



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

January 29, 2019

The Council of Park City, Summit County, Utah, met in open meeting on January 29, 2019, at 4:00 p.m. in the City Council Chambers.

Council Member Joyce moved to close the meeting to discuss property, personnel, and litigation at 4:01 p.m. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 5:52 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present

Council Member Lynn Ware Peek	Absent
-------------------------------	--------

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Council Questions and Comments:

The Council members gave updates on the events and meetings they attended since the last Council meeting. For more details, see the attached closed caption notes.

Council Member Gerber requested that Council consider a resolution supporting the State Anti-Hate Bill at the Legislature, and also having a discussion on scheduling meeting times around school and daycare drop-offs.

Staff Communications Reports:

1. Bonanza Flat Update

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce moved to move the work session item ahead of the rest of the agenda. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

Final Design Review for Woodside Park Phase 2 Affordable Housing Project:

Jason Glidden, Housing Development Manager, Hannah Tyler, Planning, and Jared Wright and Gentry Griffin, Method Studio Architects, were present for this item.

Wright displayed the design of the Woodside Phase II affordable housing project. He indicated the townhomes would be on Woodside and Empire, with the bigger massing of the apartments in the middle of the block. He explained the net zero efforts for this housing project.

Council Member Joyce asked about the common area. Glidden indicated a private company would be contracted for the snow removal in the public access area.

Council Member Gerber asked about the congestion and walkability at Empire. Mayor Beerman stated that would probably be part of the base resort redesign. The architects indicated solar panels would be incorporated into the project and answered questions from Council. For further details, see the attached captioning notes.

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

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from January 8, 2019:

Council Member Gerber moved to approve the City Council Meeting minutes from January 8, 2019. Council Member Steve Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute the First Addendum to the Professional Services Agreement, in a Form Approved by the City Attorney, with Ward Engineering Group for Golf Maintenance Building Engineering Services for an Amount Not to Exceed \$28,512.50:

2. Request to Approve a Property Lease in a Form Approved by the City Attorney with the Ed Parigian, for the City-Owned Property Located at 1302 Norfolk Avenue:

3. Request to Authorize the City Manager to Execute the Third Amendment to the Professional Services Agreement, in a Form Approved by the City Attorney, with URS Corporation for Services Related to the Richardson Flat Tailings Site Operable Unit 4 (OU4) (also known as the Prospector Drain) Administrative Order on Consent for an Increase to the Contract in an Amount Not to Exceed \$54,422 and to Extend the Term of the Contract to December 31, 2020:

4. Request to Approve a Service Provider/Professional Services Agreement in a Form Approved by the City Attorney's Office with Future I.Q., in an Amount Not to Exceed \$60,000 for Consultant Services to Implement and Manage Park City Community Vision 2020:

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

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

VI) OLD BUSINESS

1. Consideration to Approve Ordinance 2019-07, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Sections 15-2.1-6 Development On Steep Slopes, 15-2.2-3 Lot And Site Requirements, 15-2.2-6 Development On Steep Slopes, 15-2.3-4 Lot And Site Requirements, and 15-2.3-7 Development On Steep Slopes, and Continue the Remainder of the Proposed LMC Changes that Were Reviewed at the January 15, 2019 City Council Meeting to a Date Uncertain:

Laura Newberry presented this item and stated only two amendments from the last meeting would be brought for approval tonight. The other amendments would come before Council at a future date.

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

Council Member Joyce moved to approve Ordinance 2019-07, an ordinance amending the Land Management Code of Park City, Utah, amending Sections 15-2.1-6 Development on Steep Slopes, 15-2.2-3 Lot and Site Requirements, 15-2.2-6 Development on Steep Slopes, 15-2.3-4 Lot and Site Requirements, and 15-2.3-7 Development on Steep Slopes. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

Council Member Joyce moved to continue the remainder of the original ordinance to a date uncertain. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

VII) NEW BUSINESS

1. Consideration to Adopt Resolution 03-2019, a Resolution Authorizing the Issuance of General Obligation Refunding Bonds:

Nate Rockwood stated this was a request to refinance, or refund the 2008 bond, and save on costs. This would save the City \$270,000 in interest payments which would result in savings on property taxes.

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

Council Member Gerber moved to adopt Resolution 03-2019, a resolution authorizing the issuance of General Obligation Refunding Bonds. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

2. Consideration to Approve Ordinance 2019-08, an Ordinance Approving the Park City Back Nine Subdivision Located at 1884 Three Kings Drive, Based on the Findings of Fact, Conclusions of Law, and Conditions of Approval:

Tippe Morlan, Planner II, presented this item and stated the Golf Course subdivision was combining all the parcels at the Golf Course into one parcel.

Council Member Worel stated some residents had encroachments and asked if the encroachments would be addressed. Erickson stated a survey would be performed and encroachments would be identified and dealt with. Council Member Joyce asked if the encroachments were required to be resolved before the plat could be recorded. Harrington reviewed the rules for public property.

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

Council Member Henney asked about the existing encroachments. Erickson stated the south side of the golf course had fewer encroachments than the north side, and indicated there were some decks and landscaping encroachments.

Council Member Henney moved to approve Ordinance 2019-08, an ordinance approving the Park City Back Nine Subdivision located at 1884 Three Kings Drive, based on the findings of fact, conclusions of law, and conditions of approval. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

3. Consideration to Approve Ordinance No. 2019-09, an Ordinance Approving an Extension of the March 8, 2018 Approval of the Ridge Avenue Plat Amendment, Located at 123 Ridge Avenue, Park City, Utah:

Francisco Astorga, Senior Planner, explained the plat was approved in 2018 with a one year expiration and there was a request to extend the deadline two years which would align with the Alice Claim expiration date of March 8, 2020.

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

Council Member Joyce moved to approve Ordinance No. 2019-09, an ordinance approving an extension of the March 8, 2018 approval of the Ridge Avenue Plat Amendment, located at 123 Ridge Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

4. 2019 Legislative Update

Matt Dias, Assistant City Manager, indicated it was the second day of the legislative session. He was working on a bill watch list for Council and staff. There was already over 1,000 bills that had been submitted by legislators for consideration. There were many bills on mental health, water and building, etc. There was a big bill on amending sales tax. Dias stated sales tax was a great mitigation to the impacts that came from tourism. He reviewed several options under consideration by the legislature.

IX) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Douglas B. Lee
1776 Park Ave., Suite #4
Park City, Utah 84060

VIA EMAIL (Council_Mail@parkcity.org)

Park City Municipal Corporation
Attn: City Council
445 Marsac Avenue
Park City, UT 84060

Re: Woodside Phase II Development – January 29, 2019 Design Review Meeting

Dear Council:

My family are owners and residents of 1356 Empire Ave., which is adjacent to the Empire Ave. portion of the proposed Woodside Phase II ("Phase II") project. Since originally acquiring an interest in our home in the early 1980's, we have been loyal and respectful Park City property owners and taxpayers. We have also significantly reinvested in the Park City economy (and in our property), having completed an extensive ground up renovation in 2012.

As you can imagine, since acquiring our property nearly 40 years ago, we have witnessed the exponential growth of Park City and, in particular, the Resort Center area. With an extended family that includes my two parents, me and my four siblings and 16 grandchildren who frequently utilize the house, we feel that the Phase II development presents a significant threat to our "quality of life" and the safety of our children due to over-development/bulk proposed on the site and the negative impact of increased traffic and parking issues on an already saturated Empire Ave. As a trained architect (Bachelor of Architecture, UC Berkeley; Licensed Architect, Washington, DC) who specialized in designing new additions to historic districts, I feel I am well qualified to assess the impact of Phase II on our property.

As mentioned above, my objections primarily relate to the bulk of the project and the incremental pedestrian and traffic generation on Empire Avenue and the associated parking shortages.

Bulk

With regards to the bulk of the project, my understanding is that zoning allows 1.0 FAR (with a potential bonus for the inclusion of affordable housing). In addition, I believe that the Planning Commission will consider a maximum lot coverage ratio of 40-60%. I have been told that this project has been designed to utilize essentially the maximum possible square footage and lot coverage. Why is that necessary? Since the project is being funded by Park City's Affordable Housing Fund and the quality of life for all Park City residents is the objective of PCMC, why not allow some cushion rather than maximizing the bulk/building area on the site?

With regards to the bulk/building area for the portion of Phase II immediately adjacent (to the south) of my family's property at 1356 Empire Ave., I would make the following observations:

- Most of the existing buildings on the 1300 block of Empire Ave. are set well back from the street whereas the Phase II building is positioned very aggressively to the edge of the minimum setback line;
- Most of the buildings on the 1300 block of Empire Ave. are built to well less than maximum allowable FAR whereas Phase II has been designed to nearly maximize FAR (.89);
- Most of the buildings on Empire Ave. are configured to accommodate automobiles in front driveways ONLY rather than the high volume, smog-creating active driveway for use by multiple vehicles in Phase II;
- Most of the buildings on the 1300 block of Empire Ave. support parking for only 2-4 cars per lot/curb cut compared to the Empire Ave. parking garage entrance for Phase II which appears to serve at least 12 spaces (and possibly up to 56 spaces) through a single curb cut on Empire;
- Because of the height, bulk and lack of setback of Phase II on Empire Ave., there is significant impact to the light and air reaching our property at 1356 Empire. Of particular note, the north facing clearstory windows and shed roofs on Phase II create an imposing, shaded, dark corridor along our joint property line;
- While the height of the proposed building appears to be within code, it bears repeating that, with the bulk of Phase II located so close to Empire Ave., the perception from the street will be of a hulking structure compared to Phase II's neighbors on Empire.

Traffic/Parking

There will also be a significant impact on vehicular and pedestrian traffic and parking from the project, along with a corresponding increased risk to our children and other pedestrians. The project currently calls for 60 units of primarily one-, two-, and three-bedroom housing—a marked increase from the 48 units previously proposed. Even if each of these units generated only one vehicle per unit, which is not remotely plausible, that would mean an additional 60 vehicles on the narrow Empire neighborhood streets. In reality, it is far more likely that there will be at least two vehicles per unit and, given that families are expected to occupy many of the larger two- and three-bedroom units, considerably more than that. Therefore, a more realistic estimation would be an additional 150 vehicles generated from this project, all traveling on these narrow roads and in need of parking. These are not seasonal or part-time residences—they will be occupied year-round as affordable housing units and will have a year-round need for parking. Yet, according to the most recent plans, only 64 parking spaces are contemplated for the entire project, meaning that all other vehicles will have to find space on already crowded, often impassable historic streets.

As a regular visitor to Park City over the last 38 years, I've been witness to the growth in traffic volume and to the increasing challenge for family members who must cross Empire Ave. dozens of times each ski season to reach the Resort Center. I fully agree with the sentiments expressed during the Treasure Hill planning meetings by THINC, Avenue Consultants and local residents who gave testimony to the congestion, travel delays and pedestrian dangers of Empire Ave. Traffic and travel delays on Empire Ave. have continued to worsen. All day long, drivers enter and exit the PCMR parking lot along Empire as well as via Manor Way. Similarly, the City buses add significant volume, exiting PCMR via Manor Way to Empire. As discussed during the Treasure Hill proceedings, the Park Ave./Empire Ave. intersection is of particular concern as, during peak periods, the PM rush hour traffic can back up Empire all the way to

the 1300 block. While the Treasure Hill studies showed adequate traffic capacity on Empire during normal conditions, there are frequently conditions that are less than ideal which cause travel delays and serious life safety issues.

Even under ideal conditions, we worry about our kids crossing Empire Ave. Most of the traffic volume on Empire is generated by drivers utilizing the Resort Center drop off/pick up area near the ramp to the Plaza. Drivers must depart the parking lot to the south, turn left onto Manor Way and then left again onto Empire. Most of the time, these drivers are just beginning to gain speed as they travel north/downhill on Empire and haven't necessarily had sufficient time (and the visibility) to scan the roadway ahead for pedestrians. Due to the lack of traffic controls, crosswalks, sidewalks, etc. on Empire, our kids have had numerous close calls. The risks rise materially with extra volume around holidays, Sundance, snowy weather and Garbage Day.

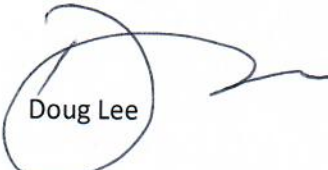
Requested Mitigations and Conclusion

In summary, due to the excess bulk of the project and the harmful level of increased traffic generation and parking demand, I believe that the Phase II project as designed is inconsistent with the purpose of the Recreation Commercial Zone. I believe the project would not be suitable without the following reasonable mitigations to reduce life safety risks to my family (and other Park City visitors) as well as to reduce the detrimental impact on the Empire Ave. and the surrounding neighborhoods:

- Increase setback of Phase II project from Empire Ave.
- Decrease height of Phase II project at Empire Ave.
- Decrease overall density and increase open space of Phase II project
- Eliminate parking garage access from Empire Ave. for more than 2-4 cars
- Increase distance (north/south) between Phase II and my home
- Develop a traffic mitigation plan for Empire Ave. during peak periods
- Add life safety improvements (crosswalks, sidewalks and/or traffic lights) on Empire Ave.

Please don't hesitate to contact me if I can be of further assistance. And thanks in advance for your consideration.

Kind regards,


Doug Lee