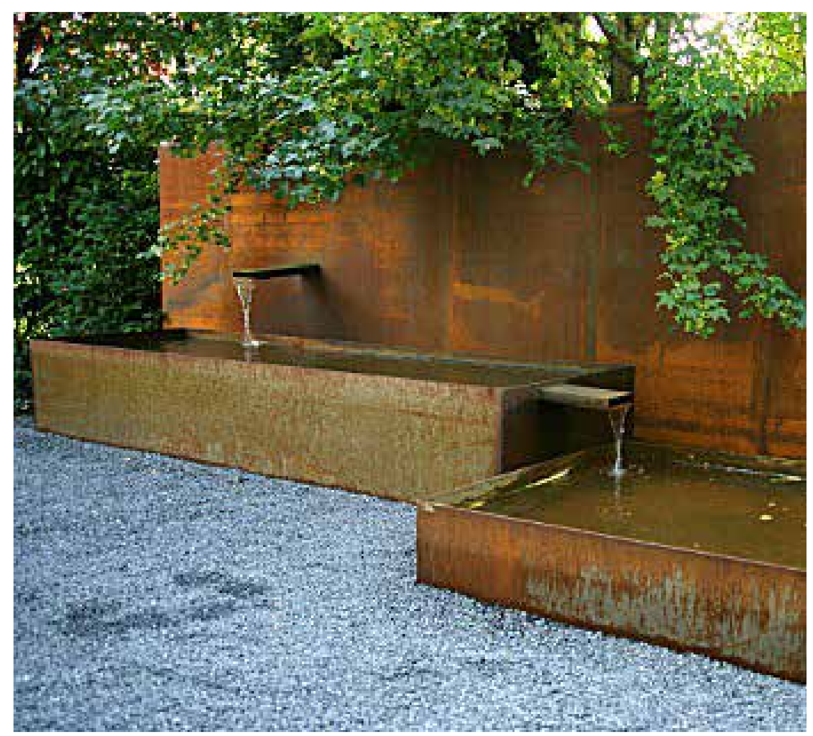
blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

REFERENCE IMAGES

01.28.16

MINER'S PLAZA





blū

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

REFERENCE IMAGES

01.28.16

MINER'S PLAZA

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

REFERENCE IMAGES

01.28.16

MINER'S PLAZA

METHODS OF EVALUATING ENERGY EFFICIENCY :

-Evaluate the project relative to its existing resource consumption and production.
-Evaluate the project in to typical resource consumption and production of similar project types

METHODS OF ACHIEVING NET-ZERO:

1. Evaluate the project on its own as a singular project.
2. Evaluate the project on its own as a singular project WITH purchased resource offsets.
3. Set aside monies from project budget toward future purchase of resource offsets as part of other Park City projects.
4. Evaluate the project within the portfolio of all public Park City projects and/or purchased offsets.

POSSIBLE ON-SITE OPPORTUNITIES:

Carbon Footprint:

-Re-use existing materials and structures.
-Recycle existing materials and structures not suitable for re-use.
-Specify local materials with low embodied energy.
-Specify materials with minimum recycled content.
-Specify Forest Stewardship Council (FSC) Certified wood products.
-Provide on-site recycling collection during operation.
-Purchase carbon offsets.

Energy Consumption/Production:

-Optimize the building thermal envelope.
-Provide clerestory and/or skylights for natural daylighting in the building.
-Specify motion-sensor LED light fixtures in the building.
-Specify LED light fixtures in the plaza.
-Provide photovoltaic panels on adjacent rooftops or site.
-Provide micro wind turbines on adjacent rooftops or site.
-Specify industry-standard energy-efficient HVAC systems in the building.
-Provide on-site geothermal (ground source) heat pump system for the building.
-Require commissioning of building systems for optimal performance.
-Purchase renewable energy.

Water Efficiency:

-Provide rainwater harvesting for greenscape irrigation and/or plumbing fixture operation (Maximum capacity is 2500 gallons).
-Provide greywater harvesting for greenscape irrigation and/or plumbing fixture operation.
-Provide smart irrigation controller (evapotranspiration based).
-Provide flow sensor to monitor irrigation water use.
-Provide drip irrigation system.
-Specify native and/or low water plant species.
-Provide bio-swales to remove silt and pollution from surface run-off water.
-Install waterless urinals.
-Install low-flow toilet fixtures.
-Install composting toilet fixtures.

blū
blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

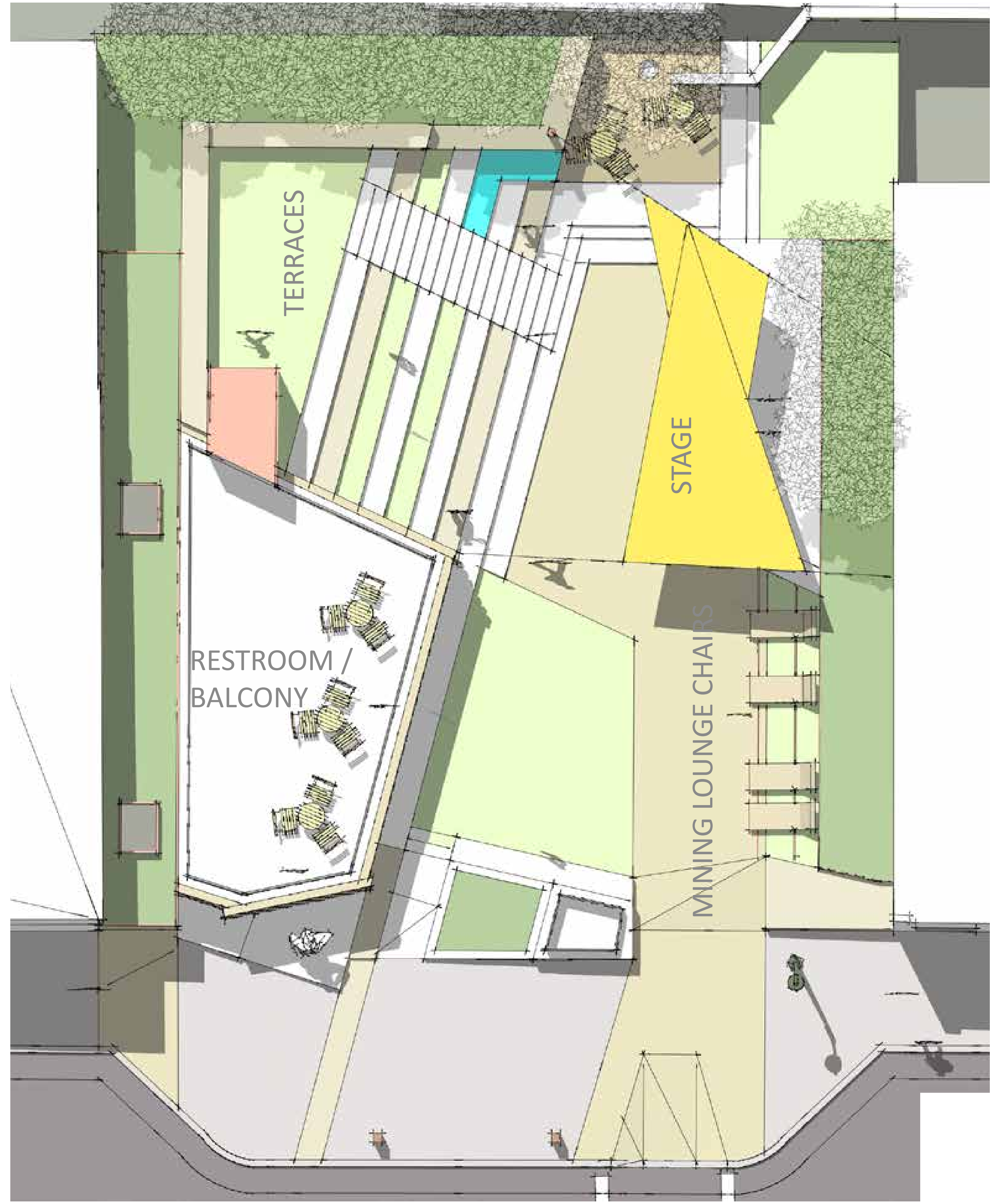
ENERGY EFFICIENCY

01.28.16

MINER'S PLAZA

TERRACES:

This option opens the plaza to the street welcoming in pedestrians. Terraces provide both formal and informal seating and gathering opportunities. A modest stage, backdropped by vegetation sits on the north side of the plaza counterbalanced by a relocated restroom facility visible and accessible from the street. The restrooms are accessable between the existing building and the proposed building. Adjacent to Main Street is a raised fire element. A waterwall feature is also located at the western edge of the plaza.



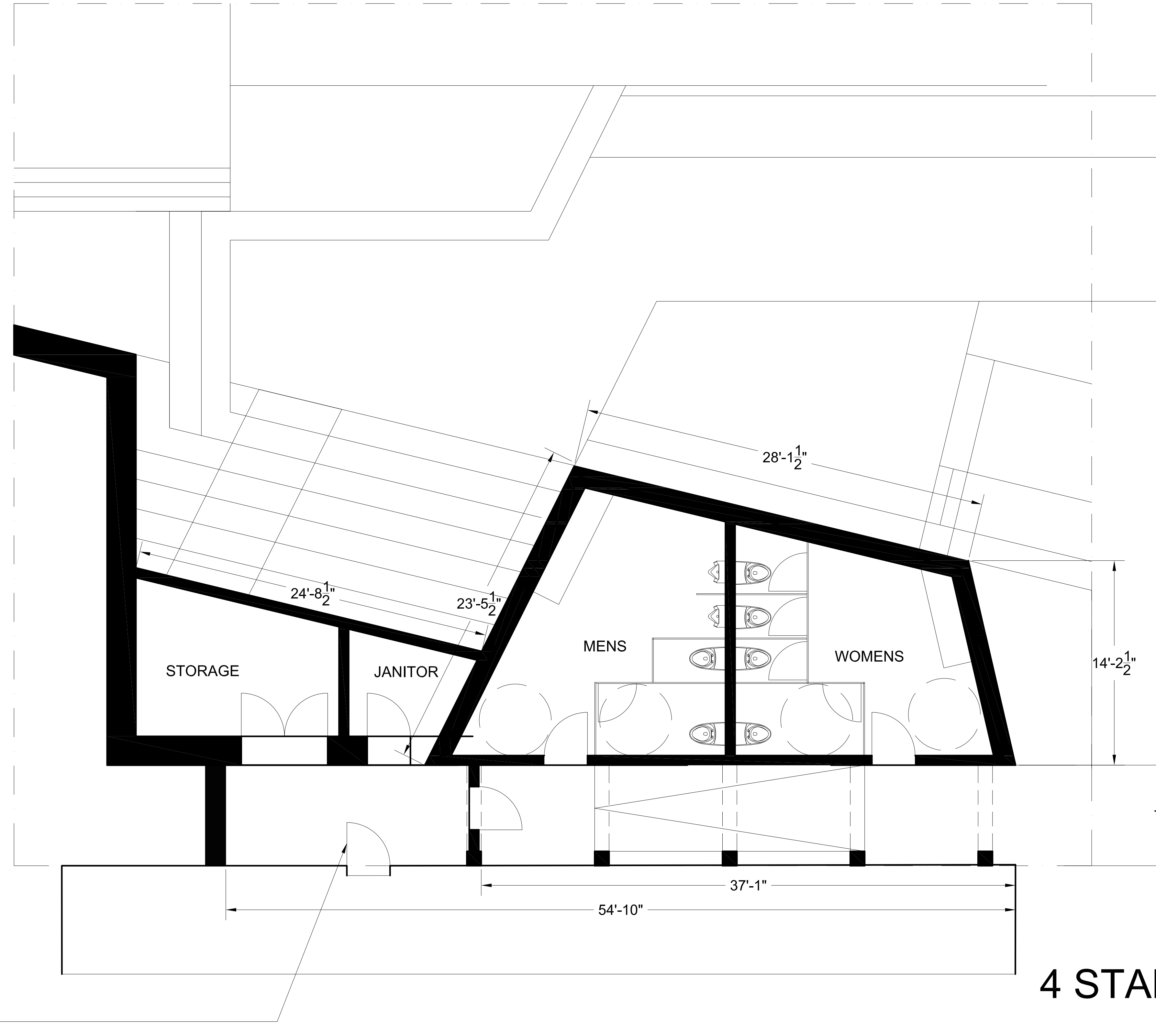
blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

TERRACES | Plan

PROCESS

01.28.16

MINER'S PLAZA



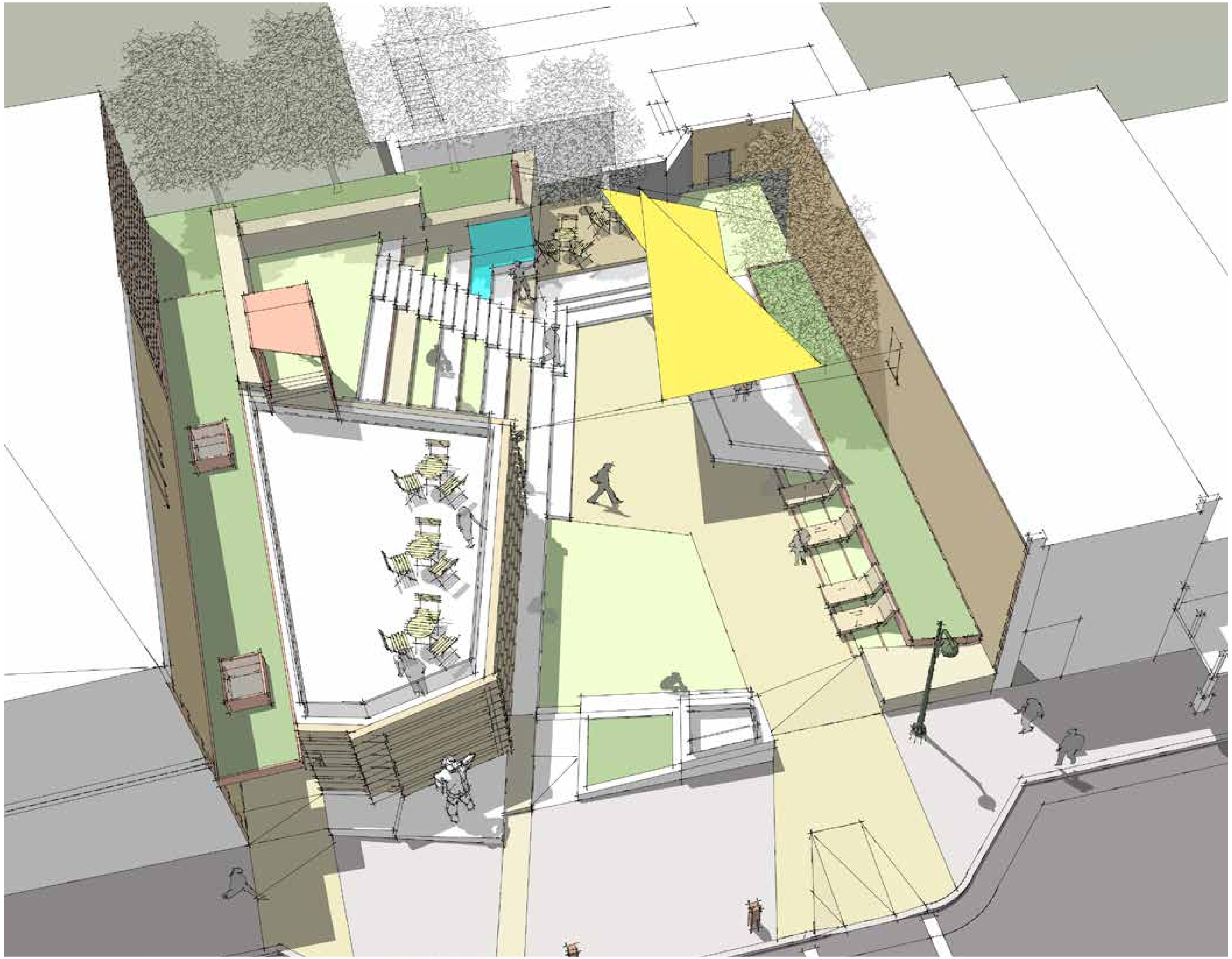
4 STALL OPTION

PROCESS

TERRACES | Restroom Plan

01.28.16

MINER'S PLAZA



blū

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

TERRACES | Overview

P s R t O u C d E i S o S

01.28.16

MINER'S PLAZA

blū

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

P s R t O u C d E i S o S

TERRACES | View 1

01.28.16

MINER'S PLAZA

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

TERRACES | View 2

P s R t O u C d E i S o S

01.28.16

MINER'S PLAZA

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

PROCESS studios

TERRACES | View 3

01.28.16

MINER'S PLAZA

CENTRAL PLAZA:
This option maximizes the plaza area through the creation of a large room centrally located in the space with the backdrop of an informal stage. The stage acts as a screen for the restrooms. The restrooms are accessed from the south edge of the plaza. The restroom access is a large timber mine shaft that will be softly lit. The miner statue is placed at the road side and is used by all as a reference to the park and restrooms. Large timber seating benches assist with the grade change on the site and provide seating on Main Street. Historic mine cart rails are used to extend out to the Main Street walk and provide to warm seating in the sun during the colder months of the year.

.

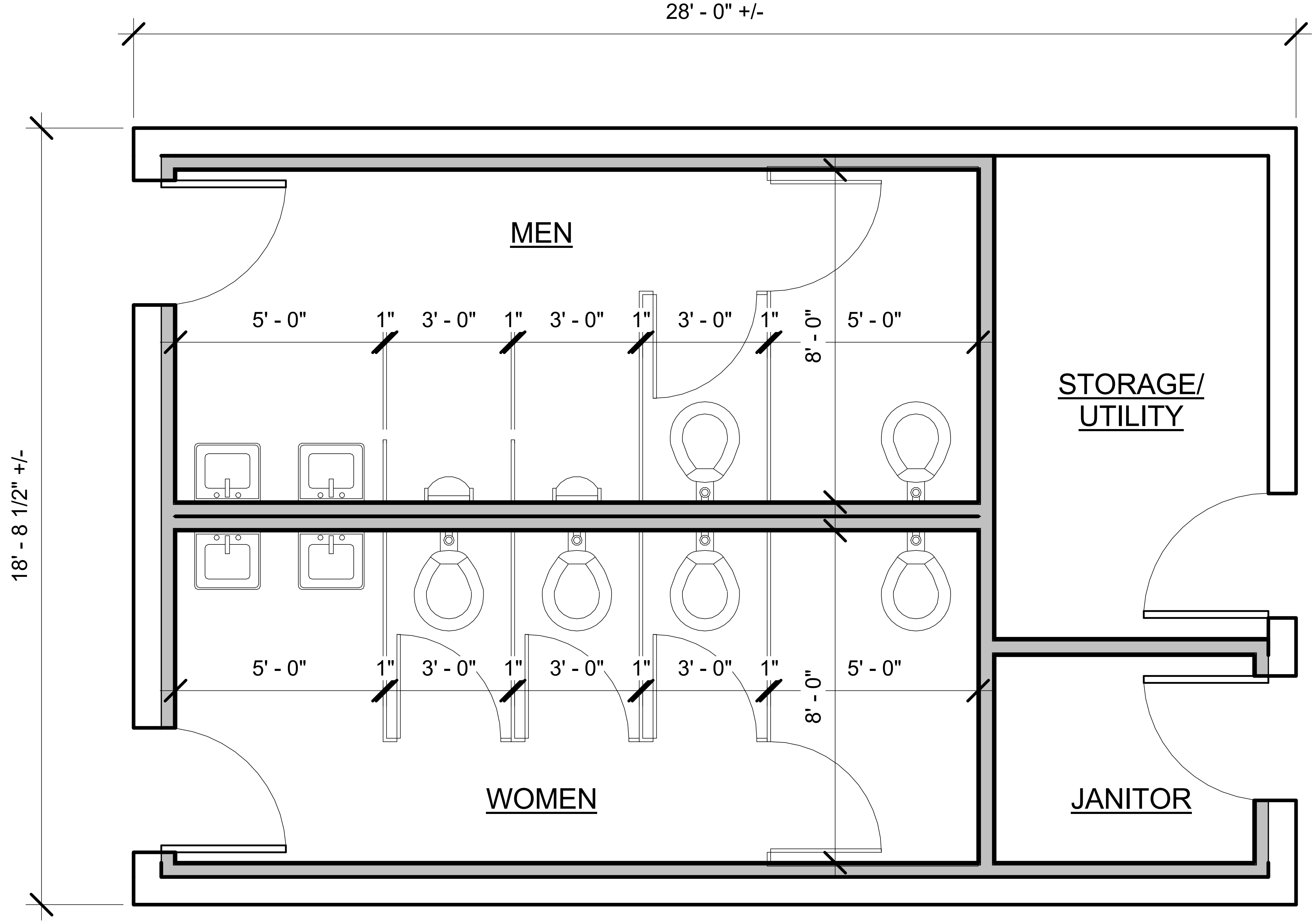
blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

PROCESS

CENTRAL PLAZA | Plan

01.28.16

MINER'S PLAZA



blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

CENTRAL PLAZA | Restroom Plan

01.28.16

MINER'S PLAZA

CENTRAL PLAZA | Overview

blū

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

P s R t O u C d E i S o S

01.28.16

MINER'S PLAZA

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

P s R t O u C d E i S o S

CENTRAL PLAZA | View 1

01.28.16

MINER'S PLAZA

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

CENTRAL PLAZA | View 2

P s R t O u C d E i S o S

01.28.16

MINER'S PLAZA

CENTRAL PLAZA | View 3

blū line designs
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

PsRtOuCdEiSoS

01.28.16

PARK CITY 1884

DATE: February 4, 2016

TO HONORABLE MAYOR AND COUNCIL

On January 17, 2016 the City Council considered balancing the tradeoffs between costs, goals, parking and the overall program of the Main Street Plaza. Public input was taken. City Council asked staff to consider removing parking from this site and consider alternatives to replace it. Further they removed additional consideration of an ice rink. They asked staff to return with a recommended concept design.

At this time the design team is recommending we move forward into construction documents on:

1. A basic plaza concept;
2. A package of element or amenities that effectuate stated goals;
3. Two parking additive alternatives that we fully design and bid for future consideration, one on site and one on top of the new China Bridge garage.

Respectfully:

Jonathan Weidenhamer, Economic Development Manager

City Council
Staff Report

Subject:	**Downtown Plaza Project Recommended Project**
Author:	**Jonathan Weidenhamer**
Department:	**Sustainability**
Date:	**February 4, 2016**
Type of Item:	**Direction**

Summary Recommendations:
Consider the recommended concept design and provide direction to enter into design (schematic, design development and construction drawings) for the Main Street Plaza. The scope should include two additive alternatives for parking the project, one on site and a second a new level on China Bridge.

Executive Summary:
On January 17, 2016 the City Council considered balancing the tradeoffs between costs, goals, parking and overall program of the Main Street. Public input was taken. City Council asked staff to consider removing parking from this site and consider alternatives to replace it. Further they removed additional consideration of an ice rink. They asked staff to return with a recommended concept design.

At this time the design team is recommending we move forward into construction documents on:

1. A basic plaza concept;
2. A package of element or amenities that effectuate stated goals;
3. 2 parking additive alternatives that we fully design and bid for future consideration, one on site and one on top of the new China Bridge garage.

Acronyms in this Report:
GSBS – Gillies, Stransky, Brems, Smith Architects
HPCA – Historic Park City Alliance

Background:
An overview and links to the relevant history, meeting reports and exhibits can be found as Exhibit C).

On January 17, 2016 the City Council considered balancing the tradeoffs between costs, goals, parking and overall program of the Main Street Plaza (see exhibit C for link to that report and exhibits). Public input was taken. Staff and the design team delivered a stripped down, or more basic plaza and isolated costs for some of the potential amenities/program elements. A directed conversation about parking alternatives was framed. Staff's summary of Council input from that meeting includes:

1. Goal - The highest and best goal of the project is to bring people to the top of Main Street;

2. Program
    a. Balance of Goals
        i. Bringing daily activity (locals and guests) to the space is the most important goal. Parking and a venue for large events are very important also;
    b. Parking Alternatives
        i. Need a parking solution - Include a placeholder in the project budget for parking;
        ii. Don't park it at this location;
    c. No ice rink;
    d. Mix of built environment
        i. Will more retail & other programmed/developed square feet bring more people?
        ii. Discussion of how many square feet and how and who develops it as well as investigate opportunity to facilitate local business.
    e. Pedestrian and transit connection to the area important.
3. Environmental
    a. No heated surfaces
4. Mitigation
    a. Conduct a traffic and circulation and impact analysis of the project on the residential and commercial districts.
5. Overview of public input can be found through a link in Exhibit C

Analysis:

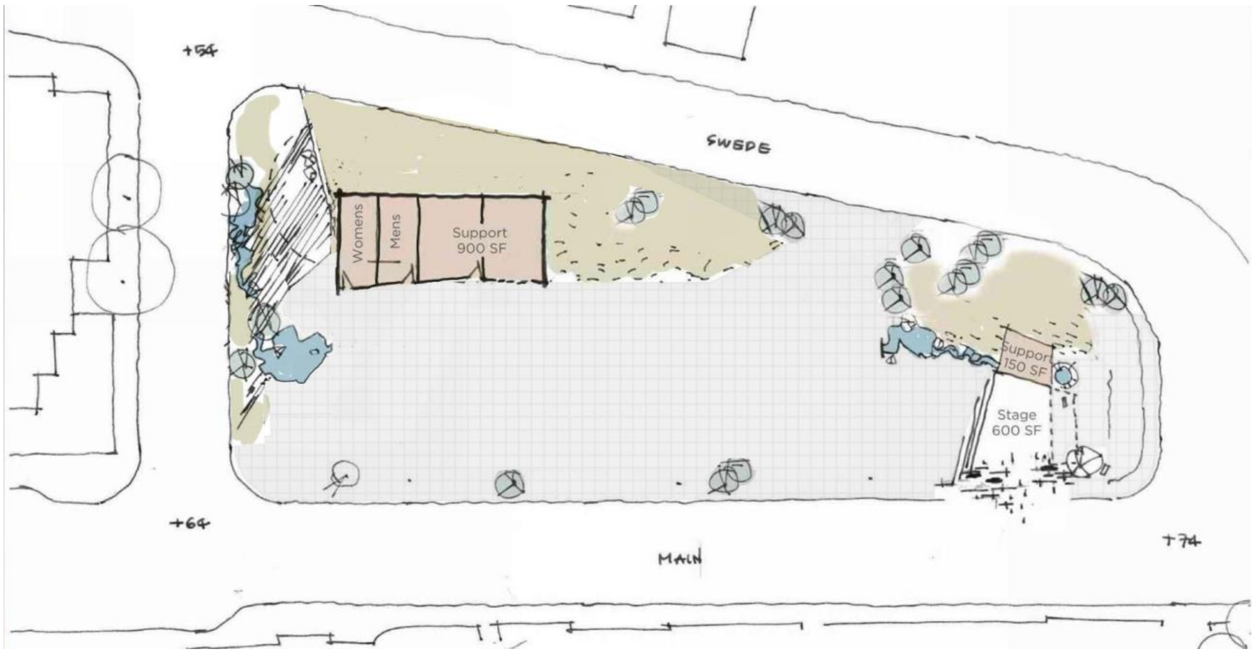
The following is submitted by Clio Rayner the project manager and architect of record with GSBS:

This plaza will be an amenity that invigorates the South end of Main Street. When it is complete the plaza will enhance the streetscape of this unique mountain town. To best serve Park City's residents, business owners, visitors and partners it must be a space that draws people. The Plaza will add a new opportunity for local events and a gathering space for daily activities and enjoyment. It will be a draw for residents and visitors alike and a "must see" that brings more people to Main Street every day. It will allow visitors to be a part of this place and will be a unique experience that cannot be missed. It will be flexible, usable event space that has built in life and vibrancy.

To truly be an amenity to Main Street it needs to serve Main Street 365 days a year. If it only draws people during planned events then it is only successful a few days out of the year. In order to accomplish this it must:

1. Generate daily activity
2. Allow and promote event activity
3. Encourage stay and play
4. Combine natural and built elements
5. Be multi-seasonal

The conceptual design process has focused on the development of three schemes to present to the City Council. These schemes were all rooted in a basic plaza layout for an event space that worked for the site. As we have continued development and listened to comments from the City Council and public it has become clear that the right solution will be a combination of these schemes that can be explored and finalized during the next phases of the design process. To provide the City Council with a final recommendation we have adjusted our approach from a presentation of three schemes to an explanation of how each element adds to the plaza, enhances the space and takes it from an event plaza limited to programmed activation to a plaza that is a central component of the community and improves the Main Street experience every day.



We start with the basic layout that includes:

1. Flexible plaza space that can overflow into Main Street and accommodate 250 to 2000 people, thirty 10’x10’ tents or one 100’x40’ tent
2. A new road connecting Main Street and Swede at the North end of the plaza to allow for the closure of Main Street on the plaza without affecting traffic to the parking structures and access to Deer Valley Drive
3. Sloping connection from the new road to the plaza that brings Swede, Main Street and the new road together while providing an amphitheater space that is an enjoyable connection while resolving grading to the main plaza space at the Main Street Elevation
4. A permanent stage for a smaller performance that can be expanded for larger events
5. Restrooms
6. Storage and support space for maintenance and ease of use
7. Trash facilities
8. Green space and trees to combine the natural and built environment, a request that was affirmed in numerous interviews

The development of the plaza allows for two possible parking schemes, on site or additional parking on China Bridge. Both of these scenarios will be further explored during design.

Schemes	Daily Activity	Promote Events	Encourage Stay & Play	Combine Landscape and Building Program	Multi Seasonal Use	Park-like Character	Urban Character	Promote Sustainability	Increase Flexibility	Enhances Streetscape	Serve Residents	Serve Visitors	Serve Main Street Workers	Create a Destination	Create Vibrant Edges	Create Revenue	Decrease O&M Requirements	Decrease Vehicle Traffic	Total	Cost	Net Zero Cost	Total Cost	Cost w/ Recommended Elements
Basic Plaza, No Parking	1	0	2	1	1	5	1	4	2	1	2	1	2	2	0	2	4	3	34	$2,771,500.00	$164,000.00	$2,935,500.00	$4,976,547.50
Basic Plaza, Parking On-Site	2	2	2	4	2	4	2	3	3	3	3	2	2	2	1	3	3	4	47	$7,484,200.00	$249,000.00	$7,733,200.00	$9,774,247.50
Basic Plaza, Parking Off-Site	1	0	2	1	1	5	1	3	2	1	3	2	2	2	0	3	3	3	35	$5,071,500.00	$235,000.00	$5,306,500.00	$7,347,547.50
Elements																							
Convenient Food (250 SF)	1	0	1	1	1	0	1	-1	1	1	1	1	1	0	1	1	0	0	11	$76,187.50	$5,500.00	$81,687.50	see above
Additional Food/Commercial (250 SF)	1	0	1	1	1	0	1	-1	1	1	1	1	1	0	1	1	0	0	11	$76,187.50	$5,500.00	$81,687.50	see above
Multipurpose Space (1100 SF)	1	1	1	1	1	0	1	-1	1	1	1	1	1	0	1	1	-1	-1	10	$307,797.50	$24,200.00	$331,997.50	see above
Water Feature	1	0	1	1	0	1	1	-1	0	1	1	1	1	1	1	0	-1	0	9	$172,500.00	$34,500.00	$207,000.00	see above
Landform (North)	1	1	1	1	1	1	-1	-1	0	1	1	1	1	1	1	0	-1	0	9	$676,200.00	$0.00	$676,200.00	see above
Landform (South)	1	1	1	1	1	1	-1	-1	0	1	1	1	1	1	1	0	-1	0	9	$450,800.00	$0.00	$450,800.00	see above
Iconic Sculpture (Stage)	1	0	1	0	1	0	1	0	0	1	1	1	0	1	1	0	-1	0	8	$345,000.00	$0.00	$345,000.00	see above
Iconic Sculpture (Circulation)	1	0	1	0	1	0	1	0	0	1	1	1	0	1	1	0	-1	0	8	$230,000.00	$50,000.00	$280,000.00	see above
Full Upper Deck	1	1	0	0	0	0	1	0	1	1	1	1	0	1	1	0	-1	0	8	$397,900.00	$0.00	$397,900.00	see above
Reduced Upper Deck	1	1	0	0	0	0	1	0	1	1	1	1	0	1	1	0	-1	0	8	$154,100.00	$0.00	$154,100.00	see above
Warming/Catering Kitchen (500 SF)	0	1	0	0	0	0	0	-1	1	0	1	1	1	0	0	1	-1	0	4	$152,375.00	$11,000.00	$163,375.00	see above
Shade Structure	1	-1	0	0	1	0	0	0	-1	0	1	1	1	0	0	0	-1	0	2	$258,750.00	$0.00	$258,750.00	see above

Recommended elements are highlighted in blue.
Elements are in order of ranking highest to lowest.

The matrix above shows three scenarios of the basic plaza layout (Exhibit B). The first without any parking, the second with on-site parking and the third with off-site parking at China Bridge. These scenarios are ranked from 0 to 5, 5 representing the highest contribution to the associated category and 1 being the least with 0 representing no contribution. The plaza with parking on-site ranks the highest of these possible scenarios with a 47 followed by off-site parking at 35 and no parking at 34. These rankings only consider the impact to the plaza site and it should be noted that many Main Street businesses and the HPCA have emphasized the need for additional parking to serve Main Street and specifically upper Main Street as a part of this project moving forward. This desire only increases the importance that parking be included with this project.

The elements that have been presented to enhance the basic plaza layout and their associated costs have been listed in order of their ranking to determine which elements meet the goals of the plaza and add the most value. These elements are scored with a -1, 0 or 1. -1 means that they have a negative impact in that category, 0 means that they have no impact and 1 means they have a positive impact.

Convenient Food (11) – A coffee or sandwich shop with convenient and inexpensive food options is highly recommended as a generator of daily activity that promotes plaza use in all seasons and serves all users as a draw to Main Street. It should be noted that this type of convenient and inexpensive food was a request in numerous interviews and does not directly compete with the upmarket restaurants on Main Street.

Additional Food/Commercial (11) – Additional convenient food options would only add to the variety of offerings on the plaza and provide additional benefit.

Multipurpose Space (10) – The Multipurpose space creates an indoor space that can be used for daily activities such as community meetings and classes and also increases the plaza's potential to serve special events.

Water Feature (9) – The water feature provides an element of interest and interaction that attracts visitors to the space. It creates a restful and inviting environment that encourages people to stay in the plaza for an extended period. It also will recognize the history of the place by recreating a relationship to water on site that was once provided by Poison Creek.

Landforms (9) – The landforms create a new amenity on Main Street with interesting and interactive green space. They also enhance the event experience providing a variety of seating opportunities and creating a park like character that softens the overall plaza. <u>Additional square footage of this element continues to enhance the experience on the plaza and develops more interesting relationships however, when considering the cost and value of this element and the request to simplify the plaza the recommendation at this time would be to reduce the square footage of this element, maximizing its benefit while responding to budget.</u>

Iconic Sculptures (8) – Iconic Sculptures that relate to Park City's history and character create an interesting and interactive experience like the water feature. These features on the plaza can draw people up the street if they are visible and can again provide an experience that encourages stay and play. Initially it was recommended that two elements be included to provide a variety of experience however one feature, especially if it is located near the stage and can be seen from down the street, would create the desired value while reducing the complexity of the space.

Upper Deck (8) – The upper deck provides another viewing opportunity for the plaza during events and daily visitation. It creates a space to watch the action below and provides another type of experience of the place. Again when considering the value of this element the extent of the upper deck should be considered. While a larger upper deck allows for viewing of the entire plaza, a reduced deck would also serve this function in a more limited way and again simplifies the overall plaza while still providing the amenity.

Warming/Catering Kitchen (4) – The warming/catering kitchen does not score highly because it only provides benefit to special events however, as noted by the steering committee and the HPCA this element does provide a unique benefit to those special events and for that reason it is a recommended element moving forward.

Shade Structure (2) – While a shade structure would provide additional shade in the plaza and encourage stay and play on hot days the plaza will also have shade trees and the opportunity to use the stage structure for shade when the stage is not in use. This does provide a benefit but it also limits the flexibility of the space.

As we move forward into design and the budget is refined we will use this analysis to prioritize which elements to include and which to eliminate in order to stay within budget. This approach will ensure that the plaza will serve as an asset to Main Street and the broader community on a daily basis and for special events.

Recommendation

<u>Our recommendation to the Council moving forward is to include the recommended elements at a minimum and design two options, a plaza with on-site parking and a plaza with off-site parking.</u> We will continue to review the overall budget as the design is developed and at the end of the design phase the final design cost estimates can be reconciled with the final budget and the most appropriate approach can be constructed.

<u>Budget approach</u>

This amount and level of detail and design work is very atypical during the concept design process. It is more typical to get further into design development drawings before we start trying to forecast costs and start informal and formal value engineering. However, with the past trends and forecasted costs of the downtown plazas coming in 50% over IBI's 2012 estimated budget placeholders, staff believes this was the right process to go through. The design process we are about to embark on will generate more precise cost estimates and balance the preliminary budget placeholders as the drawings evolve. However, if at a high level City Council believes certain elements, or the overall budget for the plaza should be reduced, we will certainly design to a budget cap established.

The Total Cost of the project(s) outlined above includes (Exhibit B):

1. A budget place holder to achieve net zero;
2. Soft (design) costs;
3. Design and engineering costs to fully develop and seek construction bids for parking at 2 alternative locations;
4. For parking on site, the cost includes a $1,000,000 contingency for contaminated or non-stable soils. One of the first steps will be to do detailed soil boring and testing, and update Council of our findings and impact on the overall budget.

The Total Cost of the project does not include a typical contingency, which staff would recommend addition of 10% be to the total cost number.

The current budget adopted in the 5-year CIP has $5 Million allocated for the Brew Pub Plaza project out of the $14.5 M, 10 year project budget. In April 2015, City Council indicated preliminary support to increase of the hard costs to approximately $7M, which would increase the overall downtown project budget approximately $3 - 3.5M.

The overall downtown budget was never actually increased through the biennial budget process. Without an increase in the overall downtown budget, or a prioritization of funds through the traditional biennial CIP process, we have to remove or delay some of the lower priority projects. A preliminary staff reaction to a reduced budget would defer the following projects below the “unfunded line” (this is preliminary and hasn't been discussed with the HPCA):

					Main Street						
Completed to date		to be completed	2016	2017	2018	2019	2020	Total		Unfunded	original budget Estimate
Swede Crosswalks	$235,000										
Plazas	$2,204,382							$2,204,382	actual		$1,800,000
Historic Wall	$200,000										
Main Sidewalks		Main Sidewalks	4th - Brew Pub	Lower Main	Lower Main						
			762 lf	951 lf	772 lf						
	$2,527,597		$659,130	$822,615	$667,780			$4,677,122	projected		$6,735,000
		(estimates)									
		Brew Pub		$7,000,000					estimates		
		Miner's Plaza	$1,250,000								
		Coalition Plaza				$1,350,000					
		Heber & Main Intersection			$300,000						
		Park Avenue			$250,000						
		Egyptian Pass Through		$100,000							
		Swede Dumpster - BP?					$40,000				
		(currently unfunded)									
		Swede Sidewalks								$475,000	
		4th & 5th Conversion								$300,000	
		Schreuers Plaza								$300,000	
		Poison Creek Park								$120,000	
		Main - Egyptian Xwalk								$110,000	
		China Bridge Restrooms								$70,000	
		9th Street								$100,000	
		Main - Town Lift Parking								$100,000	
Total	$5,166,979		$1,909,130	$7,922,615	$1,217,780	$1,350,000	$40,000	$17,606,504		$1,575,000	

HPCA

Since hearing the Council's preference to explore removing parking from the Brew Pub Plaza site, to another location within the district, the HPCA Board has lost consensus on a preferred design option for the plaza. Conversation between Board members is focused on the need for parking to remain at the south end of the street. Removal of the parking has the Board questioning if parking at this location is more important than a plaza. Some Board members remain concerned about the highest and best use of this property and contemplating the best way to use these funds for other goals in the district. The HPCA Board is discussing this issue and their position will be presented at the City Council meeting.

Parking Alternatives

Staff is clear on Council's directives to consider other alternatives on site. Based on HPCA feedback we don't want to lose focus on the highest goal stated for the downtown projects and this project in particular, which is to design a plaza that encourages everyday use and drives visitors and locals to the top of Main Street. Staff believes including design costs to fully develop and bid 2 alternatives for parking will help us keep the focus on plaza goals and not be distracted by how or where we will park it. A first step in this process will be to identify any fatal flaws with either parking option (i.e. more information on the soils at the Brew pub and structural evaluation of the current China Bridge structure).

Residential Neighborhood

The adjacent residential neighborhood remains focused on the impacts of commercial traffic. The scope of the RFP for design will include some focused traffic studies to understand if this project will heighten those impacts and consider recommendations to reduce impacts.

Commercial Building out and Leasable Square Footage

Some Council members discussed building more commercial space in order to create more daily draw and activity at the site, and also as a possible location to consider supporting local business. We've done some high level analysis of the cost and potential return on that investment.

We've made some high level assumption on the market. The plaza space lease rate is treated as similar to second floor space because it is set back from Main Street) In order to hit a "developer's" typical individual rate of return of 18% we would have to lease the Main Street Coffee shop for $80/SF, the plaza restaurant at $64/SF, and rent out the multipurpose and catering kitchen space for 100% of the time at $150/day. A more likely scenario, as described below provides a 1% return:

Leasable Area						
Element	**SF**	**$/SF**	**Estimated Annual Revenue**	**Estimated Cost of Construction**	**Cost/SF**	**Pay back period**
Main Street Coffee Shop	250	$40	$10,000	$81,688	$326.75	8
Plaza Restaurant	250	$32	$8,000	$81,688	$326.75	10
Multipurpose Space	1,100	$30	$32,850	$331,998	$301.82	10
Catering Kitchen	500	$38	$19,163	$163,375	$326.75	9
	2,100		$70,013	$658,748	$313.69	9

Multipurpose Space Assumptions	
Days	365
% Days Rented	60%
Rented Days	219
Average daily rental cost	$150
Total Annual Revenue	$32,850
Revenue/SF	$29.86

Catering Kitchen Assumptions	
Days	365
% Days Rented	35%
Rented Days	128
Average daily rental cost	$150
Total Annual Revenue	$19,163
Revenue/SF	$38.33

Net Present Value - Net Present Value (NPV) is the difference between the present value of cash inflows and the present value of cash outflows. NPV is used in capital budgeting to analyze the profitability of a projected investment or project. A positive net present value indicates that the projected earnings generated by a project or investment (in present dollars) exceed the anticipated costs (also in present dollars). Generally, an investment with a positive NPV will be a profitable one and one with a negative NPV will result in a net loss. This concept is the basis for the Net Present Value Rule, which dictates that the only investments that should be made are those with positive NPV values (investopedia.com).

NPV	
Main Street Coffee Shop	$3,509
Plaza Restaurant	($13,054)
Multipurpose Space	($50,272)
Catering Kitchen	$83
Total	($59,735)

NPV might create more questions than it answers since the purpose of the plaza isn't necessarily to achieve a return directly on the plaza but create more value on that end of Main Street and the overall area. Also, the NPV analysis doesn't attempt to measure the benefit to other businesses on Main Street.

Based on past input to simplify the plaza and try to not be everything to everybody, we removed the largest potential development options that could have included retail, restaurant, non-profit or cultural center.

Next Steps –
Staff and the design team will return to City Council upon completion of design development drawings (about 60% of the way through the formal design process with an update. By that time we would anticipate if there are any fatal flaws with either parking option (i.e. more information on the soils at the Brew pub and structural evaluation of the current China Bridge structure).

We will also continue gathering public input in advance of that next Council update, including an open house on site and ongoing dialogue with the HPCA.

Specific Questions –
1. Does City Council support a budget approach of $4.75M that includes projected soft costs, considering staff recommends adding incremental contingency of $475,000 for a total of $5.25M?
2. Does City Council support staff's recommended approach of including in the design two alternatives for parking, one on site and one off site? This means we would go to the expense of designing and engineering two alternatives so that we are completely informed as to real costs when the project is bid.
3. Does City Council seek additional analysis or detail at this time regarding amount and type of built environment on the Plaza?

Department Review:
This report has been reviewed by representatives of Sustainability, Legal, Budget and the City Manager's Office and their comments have been integrated into this report.

Significant Impacts:
This is the flagship project of the overall Downtown Project plan. Main Street is considered the crown jewel of Park City and continues to be a strong and authentic draw for locals and visitors alike. Place making and reinvestment continues to be critical as competition for visitors continues to heighten, even in our own back yard. Staff is strongly supportive of investing to generate incremental, daily visitors both visitors and locals. Staff also agrees that creating a convenient back drop for small and medium sized events is very wise. Lastly, creating a book end or anchor at the top of the street should generate more visitors that spread out and generate incremental sales tax revenue.

However, Council should consider carefully the amount of investment we are making. We will never see a direct "return" on this investment – nor should we expect to. In many ways staff sees this not dissimilar to an infrastructure project – but it's a nice to have, not a need. At the projected costs of the project, especially with parking, we will reduce significantly funds available for other projects.

Another way to look at it would be to consider which would be better for Main Street, a plaza or a gondola connection to one of the resorts? Desired outcomes from Council's two most applicable Biennial Goals that are forwarded by the project are highlighted below:

An Inclusive Community of Diverse Economic & Cultural Opportunities
· Residents live and work locally
· Jobs paying a living wage
· Preserved and celebrated history; protected National Historic District
· Cluster development while preserving open space
· Part-time residents that invest and engage in the community
· Shared use of Main Street by locals and visitors
· Skilled, educated workforce
· Entire population utilizes community amenities
· Community gathering spaces and places
· Physically and socially connected neighborhoods
· Vibrant arts and culture offerings
· Diverse population (racially, socially, economically, geographically, etc.)
· Primarily locally owned businesses
· Safe Community

World Class, Multi-Seasonal Resort Destination
· Accessible and world-class recreational facilities, parks and programs
· Balance between tourism and local quality of life
· Varied and extensive event offerings
· Unique and diverse businesses
· Accessibility during peak seasonal times
· Well-utilized regional public transit
· Walkable and bike-able community
· Multi-seasonal destination for recreational opportunities
· Internationally recognized & respected brand
· Every City employee is an ambassador of first-class service

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Varied and extensive event offerings ~ Accessibility during peak seasonal times + Safe community that is walkable and bike-able + Internationally recognized & respected brand + Unique and diverse businesses (+/-) (Select Desired Outcome)	- Managed natural resources balancing ecosystem needs ~ Enhanced water quality and high customer confidence - Reduced municipal, business and community carbon footprints ~ Economically and environmentally feasible soil disposal (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	~ Preserved and celebrated history; protected National Historic District + Shared use of Main Street by locals and visitors + Entire population utilizes community amenities + Community gathering spaces and places + Vibrant arts and culture offerings (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	+ Well-maintained assets and infrastructure (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Negative	Very Positive	Positive

Comments: Events may have temporary negative impacts on the residential neighborhoods and certain businesses but the improvements will result in overall positive results from an acitivity, amenity and economic standpoint.The carbon footprint will be greater than today. The team will have to be sensitive to the historic district guidelines as we move into design. development

Funding Source:

Resort City Sales tax is the funding source.

Recommendation:

Consider the recommended concept design and provide direction to enter into design (schematic, design development and construction drawings) for the Main Street Plaza. The scope should include two additive alternatives for parking the project, one on site and a second a new level on China Bridge.

Attachments:

Exhibit A: GSBS presentation
Exhibit B – Cost Summary
Exhibit C - Summary of exhibits & history

Park City
Main Street Plaza

04 February 2016

GSBS ARCHITECTS CIVITAS STRUCK

Plaza Goals

Generate daily activity
Allow and promote event activity
Encourage stay and play
Combine natural and built elements
Be multi-season

Recommendation

Basic Plaza Layout

1. Flexible plaza space that can overflow into Main Street and accommodate 250 to 2000 people, thirty 10'x10' tents or one 100'x40' tent

2. A new road connecting Main Street and Swede at the North end of the plaza to allow for the closure of Main Street on the plaza without affecting traffic

3. Sloping connection from the new road to the plaza that brings Swede, Main Street and the new road together while resolving grading to the main plaza space at the Main Street Elevation

4. A permanent stage for a smaller performance that can be expanded for larger events

5. Restrooms

6. Storage and support space for maintenance and ease of use

7. Trash facilities

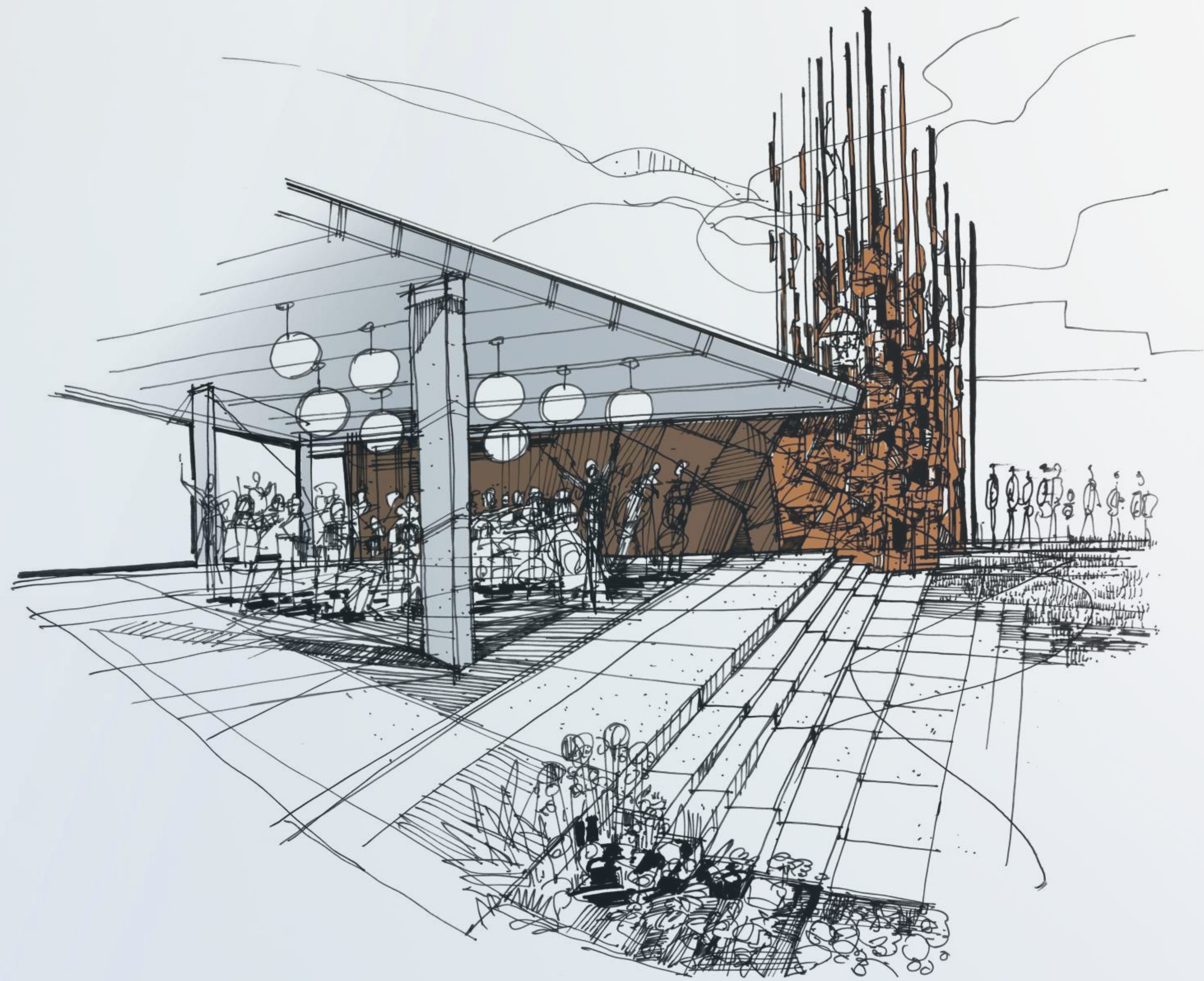
8. Green space and trees to combine the natural and built environment

Basic Plaza Layout

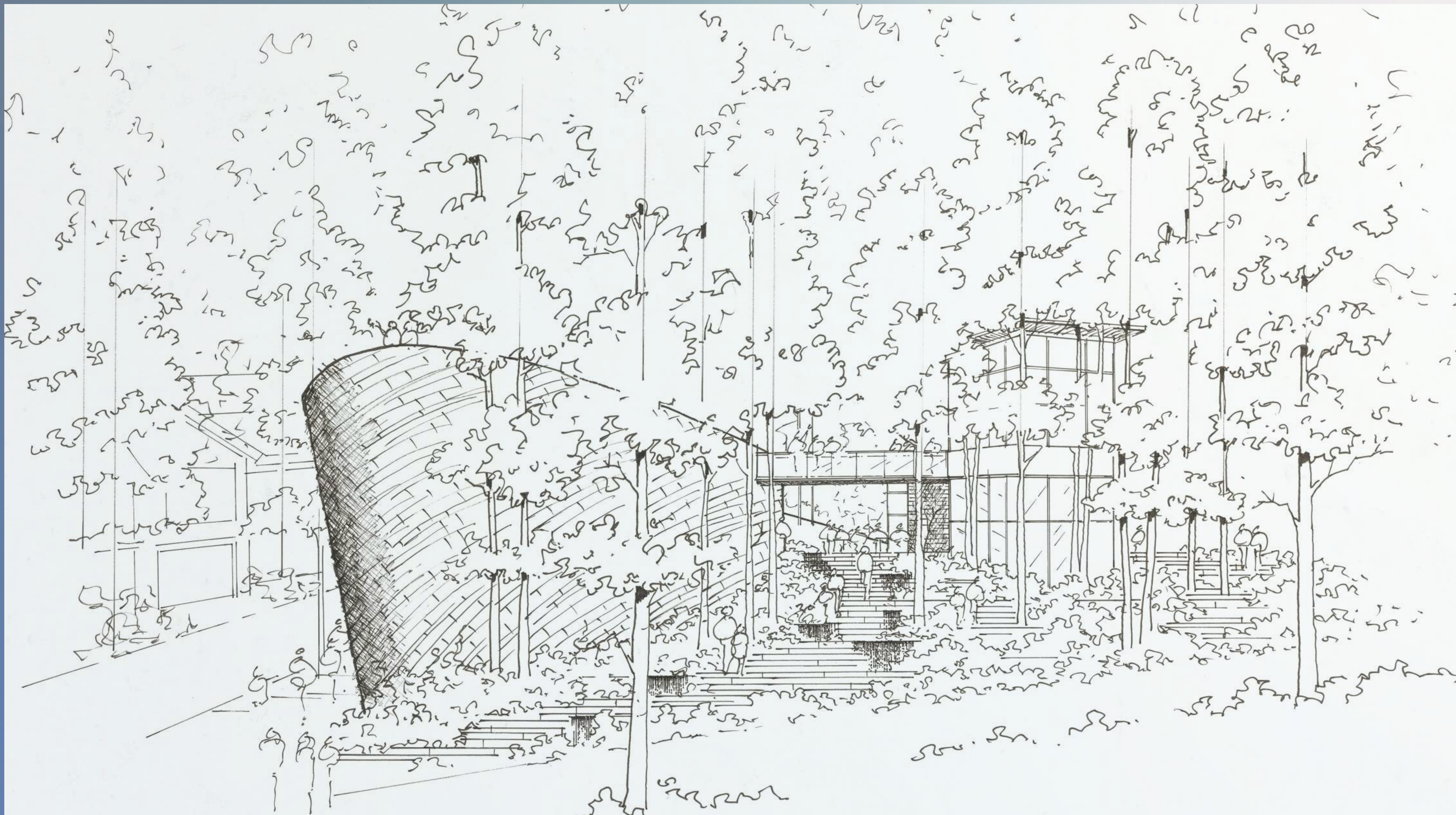
Schemes	Daily Activity	Promote Events	Encourage Stay & Play	Combine Landscape and Building Program	Multi Seasonal Use	Park-like Character	Urban Character	Promote Sustainability	Increase Flexibility	Enhances Streetscape	Serve Residents	Serve Visitors	Serve Main Street Workers	Create a Destination	Create Vibrant Edges	Create Revenue	Decrease O&M Requirements	Decrease Vehicle Traffic	Total	Cost	Net Zero Cost	Total Cost	Cost w/ Recommended Elements
Basic Plaza, No Parking	1	0	2	1	1	5	1	4	2	1	2	1	2	2	0	2	4	3	34	$2,771,500.00	$164,000.00	$2,935,500.00	$4,976,547.50
Basic Plaza, Parking On-Site	2	2	2	4	2	4	2	3	3	3	3	2	2	2	1	3	3	4	47	$7,484,200.00	$249,000.00	$7,733,200.00	$9,774,247.50
Basic Plaza, Parking Off-Site	1	0	2	1	1	5	1	3	2	1	3	2	2	2	0	3	3	3	35	$5,071,500.00	$235,000.00	$5,306,500.00	$7,347,547.50
Elements																							
Convenient Food (250 SF)	1	0	1	1	1	0	1	-1	1	1	1	1	1	0	1	1	0	0	11	$76,187.50	$5,500.00	$81,687.50	see above
Additional Food/Commercial (250 SF)	1	0	1	1	1	0	1	-1	1	1	1	1	1	0	1	1	0	0	11	$76,187.50	$5,500.00	$81,687.50	see above
Multipurpose Space (1100 SF)	1	1	1	1	1	0	1	-1	1	1	1	1	1	0	1	1	-1	-1	10	$307,797.50	$24,200.00	$331,997.50	see above
Water Feature	1	0	1	1	0	1	1	-1	0	1	1	1	1	1	1	0	-1	0	9	$172,500.00	$34,500.00	$207,000.00	see above
Landform (North)	1	1	1	1	1	1	-1	-1	0	1	1	1	1	1	1	0	-1	0	9	$676,200.00	$0.00	$676,200.00	see above
Landform (South)	1	1	1	1	1	1	-1	-1	0	1	1	1	1	1	1	0	-1	0	9	$450,800.00	$0.00	$450,800.00	see above
Iconic Sculpture (Stage)	1	0	1	0	1	0	1	0	0	1	1	1	0	1	1	0	-1	0	8	$345,000.00	$0.00	$345,000.00	see above
Iconic Sculpture (Circulation)	1	0	1	0	1	0	1	0	0	1	1	1	0	1	1	0	-1	0	8	$230,000.00	$50,000.00	$280,000.00	see above
Full Upper Deck	1	1	0	0	0	0	1	0	1	1	1	1	0	1	1	0	-1	0	8	$397,900.00	$0.00	$397,900.00	see above
Reduced Upper Deck	1	1	0	0	0	0	1	0	1	1	1	1	0	1	1	0	-1	0	8	$154,100.00	$0.00	$154,100.00	see above
Warming/Catering Kitchen (500 SF)	0	1	0	0	0	0	0	-1	1	0	1	1	1	0	0	1	-1	0	4	$152,375.00	$11,000.00	$163,375.00	see above
Shade Structure	1	-1	0	0	1	0	0	0	-1	0	1	1	1	0	0	0	-1	0	2	$258,750.00	$0.00	$258,750.00	see above

Recommended elements are highlighted in blue.
Elements are in order of ranking highest to lowest.

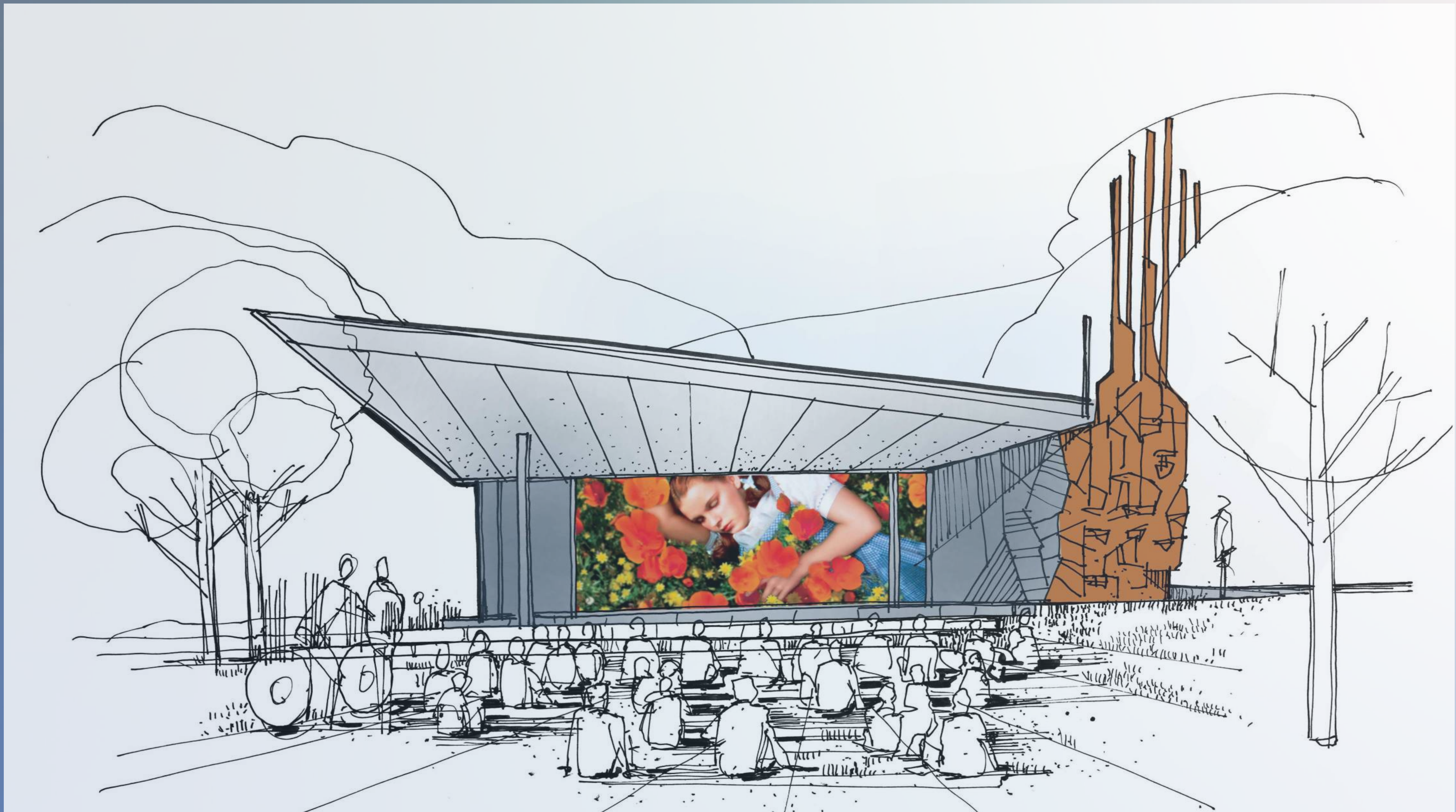
Stage



Brew Pub

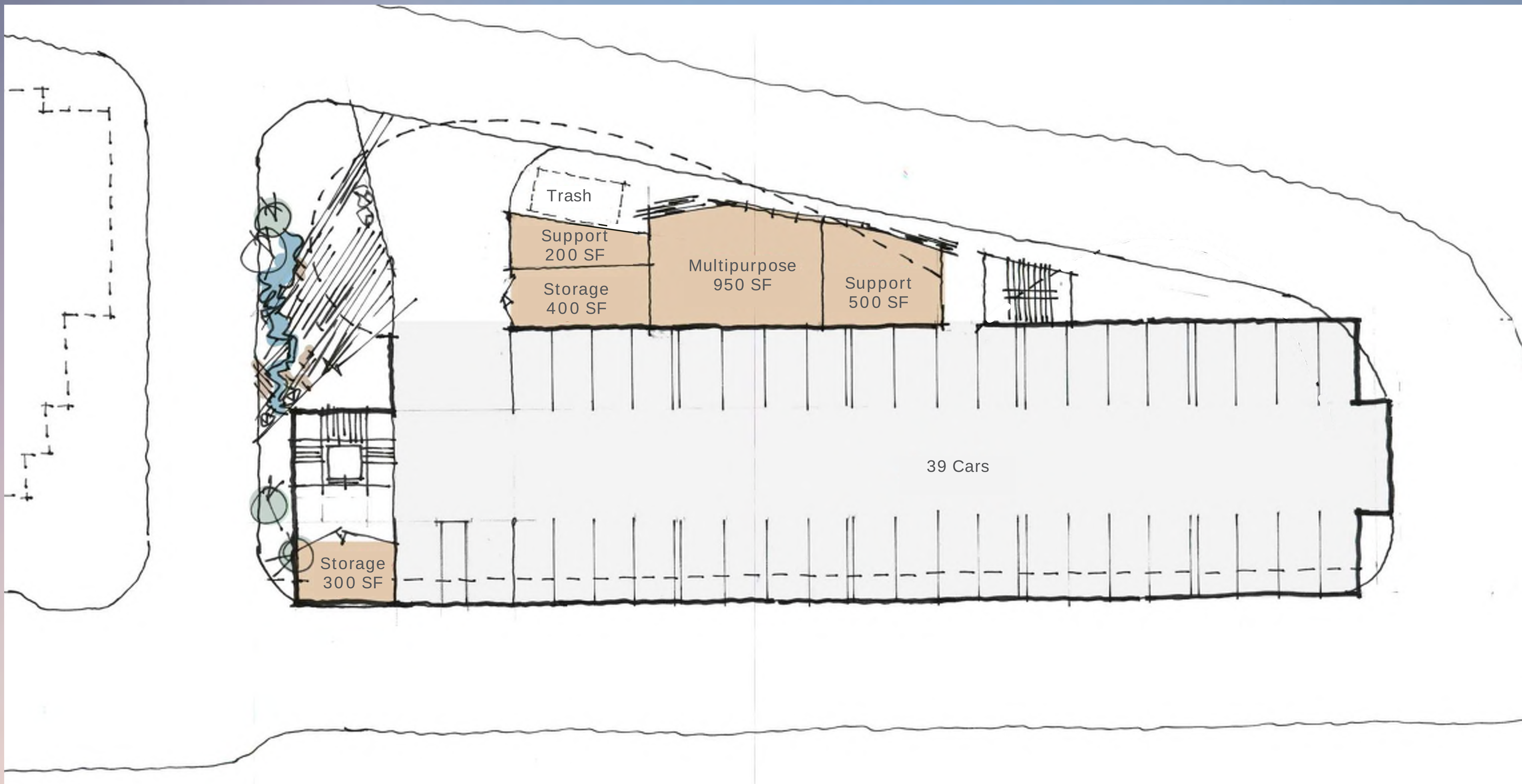


Movie Night



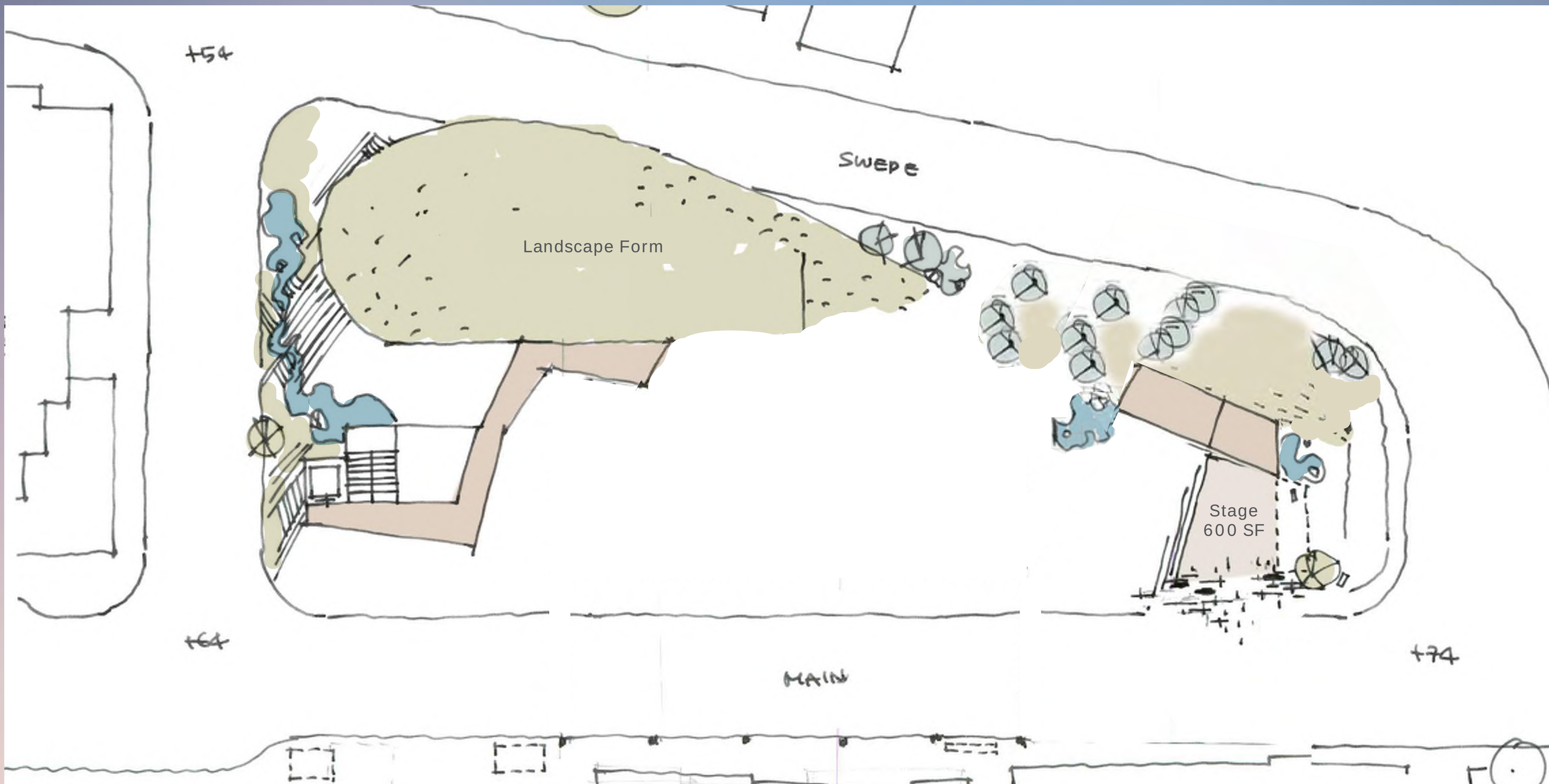
Plaza

On Site Parking



Plaza Recommendation

Plaza Recommendation



Schemes	Daily Activity	Promote Events	Encourage Stay & Play	Combine Landscape and Building Program	Multi Seasonal Use	Park-like Character	Urban Character	Promote Sustainability	Increase Flexibility	Enhances Streetscape	Serve Residents	Serve Visitors	Serve Main Street Workers	Create a Destination	Create Vibrant Edges	Create Revenue	Decrease O&M Requirements	Decrease Vehicle Traffic	Total	Cost	Net Zero Cost	Total Cost	Cost w/ Recommended Elements
Basic Plaza, No Parking	1	0	2	1	1	5	1	4	2	1	2	1	2	2	0	2	4	3	34	$2,771,500.00	$164,000.00	$2,935,500.00	$4,976,547.50
Basic Plaza, Parking On-Site	2	2	2	4	2	4	2	3	3	3	3	2	2	2	1	3	3	4	47	$7,484,200.00	$249,000.00	$7,733,200.00	$9,774,247.50
Basic Plaza, Parking Off-Site	1	0	2	1	1	5	1	3	2	1	3	2	2	2	0	3	3	3	35	$5,071,500.00	$235,000.00	$5,306,500.00	$7,347,547.50
Elements																							
Convenient Food (250 SF)	1	0	1	1	1	0	1	-1	1	1	1	1	1	0	1	1	0	0	11	$76,187.50	$5,500.00	$81,687.50	see above
Additional Food/Commercial (250 SF)	1	0	1	1	1	0	1	-1	1	1	1	1	1	0	1	1	0	0	11	$76,187.50	$5,500.00	$81,687.50	see above
Multipurpose Space (1100 SF)	1	1	1	1	1	0	1	-1	1	1	1	1	1	0	1	1	-1	-1	10	$307,797.50	$24,200.00	$331,997.50	see above
Water Feature	1	0	1	1	0	1	1	-1	0	1	1	1	1	1	1	0	-1	0	9	$172,500.00	$34,500.00	$207,000.00	see above
Landform (North)	1	1	1	1	1	1	-1	-1	0	1	1	1	1	1	1	0	-1	0	9	$676,200.00	$0.00	$676,200.00	see above
Landform (South)	1	1	1	1	1	1	-1	-1	0	1	1	1	1	1	1	0	-1	0	9	$450,800.00	$0.00	$450,800.00	see above
Iconic Sculpture (Stage)	1	0	1	0	1	0	1	0	0	1	1	1	0	1	1	0	-1	0	8	$345,000.00	$0.00	$345,000.00	see above
Iconic Sculpture (Circulation)	1	0	1	0	1	0	1	0	0	1	1	1	0	1	1	0	-1	0	8	$230,000.00	$50,000.00	$280,000.00	see above
Full Upper Deck	1	1	0	0	0	0	1	0	1	1	1	1	0	1	1	0	-1	0	8	$397,900.00	$0.00	$397,900.00	see above
Reduced Upper Deck	1	1	0	0	0	0	1	0	1	1	1	1	0	1	1	0	-1	0	8	$154,100.00	$0.00	$154,100.00	see above
Warming/Catering Kitchen (500 SF)	0	1	0	0	0	0	0	-1	1	0	1	1	1	0	0	1	-1	0	4	$152,375.00	$11,000.00	$163,375.00	see above
Shade Structure	1	-1	0	0	1	0	0	0	-1	0	1	1	1	0	0	0	-1	0	2	$258,750.00	$0.00	$258,750.00	see above

Recommended elements are highlighted in blue.
Elements are in order of ranking highest to lowest.

Exhibit C – Overview of Relevant History, Reports and Exhibits

8/20/15 City Council interview on scope, goals, program and opportunity
Report - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2067&Inline=True
Minutes - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=12&ID=1501&Inline=True
GSBS initial proposal and scope – see link below

10/22/15 City Council affirms goals, program
Report - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2072&Inline=True
Minutes - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=12&ID=1506&Inline=True
GSBS Initial Program update & Stakeholder interview summary – see link below

11/19/15 High level design themes, key activity and elements, and specific project components
Report - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2078&Inline=True
Minutes - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=12&ID=1510&Inline=True
GSBS Presentation – see link below

12/17/15 Discuss concept design, program elements, tradeoffs. Public input taken
Report - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2082&Inline=True
Minutes - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=12&ID=1513&Inline=True
GSBS Program Matrix and Project Components – see link below

1/14/16 Basic or skeleton plaza along with 3 alternative schemes presented. Public input taken
Report - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2085&Inline=True
Minutes – pending
GSBS: Presentations (2) ; Matrix of Options; Downtown Parking Options – see link below

Presentations from the Design team and other Plaza Exhibits found at the following location:

http://www.parkcity.org/government/document-central/-folder-2430