PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
JANUARY 12, 2012

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, January 12, 2012.

Closed Session
2:30 p.m. Property and Litigation

Work Session

3:30 p.m.	Council questions/comments	
3:45 p.m.	Business Resource Center update	P. 5 - 6
4:00 p.m.	Library Facility Needs Report	P. 7 - 24
4:30 p.m.	Proposed Special Event/MFL criteria for use of City Trails	P. 25 - 33
5:00 p.m.	Break	

Regular Meeting
5:15 p.m. – Note special time

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

IV JOINT WORK SESSION NOTES OF DECEMBER 8, 2011 P. 34 - 52

V NEW BUSINESS

1. Consideration of a Resolution declaring the Deer Valley Resort and Park City Mountain Resort Teams as the *Greatest Snowmakers and Groomers on Earth* P. 53 - 56

2. Consideration of a Professional Service Provider Agreement with Alliance Engineering Inc. for the Wyatt Earp Way Traffic Calming Project in the amount of $69,850 in a form approved by the City Attorney P. 57 - 62

VI ADDITIONAL DISCUSSION – AGENDA ITEMS

VII ADJOURNMENT

Joint Work Session with Planning Commission

5:30 p.m.	Bonanza Park Plan	P. 63 - 91
7:00 p.m.	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 p.m. to 9 p.m.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JANUARY 19, 2012

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will **not** hold its regularly scheduled meeting on Thursday, January 19, 2012.

Posted: 01/09/12
See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.

January 2012

12 **Cindy gone**
19 **No meeting – Sundance Film Festival Opener**
26 GIS presentation – (20 min) SL
KAC update on 2012 Arts Festival (20 min) – work and regular
Full building permit application process
RAB Visioning (45 Min)
Special service contract extraordinary request – PC Performing Arts Foundation
Resolution forming the Park City Heights Special Assessment District

February 2012

2 Resolution adopting amended FTA drug and alcohol policy
9 **No meeting**
9-10 Visioning Session
16
20 Presidents Day – City offices closed
23 **No meeting**

March 2012

1
8
15 Treasure LOI
22 Convention sale licensing and associated fees - March
29

Pending Items:

Resolution establishing a strategic plan for City-owned property with development potential in Park City, Utah and repealing and replacing Resolution No. 22-05 in its entirety

City Council
Staff Report

Subject: Business Resource Center Update & Business Accelerator
Author: Bret Howser, Budget Officer
Department: Economic Development & Budget
Date: January 12, 2012
Type of Item: Information/Discussion

Summary Recommendations:
Council should consider the update on the Park City Business Resource Center (BRC) and the application of business recruitment and retention criteria to the proposed Park City Innovation Center (PCIC). No direction is requested.

Topic/Description:
- Business Resource Center Update
- Business Accelerator (Park City Innovation Center)

Background:
For the FY 2012-2013 biennium, the Park City Business Resource Center (BRC) was awarded a Special Service Contract in the amount $20,000. The scope overview is 1) 1-on-1 consulting and mentoring for small businesses, 2) business plan development, and 3) funding assistance.

The BRC's Executive Director, Jon Beutler will give an overview and update on the BRC's progress during work session on January 12. He will also give a brief presentation on a concept he's been working on – the Park City Innovation Center (PCIC), which would be a digital media technology accelerator that uses cutting edge lean technologies to create a new economy and jobs to complement the existing Park City ecosystem.

On January 5, 2012, City Council considered a set of criteria based on the Community Vision filter and directed staff to use these criteria for purposes of selecting target businesses for the Business Retention & Recruitment program.

Analysis:
<u>Business Resource Center Update</u>
During work session on January 12, Jon Beutler of the Park City Business Resource Center will present an update of the activities and successes of the BRC. During this presentation, Jon will put forth the concept of a business accelerator called the Park City Innovation Center. Details of the PCIC are contained in the attached report.

<u>Park City Innovation Center</u>
The PCIC represents the first opportunity to apply the criteria for business recruitment and retention that were approved by Council on January 5, 2012. As such the Business Recruitment and Retention Team assembled on January 6, 2012 to conduct an initial,

high-level evaluation of the PCIC. The team found that at a high level review, the business accelerator concept is consistent with Community Visioning ideals including “advancing a thriving diverse and sustainable economic base” and would likely have a positive impact in the areas of quality of life and the local economy. Per the draft Bonanza Park Area Plan, it is also consistent the identification of the future character of Bonanza Park to that includes encouraging locally-owned commercial and small business incubator in the Bonanza Park district and proposed Bonanza Park Planning Principle 7- Foster economic development for the residents (also described as “Supplementing the “Golden Goose”).

Based upon this high level review (Phase 1) the staff is supportive of the concept and recommends that the City solicit a more detailed proposal from Jon Beutler and the BRC. The team has begun working on the nuts and bolts of the evaluation process, including the development of criteria and process to be applied to the review of this and future proposals. The team will provide a written analysis and recommendation at the conclusion of the proposal review.

Department Review:

Budget, Debt & Grants, Sustainability, Planning, City Manager, Legal

Significant Impacts:

This item is for discussion. There is no Council action required.

Consequences of not taking the recommended action:

This item is for discussion. There is no Council action required.

Recommendation:

Council should consider as background the update on the Park City Business Resource Center (BRC) and provide direction regarding the application of business recruitment and retention criteria to the proposed Park City Innovation Center (PCIC)amend to reflect above.

City Council
Staff Report

Subject:	**Review of Library Facility Needs**
Department:	**Recreation/Library**
Author:	**Linda Tillson, Library Director**
Date:	**January 12, 2012**
Type of Item:	**Direction**

Summary Recommendations:
Direct staff to pursue the proposed library expansion by issuing an RFP for design and building. Return with a discussion led by Special Events regarding effects on tenants and other user groups prior to issuing the RFP.

Description:

A. Topic:
Library Facility Needs

B. Background:
In 2004 the library completed an expansion which added 3300 square feet to the facility. The 2004 expansion of the library was projected to meet the community's needs for 7 to 9 years. With this projection in mind, in 2008, staff and members of the library board convened a committee to study facility needs. As a starting point, the committee recommended a statistically valid survey as a means to better understand the community's library needs and priorities. The survey was completed in May of 2008 and it helped the committee to understand that a majority of respondents (a) found the library location convenient, (b) used the library primarily for checking out a book (82%), and (c) felt that the top five most important services for the library to provide were:

1. books for adults
2. books for children
3. books for teens
4. audio books
5. courteous staff

The survey asked participants to list the most important services a new or expanded facility could provide. The survey respondents listed among the top five services (a) leisure/recreational reading, (b) research materials, (c) interlibrary loan service, (d) quiet places to work and study, and (e) children's programs.

After examining the survey results the Facility Needs Committee directed staff to compile additional statistical information including; community & visitor usage, collection growth projections, service trends, and other information relevant to assessing library use.

In the fall of 2010 library staff presented an analysis of projected facility needs and was directed by Council to bring the item back for consideration in one year due to budget restraints.

C. Analysis:

Based upon collection and service needs, the expansion proposed by library staff last fall remains a priority in order to maintain adequate space for the growing collection and to more effectively meet needs identified in the community survey.

Space for Physical Materials

An expanded facility will allow the library to maintain the quality of the current collection while continuing to add new materials. Without additional space the library will be required to discard materials which still have value and are still in demand, in order to make space for new items. Check outs of physical materials continue to be the primary service utilized by the community. Check-outs of physical materials totaled 89,174 in fiscal year 2011, which is an 18% increase from fiscal year 2006. E-book downloads from the library increased from 70 in 2010 to140 in 2011but currently comprise a comparatively small portion of the library's overall service to the community. This may change in the future but will not occur quickly enough to allow the library to continue to meet the community's needs without increasing capacity to house hard copy materials. Another indication that a switch from hard copy materials to electronic will be more of an evolution than a revolution can be found in publishing industry statistics. Last year only 5% of books published were in electronic format. It is true that E-books have outsold hard copies on Amazon.com but Amazon represents only a small portion of the publishing industry.

Improvements to Other Important Library Services

Service enhancements which can be provided with the proposed expansion include a children's media & early literacy interactive learning area, a more convenient location for the library's public meeting room, additional reader seating space with natural light and a view to the east, and a classroom for computer classes.

Early literacy is an essential part of childhood education. A child must develop a range of early literacy skills before he/she can learn to read. Because public libraries serve children for years before they begin school, librarians have many opportunities to provide early literacy and learning experiences. New studies have shown that interactive learning areas can greatly enhance this effort. Physical design features, uses of space, and resources help to focus and sustain children's literacy activity.

The library's public meeting room is utilized by local nonprofits and also benefits the business community. Groups such as book clubs, investment clubs, the entrepreneur's launch pad and many others regularly use the library's meeting room. Relocating the space will offer more convenience and the ability to extend the hours it is available.

The community needs survey indicated that library users would like to see more quiet places to work and study in an expanded facility. The current plan will provide additional quiet space on the 2nd floor with natural light and view to the east.

Attachment A addresses collection growth projections. The concept drawing, Attachment B, demonstrates a potential model for expanding the library into the rest of the second floor. Based upon the committee's analysis it is estimated that expanding into additional second floor space would meet the library's space needs for approximately ten more years. The estimated cost for the project is $62,235 for architecture/engineering fees and approximately $891,000 for the entire project. Funds for this project are not currently budgeted. Attachment C contains photos from City Tour in Fort Collins which show potential enhancements that could be incorporated into a library expansion.

Other benefits of the proposed plan include an expanded recycling area, a larger space for the Friends of the Library book sorting, and storage space for library equipment and supplies including emergency supplies.

Relation to Community Visioning

Park City's community visioning program identified a sense of community, natural setting, small town, and historic character as core elements of the community. These elements contribute to Park City's vibrant arts & culture, exceptional resident benefits and world class skiing and recreation destination status. The library is one of the exceptional resident benefits enjoyed by the Park City community. It also serves visitors and contributes to the vibrant arts & culture of Park City by providing educational, artistic, and cultural materials and programs. It is a gathering place for the community located in a historic building. The proposed expansion project will ensure that the quality of the collection is maintained and enhance amenities offered.

Tenants of Library & Education Center

Contracts for all tenants currently leasing space in the Library and Education Center are set to expire in June 2013. Existing tenants are located on the third floor with the exception of the Park City Cooperative Preschool which is located on the second floor. The expansion project being proposed would mean that rental space would no longer be available on the second floor. There are other City properties which potentially could be utilized by tenants such as the Recreation Building at City Park and the Miner's Hospital. Tenants have been aware of a possible library expansion since the fall of 2010 when library staff presented facility needs report to City Council. The one year leases in place until June 2012 were extended for one more year (2013) following that presentation.

Sundance Film Festival Use of Library & Education Center

The Sundance Film Festival currently uses space on the second floor of the Library and Education Center during the festival. The library could block out dates for Sundance to use the library's Roger Harlan Meeting Room, which is currently located inside the library but would be relocated to the room adjacent to the elevator and main entry to the building in the proposed expansion.

Since Room 205 on the second floor could no longer be used for concessions some possible alternatives include; utilizing classrooms on the third floor (if no longer occupied by the Montessori School), using additional space in the Miner's Hospital or setting up an additional tent.

Tentative Schedule
In order to keep pace with current growth needs the tentative schedule for this project is as follows:

1. March 2012-RFP issued for design
2. May 2012 - Complete design, preliminary engineering & cost estimates
3. June 2012 - Budget Option for Construction considered as part of Council's FY 13 budget process
4. Fall 2012 - Complete construction drawings
5. February 2013 - Construction Bid
6. Summer 2013 - Construction

D. **Department Review:** This report has been reviewed and or received input from the Legal, Sustainability, Recreation Library Departments & the City Manager.

Alternatives:

A. **Approve the Request:**
Library staff will move forward with issuing RFP for designing and building a library expansion.

B. **Deny the Request:**
Service enhancements will not be made and space for materials will run out.

C. **Continue the Item:**
Further delaying plans for a library expansion will result in the library running out of space for materials. The project has already been put on hold for one year resulting in a timeline that is behind the projected need for additional space.

D. **Do Nothing:**
Service enhancements will not be made and space for materials will run out.

Significant Impacts:
Purchasing additional materials to meet increased demand paired with the retention of existing materials will result in a lack of adequate shelf space if an expansion does not occur. Enhancements to services identified in needs assessment which require additional space will not occur.

The expansion of the library to the second floor will result in significant operational impacts to certain user groups and likely require relocation of some lessees. While all these groups have been given over 2 years notice of this anticipated expansion, staff wants to ensure Council is aware of likely impacts prior to issuance of the RFP.

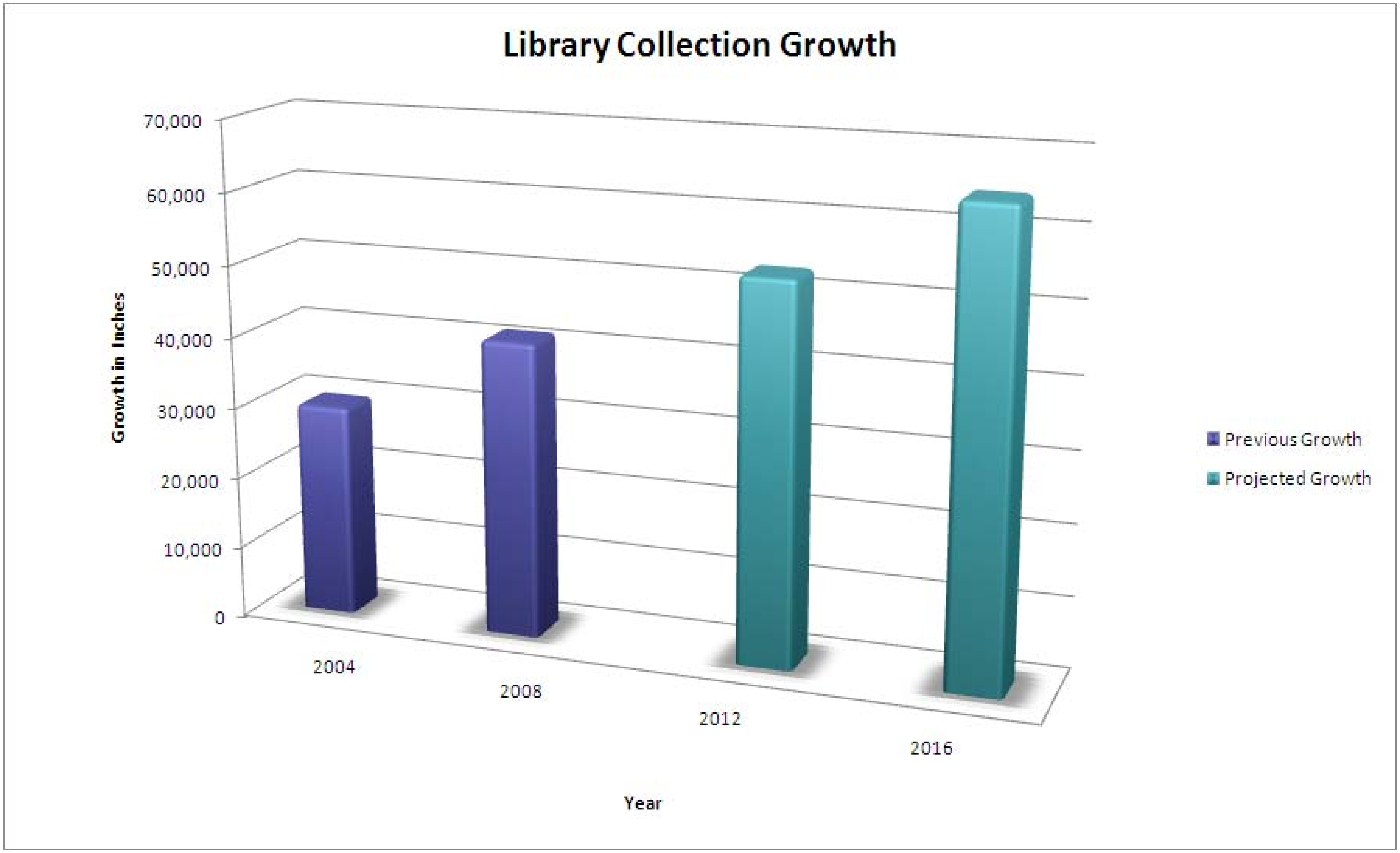
Consequences of not taking the recommended action:
As new materials are added to the collection others which still have value and are in demand will have to be discarded to allow new items to be added. This will diminish the level of service to library users. The library will not have space to add an early literacy interactive learning center or meet the other service enhancement needs identified by the community.

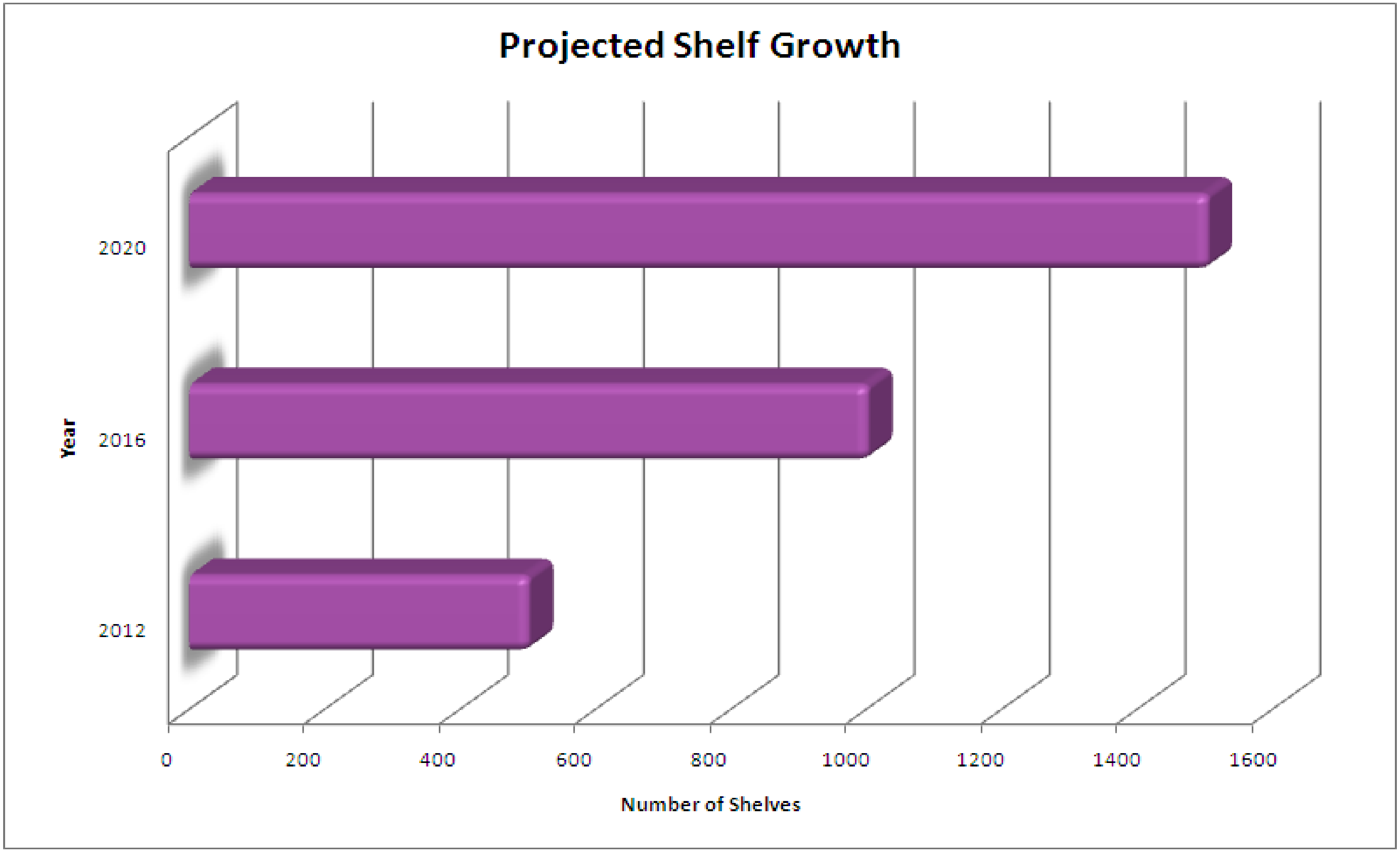
Recommendation: Direct staff to pursue proposed library expansion by issuing an RFP for design and building.

Exhibits

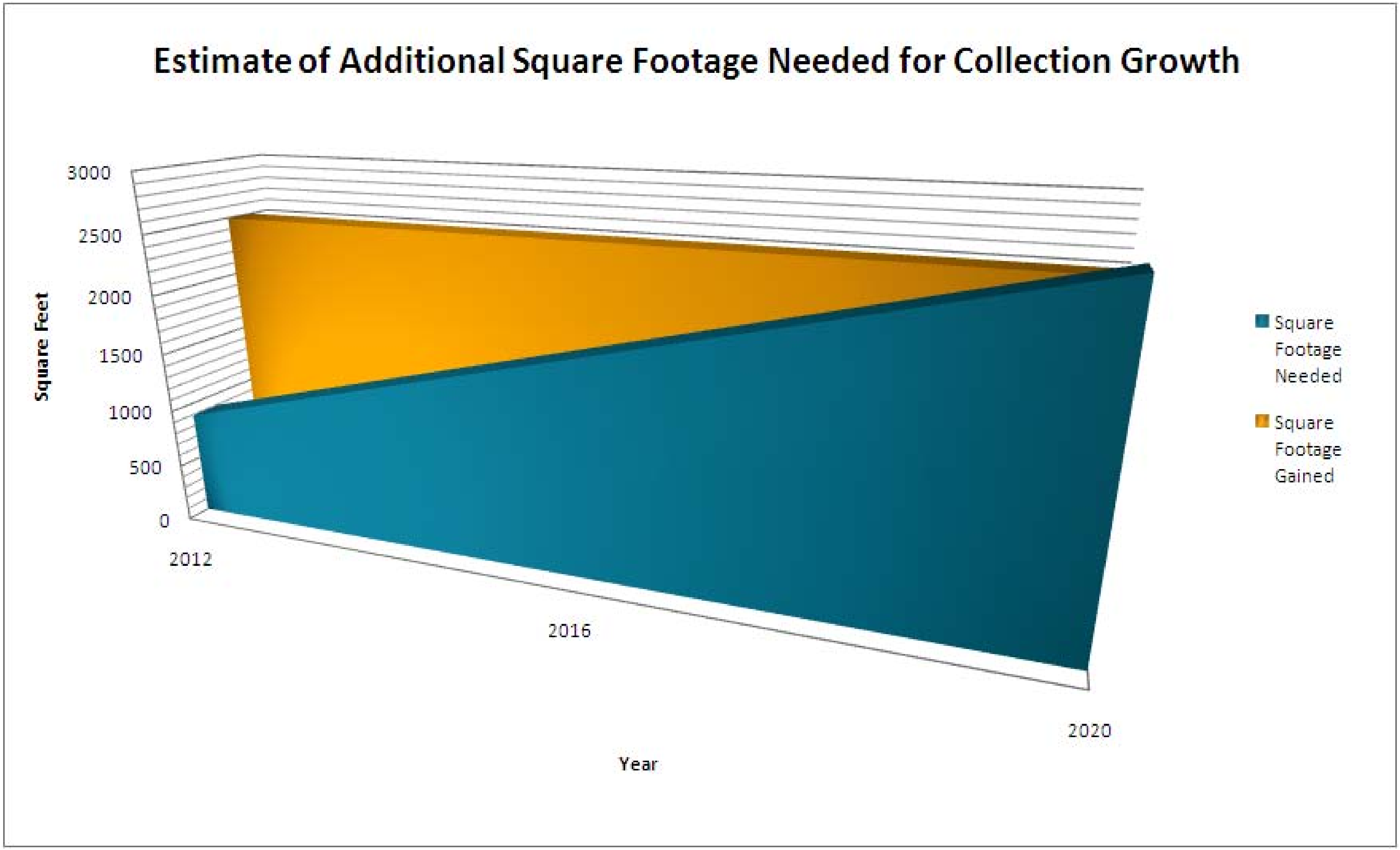
Attachment A – Collection Growth Projection Chart
Attachment B – Concept Drawing
Attachment C – Photos with library ideas from City Tour 2011
Attachment D – Minutes from Library Facility Needs Staff Report to Council in 2011

ATTACHMENT A



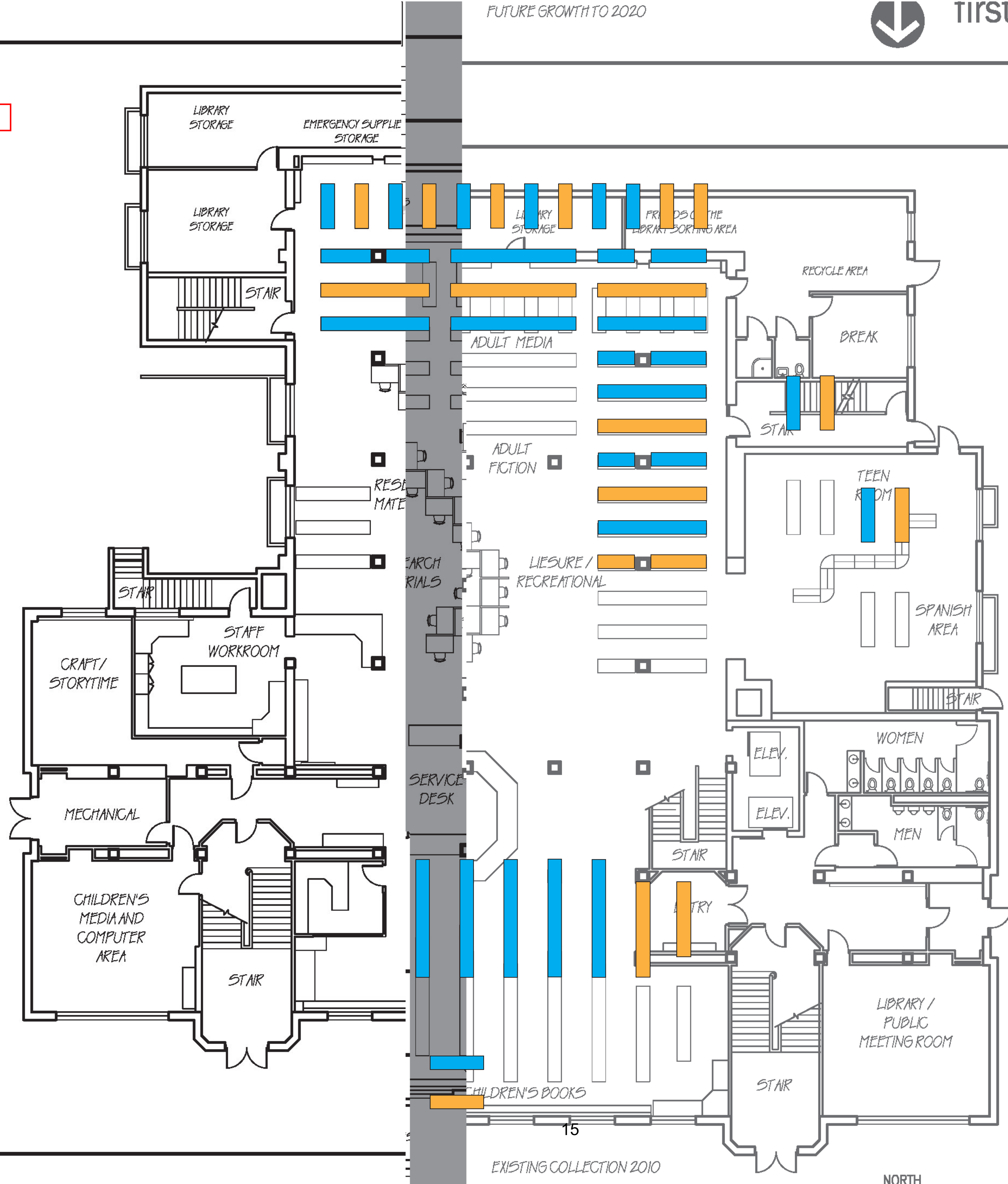


Projected Shelf Growth
Year
2020
2016
2012
0
200
400
600
800
1000
1200
1400
1600
Number of Shelves



Estimate of Additional Square Footage Needed for Collection Growth
3000
2500
2000
1500
1000
500
0
Square Feet
2012
2016
2020
Year
Square Footage Needed
Square Footage Gained

ATTCHMENT B



first floor plan

Scale: 1/16" = 1'-0"

A4

floor plan

AE101

blalock and PARTNERS

architectural design studio

250 E 100 S
Salt Lake City, UT 84111
801.532.4940

stamp

contractor

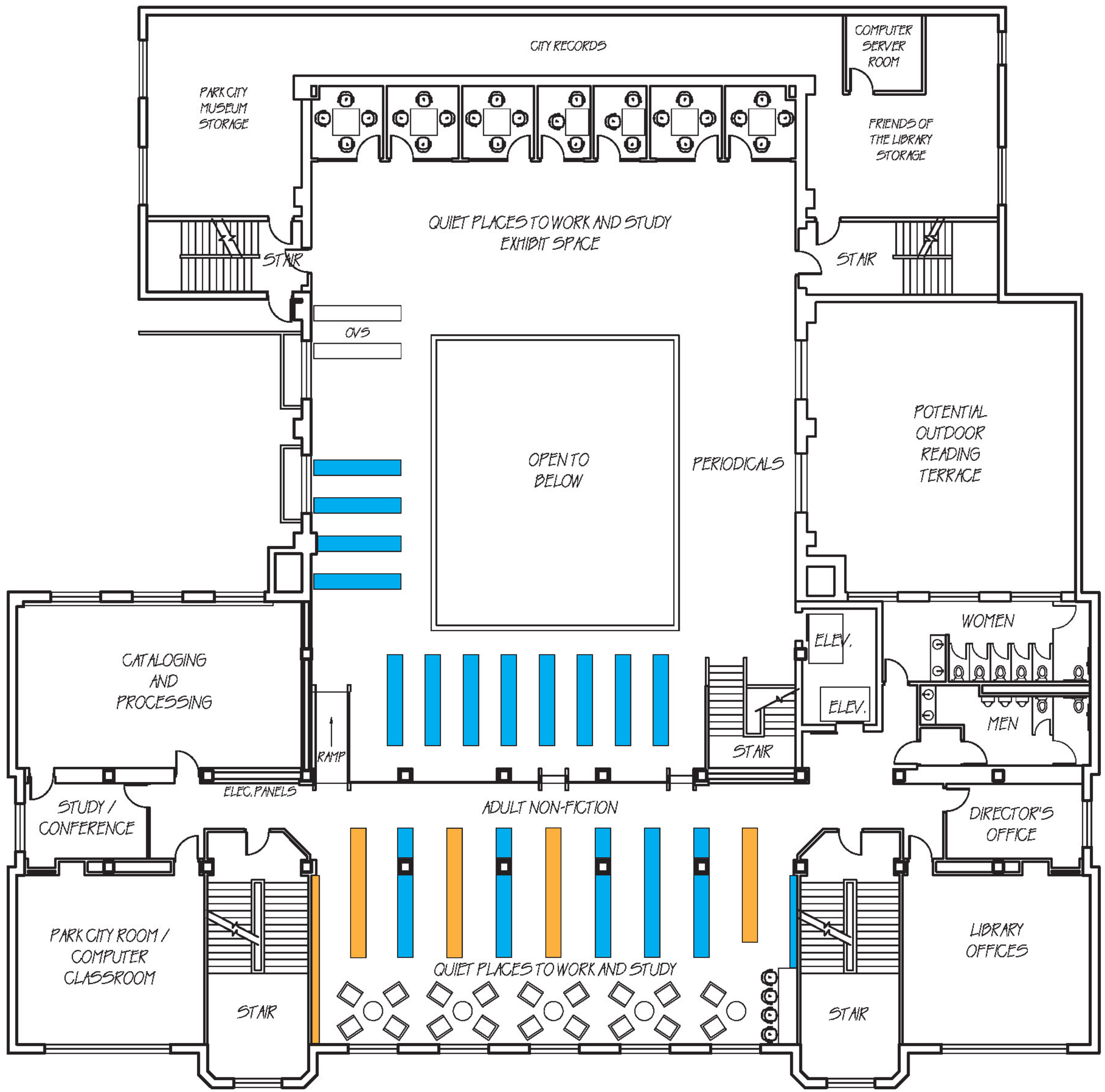
revisions

date:
issuance:
project no.:

project

Park City Library
Proposed Expansion
Park City, UT

first floor plan



EXISTING COLLECTION 2010

FUTURE GROWTH TO 2020

NORTH

second floor plan

Scale: 1/16" = 1'-0"

A4

blalock and PARTNERS
architectural design studio
250 E 100 S
Salt Lake City, UT 84111
801.532.4940

stamp

contractor

revisions

date:
issuance:
project no.:

project

Park City Library
Proposed Expansion
Park City, UT

second floor plan
AE102

ATTACHMENT C


EXIT

fiction
n-fiction
stroller parking

ATTACHMENT D

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
SEPTEMBER 23, 2010
Present: Mayor Dana Williams; Council members, Alex Butwinski, Candace Erickson, Joe Kernan, Cindy Matsumoto, and Liza Simpson
Tom Bakaly, City Manager; Mark Harrington, City Attorney; Linda Tillson, Library Director; Jasmina Jusic, Adult Services Librarian; Pat Ball, Library Board Chair; Chris Youngblood, Library IT Analyst,

1. Council questions/comments. Candace Erickson commented on the progress of the Holiday Ranch Road project which is going very well. Alex Butwinski attended the HPCA and the Planning Commission meetings. The Park City Heights MPD was reviewed and he believed a lot of progress was made. Joe Kernan commented on business discussed at the interagency meeting which was held during the week. He distributed a written request for information on the pay plan which is scheduled for discussion on October 14.

Cindy Matsumoto suggested holding a briefing on the Bonanza Drive reconstruction to discuss things learned from the project which can be considered for future construction projects. Mayor Williams commented on the City Council responding to requests from the district on phasing, so rather than completing the project in one year, it was a two year inconvenience. He congratulated the IHC Hospital on its first anniversary.

2. Library Annual Report and Facility Needs Committee Report. Linda Tillson introduced staff and board members in attendance. Chairman Pat Ball relayed statistics detailed in the Annual Report dealing with increased use, collection growth, and distribution of Summit County student cards. Yasmina Jusic, Adult Services, described the popularity of exhibits displayed during the year. Four basic computer classes were offered and although turnout was not great, she felt attendees benefitted from learning these basic skills. Ms. Jusic suggested offering classes at different times of the day to encourage better attendance and discussed survey feedback from the public.

Chris Youngblood described a *real time inventory* approach which can be applied when the Library is open. The inventory project began in February and is close to being completed. The Library quarterly newsletter is new and the first issue was introduced on-line in June. Linda Tillson described some Youth Programs conducted by Heather Reynolds who is out of town this week. Liza Simpson suggested that the Library newsletter be added to the e-notify feature on our website. Ms. Matsumoto asked the purpose of the inventory and Ms. Youngblood relayed that it appears this was the first inventory ever conducted. Often missing items are found. Alex Butwinski felt the statistics page in the report is well done and helpful.

Ms. Matsumoto asked if other cities identified in the comparison are part of library systems. Ms. Tillson relayed that Aspen is in a county system and Steamboat and Telluride are in library districts serving a larger population. The library most like us is Vail because it is a city library. Park City's low number for books checked-out per capita by comparison was discussed. Joe Kernan pointed out that Park City Library's statistics are more important to him than comparisons and a cost per user would be helpful for him. Liza Simpson suggested that the report be refined so that comparison information is *apples to apples*, especially since this information may well apply to future discussions on service levels.

Ms. Tillson stated that an expansion to the Library was done in 2004 which was expected to meet the public's needs for seven to nine years. In 2008, the Library Board formed a subcommittee to analyze the issue and to survey the community. The survey revealed that the community likes the current location and 82% of the public wants hard copy books. A staff committee was also formed who worked on actual statistics of library use, physical measurement of the collection, etc. She described the method for measuring the library collection to estimate growth.

A Library expansion into the second floor space, depicted on the concept drawing, would likely meet needs until 2020 based on current projections. She addressed suggested changes to the first floor including moving the public meeting room to provide better access to the public, freeing up the children's area for more books and relocating the cataloging and processing function to the second floor, providing needed storage space. She referred to a concept for the use of the second floor and a redesign to maximize space and accommodate more uses. The outdoor reading plaza is a wish list element and not incorporated in this plan. The Mayor asked about the availability of the Museum storage area and she indicated that the Historical Society has a lot stored there.

Alex Butwinski commented that that is very valuable storage space. He suggested delaying expansion for one year because of other competing priorities and waiting one year would not be impactful in his opinion. Prioritizing staff time and service levels should be addressed first. He felt that as a practical matter, the money is probably not available to design the project so why invest the time now. Liza Simpson agreed with waiting a year but for slightly different reasons. She felt a broader analysis should be conducted of what the building should ultimately be. Reciprocal borrowing should continue to be explored as well as regional systems. Ms. Simpson stated that she is supportive of expanding the Library and using all of the building, but would like to look at this from a long-term perspective. She agreed with Mr. Butwinski that staffing and service level discussions should be completed before considering the Library expansion.

Cindy Matsumoto believed that the current tenants can find other space and storage, and is concerned about Sundance, especially now that the Racquet Club is not an option. For this reason, it may be a good idea to wait a year or perhaps Sundance could be programmed into the new design. Joe Kernan expressed that he would like to learn about the capacity of areas and levels of capacity for each of the areas. He agreed that it is important to consider County resources in any discussion and the *whole building* discussion is a good one. He is also interested in what types of uses and services might be displaced and the technology available to maximize space while accommodate growing collections. He felt the size of the collection should relate to the number of check-outs or some other variable and information on patron satisfaction should be considered. Mr. Kernan stated that he is comfortable delaying the project for a year as service levels need to be examined first.

Candace Erickson expressed her support of the Library occupying the whole building with the auditorium remaining available for events. At some point, all of the space will be needed as hard copy books remain to be in demand. She felt it will be necessary to expand the computer area. Unfortunately, there are no discretionary funds available this year but Ms. Erickson felt that shelving should be purchased if it is feasible to accommodate more of our collection in the current space. Ms. Tillson pointed out that the pillars and ADA requirements limit space but shelving may be able to be installed in the display area. Ms. Tillson relayed that construction is roughly estimated at $628,000 and architectural services at $62,000. Ms. Simpson reiterated her desire to look at the whole building.

In response to a comment from Cindy Matsumoto, Linda Tillson indicated that she spoke with Sara Pearce of Sundance recently about the potential of using the relocated meeting room by the main entry which could be blocked off during the Festival for exclusive use. The third floor is most convenient and of most interest to Sundance. Ms. Matsumoto asked that plans for Sundance be worked on and to be conscious of the timing of the construction.

Alex Butwinski emphasized that valuable and useful space for the Library is being used for storage by the Historical Society. There was a huge addition to the Museum and it seems reasonable to ask them to find other storage space. Linda Tillson advised that the storage lease expires after 2012, but is not sure of the exact year and Ms. Matsumoto understood that they are currently looking for storage space. In consideration of the project delay, Tom Bakaly suggested short term extensions on existing leases to 2013 if the tenants are willing. He indicated that funding for this project is not identified in the upcoming budget and the work session is intended to introduce members to this potential project.

City Council
Staff Report

Subject: **Trail Use Criteria for Events**
Author: **Heinrich Deters**
Department: **Sustainability**
Date: **January 12, 2012**
Type of Item: **Informational**

SUSTAINABILITY

Summary Recommendation:
Affirm staff's intention to make administrative changes to the Special Event/Master Festival application, to include additional trail use criteria. Provide preliminary direction on the proposed fee changes, which will formally return to Council for consideration on January 26, 2012.

Topic/Description:
Event criteria for the public trail system.

Background:
Park City boasts world class summer and winter recreational opportunities, of which, the recreational trail system has received numerous accolades. While this resource is a public facility, planning and programing of the system needs to be managed through a system of sustainable policies. The public trail system is considered a facility in which management criteria and associated fees should be considered to protect the public's access and the overall sustainability of the system, in addition to the costs of administrative regulation.

Trails Master Plan
Park City's trails and trail policies are governed by the Trails Master Plan (TMP), which is adopted by resolution. The most recent update was done in 2009 to recognize the City's prioritization of walkability efforts, trail inventory and maintenance figures. The TMP is supported through a capital budget, which funds various infrastructure projects, including trailheads, trails, signage and recreational amenities like mutt mitts and maps. Through the planning process, the TMP map serves as a supporting document. Additionally, several operating budgets have been identified to provide a high level of service to Park City's trails and pathways. The Trails Master Plan does not account for programming or management of the trail system through special events.

Special Event and Master Festival Permits
The Special Events Team oversees event applications, through the Master Festival or Special Event permit process. This process ensures the health, safety, welfare and notification of special events within City Limits or on City owned property. Currently, trail events are identified via a 'check box' in the special event application. If an event is acknowledged as a 'trail event', the Special Events Team and the Trails and Open Space Project Manager coordinate the process in which the event may be managed.

Almost all trail events, require a Master Festival permit due to the event taking place on City owned property.

The primary goal of the proposed trail use criteria is to provide additional guidelines, management tools and review to the existing special event process. Additionally,, the criteria helps ensure that the trail system is managed effectively to ensure the public's access to the facility is not impacted or its sustainability is endangered by over programming.

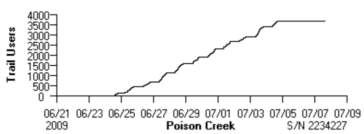
Use Numbers (Trail Counters)

Staff purchased a trail counting system in the early months of 2009, in attempts to collect data that would help quantify the amount of usage on certain trails and infrastructure. This data helps staff dictate maintenance standards and infrastructure needed to support certain recreational corridors, as well as help mitigate impacts from special events. The following data illustrates four separate locations where data was collected:

Round Valley Way Trailhead (winter use): Average daily count: **284**

*Staff did not have the competency to figure out how to display a graph from the first application at Round Valley Trailhead.

Spiro Trail (summer use): Average daily count: **363.1**



Lost Prospector Trail (summer use): Average daily count: **102.75**

Although these numbers are dated, they provide a quantitative image of the system's popularity. Staff has started to implement initiatives, such as directional trails and additional trail options, to help mitigate some of the existing conflicts associated with these counts.

Existing Event Schedule

In the past 2 years the Park City Trail System has experienced a 100% increase in the number of permitted trail events.

Number of events	Overall Trail system (not including Round Valley	Round Valley Trail System	Winter Events	Total
2012 (currently	11	17	7	35

proposed)				
2011	11	15	5	31
2010	8	6	3	17

Staff's concern about this increased use has been verified by a series of formal, informal and anecdotal input for the community. This prompted creation of trail use criteria **(Attachment A)** with the purpose of overseeing the safety, public access and preservation of the quality of the Park City Public Trail System.

Analysis:
The primary goal of the proposed trail use criteria is to provide additional trail use guidelines, management tools and review to the existing special event process. Finally, the administrative policy helps ensure that the trail system is managed effectively to ensure the public's access to the facility is not impacted or its sustainability is endangered by over programming.

Staff will be returning to Council on January 26th, to discuss the adoption of fees associated with the use of the trail facility, along with the entire fee structure in the current Special Events overhaul. Trail use fees are based on a per mile cost for trail maintenance ($150/mile), a percentage of impact based on the type of event (running, biking, equestrian) and the number of participants. Furthermore, staff is recommending a discount for event applicants who are local and/or non-profit.

<u>Possible fees collected based on 2011 events</u>
In 2011, thirty one events took place on the Park City trail system, which would have produced $3,300 in revenue if the proposed fees were incorporated.
It should be noted, that on average, the fees are equal to $1/participant per event. This per participant figure rises when an event type is more impactful and if the promoter is non-local and for profit.

The trail event criteria includes the following components:

<u>Trail Event Defined</u>
Many different entities access the public trail system for various recreational, spiritual or educational purposes. It is not the intent of the proposed criteria to regulate individual public use, group events such as 'shop rides' or even minor commercial activities that do not impact the public's ability to enjoy the facility. Staff has proposed the following definition for an 'event' which may require a Master Festival permit.

> *Activities may be classified as a 'Trail' event if their duration is one (1) hour or more, is publicly advertised, has a set course located on the City trails system, has an estimated participation of 30 people or more or a fee is charged for participation.*

Coordination with Basin and Resorts
A primary goal for the jurisdictions creating, regulating and maintaining the trail system is to provide a 'seamless network' for the user. Trails and Open Space staff from individual jurisdictions meet regularly to discuss events which may impact the area as a whole. With this in mind, staff is coordinating all multi-jurisdictional trail events in terms of fees, deposits and approvals. Additionally, all fees proposed are in line with Snyderville Basin Special Recreation District fees.

Quotas/Mitigation/Management
At this time, no event quota system or specific hardline regulations per the number, timing or type of events are recommended. However, Staff with the assistance of Snyderville Basin Recreation District, are reviewing concepts that may restrict permitted event activity on certain trails, types and /or at certain times of the day or calendar year in order to maintain their public mission and character. Staff finds that the current proposal, sans specific quotas, provides enough criteria to enable and defend a negative recommendation on a specific event to City Council.

Basic event operational practices such as proper notice at trailheads and key locations, proper marking of trails for events, cleanup and maintenance are also included in the policy.

Department Review:
This report has been reviewed by the Sustainability, Legal, Parks, Executive and Finance Departments

Alternatives:

A. **Approve:**
   Affirm staff's intention to initiate the attached Trail Use Criteria.
B. **Deny:**
   Council could choose not to affirm staff's intentions.
C. **Modify:**
   Council could choose to modify the Trail Use Criteria.
D. **Continue the item**
   Council may wish to continue the item till a later date.
E. **Do Nothing**
   Same effect as continuance.

Significant Impacts:
The popularity of the Park City trails system, while undoubtedly positive, needs to be managed. Furthermore, while the system is 'backcountry' or 'rough' by design, the system is not immune to impacts associated with overuse and differing types of recreation. By affirming the proposed criteria, staff can strive to find a balance between the public's desire to freely access the system and the ability to program events that are beneficial to the community and economy as a whole.

Management of the criteria will require additional staff time and oversight by Council.

Consequences of not taking the recommended action:
Staff feels that the sustainability of the public trail system in addition to the ability to protect the public's access to the facility may be impacted if not managed.

Recommendation:
Affirm staff's intention of implementing the attached trail use criteria.

Attachment A
Trail Event Use Criteria

Failure to follow these guidelines or any other applicable City regulation or condition of approval may result in revocation of the event permit at any time. Additionally, the applicant may be held financially responsible for trail damages and damage to trail amenities, including but not limited to signs, restrooms, trailheads, benches, and parking facilities.

General Guidelines

<u>Trail Event Use</u>

1. **Location.** 'Trails' shall include pathways or backcountry trails specifically referenced in Exhibit A. (Exhibit A)

    1. **Allowable Limits.** In addition to the regulatory criteria in Title 4, Chapter 8 of the Municipal Code and compliance with any applicable deed restrictions, the City reserves the right to deny or amend any event based on maintaining public access to the trails system and the impact of any event on the system or the public, due to number of events, nature of the event, proposed location and/or trail conditions.

2. **Trail Event Defined.** Activities may be classified as a 'Trail' event if their duration is one (1) hour or more, is publicly advertised, has a set course located on the City trails system, has an estimated participation of 30 people or more or a fee is charged for participation.

<u>NOTE:</u> Public trails *will not* be closed for events unless a safety concern is present. Production and placement of cautionary signage and public notification may be required of the event promoter.

3. **Permit Deadlines.** Special Events that propose to use the Park City trail system must submit a 'complete' application, not less than ninety (90) days prior to the event date. All applicable information required by the PCMC Special Events application, as well as, information pertinent to a 'Trail' event, must be included for an application to be considered 'complete'.

a. **Approval.** The Economic Development Manager or their designee must approve all proposed 'Trail' events that use the Park City trail system. Applicants may appeal a negative approval to the Economic Development Manager and if applicable to City Council. If there is a special circumstance that arises with respect to dates, number of allotted events on any given trail, fees charged by City or an exception to trails approved for event use as part of the special events policy and permit, a request may be submitted to the Special Events Staff for consideration.

b. **Review Process.** The City may make the following prioritized considerations prior to approval of a 'trail' event:
   i. Is the event applicant located within Summit County and supports a community service? (local non-profit)
   ii. Is an event of similar nature already approved within the event calendar?
   iii. Does the event provide an opportunity to showcase Park City as a 'World Class Destination' and promote visitor nights?

c. **Safety and Emergency Medical Plan.** A safety and emergency medical plan may be submitted as part of any trail event application. All necessary permits must be obtained from the appropriate emergency service providers. At the recommendation of the Park City Fire District, the City may mandate that EMS personnel and an ambulance be on site at the time of the event. This will be determined by the nature and size of the activity.

4. **Right to Deny.** Applications that fail to meet any requirements herein may not be processed. The City reserves the right to turn down an application based on past performance of an event including but not limited to failure to follow the rules and regulations pertaining to the policies set forth in the special events application.

5. **Letters of Permission**. The applicant must obtain a Letter of Permission from each property owner impacted by the event before an event may be approved. Larger landowners within or adjacent to Park City include but are not limited to:
   - Deer Valley Resort
   - Park City Mountain Resort
   - Deer Crest
   - Talisker Corporation

6. **Notification of an event**
   Notification of an event may be required to be posted at trailheads and other important intersections, as determined by the Economic Development Manager or their designee, two (2) weeks prior to an event. All other reasonable attempts to notify the public of a trail event are encouraged. Notification plan will be subject to City approval.

7. **Special Event 'Debrief' meeting.** All trail events may be asked to participate in a post event 'debrief' meeting with City Staff. All meetings shall be scheduled prior to the event taking place and may be scheduled no later than five (5) days after the event date. Applicants who fail to participate in the 'debrief' may forfeit their trail event deposit. Applicants may be required to provide a full synopsis of the event including number of participants, event demographics, marketing and all invoices associated with items required by the City as part of the event application (i.e. temporary restrooms, EMS support).

8. **Multi-Jurisdictional Event.** Events that propose to use multiple entities will be required to submit applications within each jurisdiction and receive approvals from each entity prior to holding an event. If an event proposes to use the Park City and Snyderville Basin Special Recreation District Trails, all fees and deposit may be split between the two entities based on the percentage of use in each jurisdiction.

9. **Cancellations.** In the event of extreme weather, trail conditions, health, safety or welfare concerns or other scheduling conflict due to unforeseen circumstances, the City reserves the right to cancel an event at any time.

Regulations

a. <u>Hours of Use.</u> Trails are open for use only during daylight hours, unless otherwise approved by City officials.
b. <u>Supervision.</u> All persons associated with the event shall be supervised by the promoter or designee, at all times.
c. <u>Conduct.</u> No person shall engage in fighting, threatening or indecent conduct or use of any abusive, threatening, profane or indecent language while using City trails and amenities. Anyone violating this regulation will be asked to leave the property immediately.
d. <u>Trail modifications and course markings.</u> Any physical modifications to the trail(s) must first be approved by the Trails Coordinator. Event promoters must submit type and application of any course markings as part of the application process. **Permanent course markings are prohibited.**
e. <u>Damage and Clean up.</u> The applicant shall require that all persons it is responsible for (participants, volunteers, spectators, and others) use the trails in a safe and responsible manner. The applicant shall be liable for any damage resulting to the trails, including signs, restrooms, benches and other improvements adjacent to the trails by either the applicant or the persons it is responsible for. All trash shall be collected, packed out, and disposed of properly immediately following the event. All course markings and event notification signs must be removed within 48 hours of the completion of the event. If any markings are not removed to the satisfaction of the Trails Coordinator, the event promoter will be charged $20/hr fee, minimum eight hour timeframe, to remove the markings. These charges will be taken from the application deposit.

f. Sponsorship. The applicant shall not represent or imply that the City in any way sponsors, supports, or endorses the activity for which the trails are to be used without the express written consent of Park City Municipal Corporation.
g. Pets. Dogs must be leashed and under the control of the owner at all times.
h. Noise. The permit does not grant permission to amplify sound or music Noise is regulated within the Park City Land Management Code, Section 6, Chapter 3.
i. Lost and Found. The City is not responsible for personal property that is lost or stolen.

Terms and Conditions

1. Applicant shall be solely responsible for loss or damage to property or injury or death of any person or persons arising out of, or connected in any way with the use of City trails.

2. Applicant accepts the condition of the trails prior to and for the duration of the event and hereby agrees to indemnify and hold harmless Park City Municipal Corporation, its directors, officers, agents, employees and representatives from and against any and all claims, damage, loss, expense, injury or death and from all causes of action or causes of suit arising out of or connected directly or indirectly with the use of the facilities by the applicant.

3. Applicant shall reimburse the City for all damages to the facilities and/or property resulting from such use other than ordinary wear and depreciation.

4. Applicant agrees to conform to all rules and regulations of the City regarding this permit application.

5. Applicant shall provide adequate supervision and shall be responsible for improper conduct of the volunteers, employees and participants during the event.

6. Applicant agrees that the use of the facilities and this permit shall be revocable by Park City Municipal Corporation at any time.

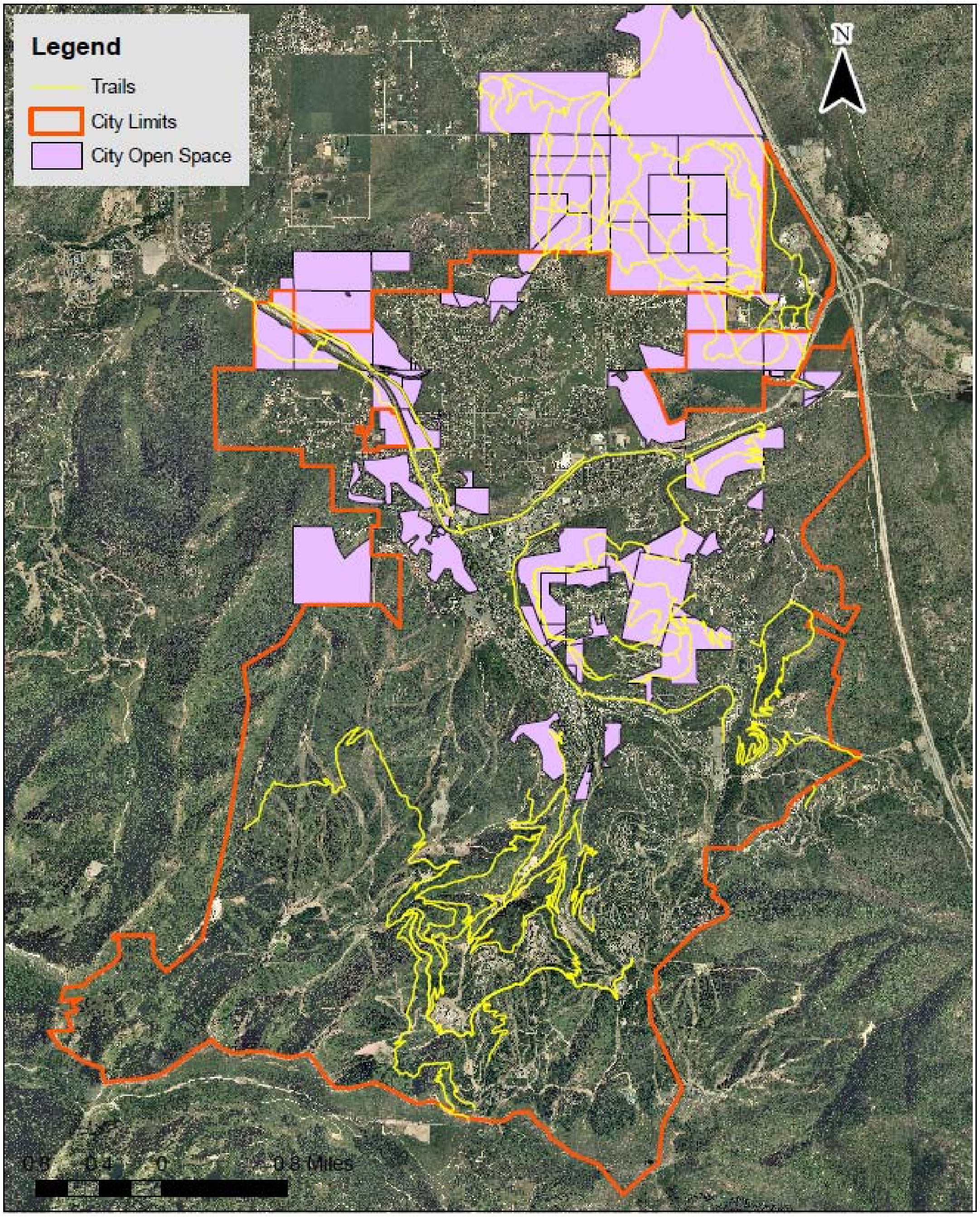
I agree to the terms as set forth above

Signature____

Date______________________

Exhibit A

PCMC Trail Event Exhibit



CITY COUNCIL/ PLANNING COMMISSION
JOINT WORK SESSION
DECEMBER 8, 2011

City Council Members: Dana Williams, Cindy Matsumoto, Alex Butwinski, Dick Peek, Liza Simpson, Joe Kernan

Planning Commission: Charlie WIntzer, Brooke Hontz, Julia Pettit, Jack Thomas, Mick Savage, Adam Strachan, Nann Worel

Ex Officio: Charles Buki, Facilitator; Mark Harrington, City Attorney; Thomas Bakaly, City Manager; Thomas Eddington, Planning Director; Jonathan Weidenhamer, Phyllis Robinson; Michael Barille, Plan Works, Jenni Smith, PCMR, John Cumming, Tim Brenwald; Powder Corp.

Mayor Dana Williams opened the joint work session at 6:15 p.m.

Mayor Williams remarked that one goal of the joint meetings was to address the geographic location of Park City Mountain Resort, and its relationship to the City and Lower Park Avenue. It is not meant to be exclusive of Deer Valley Resort, but due to its proximity, PCMR comes into play in discussions regarding the Lower Park Avenue RDA and plans for that area.

Charles Buki, a consultant from Alexandria, Virginia, was hired by the City to work with the City Council and Planning Commission on a range of issues. This was the fifth joint work session. Mr. Buki stated that a consistent approach was applied in the last four meetings and it worked well. The approach was to address things broadly at a middle level and then drill down from conceptual to a specific geography. This was done with Bonanza Park and it proved to be successful. It allowed two groups with two different purposes to develop a common vocabulary and to work in collaboration to move forward.

Mr. Buki remarked that the purpose of Session 5 was to make Lower Park Avenue the type of place they want it to be, based on the result of a survey taken by members of the Planning Commission and the City Council. The survey provided a tremendous amount of information to identify the center of gravity on a range of issues from function to character at both a specific level and city-wide. In addition, cues were taken from the 2009 Visioning, and that language was still in play this evening as they move forward.

Mr. Buki outlined the goals for this evening. He felt it was very important for the group to reaffirm or withdraw the redevelopment posture that was stated at the last four meetings, and then to discuss the PCMR concept.

Mr. Buki outlined the key points from each of the meetings. During Session One they discussed the core values that came out of Visioning and determined that development must be guided by those core values. They heard from Design Workshop, had caring capacity studies and important competition studies that led them to conclude that development was essential for economic viability, and a that a portfolio approach was necessary.

During Session Two they pushed the redevelopment concept and the partnership component. They identified the type of community they wanted and that individual neighborhoods have specific identifies. They agreed that regular redevelopment prioritization was necessary.

During Session Three they began to look at the permissible and desired outcome gap. What they want versus what they can do is not always the same and the gap needs to be closed. Desirable results hinge on trading off “gives and gets”. They identified desired results through a survey for Bonanza Park, Lower Park Avenue and Old Town.

During the Fourth Session they worked specifically on Bonanza Park, primarily in terms of what could be done versus what they want, the desired results, and how they hinge on specific gives and gets.

Mr. Buki believed that overall there was agreement that there would never be perfect information, development would not wait, the competition is active, and doing nothing was not a strategy. The group was comfortable with the accuracy of his summary and agreed to move forward to the Lower Park Avenue discussion.

Mr. Buki presented the survey results for Lower Park Avenue. He noted that the primary question was what they should give up or pay for to achieve two principle objectives that the group previously identified, which was affordability and identity, and resulting in an inviting resort and recreation area with open space. In terms of character and function, they all looked at Lower Park and said that it lacks identify and it was uninviting. It was under-utilized, rundown, and outdated.

Mr. Buki remarked that the status quo is that it functions as a resort and has a recreation component, residential component, interactive open space and it is seasonal. The survey showed that they want character that is diverse and family friendly. They want it to be affordable and inviting, and they want a strong identify. In terms of function they want the open space to be interactive and they are committed to the Resort presence as the primary function. The participants also introduced mixed-use as a high priority. The residential component remained.

Mr. Buki stated that questions arose from the survey results. He asked what the group was willing to give to get what they want for Lower Park, and what tools should be used to achieve that. It was noted that height was used as a tool in the Bonanza Park discussion. Giving height allowed for incubator business space, open space and view corridors. Density was another tool used in Bonanza Park, because density could be traded for view corridors.

To help achieve their wants for Lower Park Avenue, Mr. Buki introduced new questions in addition to those regarding give and gets, encourage/discourage, and tools. The first question was what they were willing to do, pay for, or otherwise give. The second question was what the market was apt to do. The third question was what would happen in terms of gets, if they do not give. Mr. Buki stated that money was another tool in play. He encouraged the group to think about using height, density and RDA funds to get the character and function they want in Lower Park. Since Lower Park is an economic driver for the City, they need to consider how the gets could translate into city-wide gets.

In order to achieve their goals for Lower Park, the first tool was the RDA. For the benefit of the public, Mr. Buki explained the background of the RDA. It is a tool for investing in a specific district for a set period of time to generate value over and above what would ordinarily be created. The RDA is designed to capture the increment, the over and above, and to keep a piece that is created locally and to reinvest it locally.

Mr. Buki outlined the strengths and challenges of the RDA tool. Council Member Kernan believed that it was better to use RDA money to make things happen that would not otherwise occur. In his opinion that was an important test on how to spend RDA money. Mr. Buki agreed and provided an example of a project that would satisfy the test.

The criticism of RDA is that interventions impede ordinary market tendencies. A second argument is the expectation of an upside, an increment that pre-supposes wider market strength. Mr. Buki identified a possible equity issue in Park City, which is why should the increment at Lower Park not be applied to Bonanza Park, Deer Valley or other parts of the City.

Mr. Buki remarked that a second piece is the discussion that flushes out the give and gets involved in making Lower Park great in the context of concept. The exercise this evening was to go through a concept for potentially redeveloping a massive part of the Lower Park area that would influence that area, and thereby influence the City. The concept would include a range of gives and gets and a range of things to discourage and encourage. He commented on the number of tools at their disposal. Mr. Buki pointed out that this was not an exercise of design review or plan review.

Commissioner Strachan asked if there was only one form of RDA or if they were free to extend it with changes. City Attorney Mike Harrington replied that there are three types of

RDAs in Utah, but because it would be an extension of the existing RDA he did not believe changes were allowed. He would verify that with Utah Law to make sure he was correct.

Jonathan Weidenhamer, Economic Development Manager, summarized how the City reached the point they were at currently in the context of the RDA. Mr. Weidenhamer stated that in January 2010 the City did an updated Redevelopment Plan. He used a map to identify the Lower Park RDA, which runs north to the Hotel Park City and includes the golf course. The current RDA expires in 2015. The question was whether or not to extend the RDA and use it as a tool to move forward. Mr. Weidenhamer explained that the Jack Johnson Company and Design Workshop were hired by the City to put together an updated plan. The role of the Jack Johnson Company was to set a local tone and provide visioning. Design Workshop followed up with a project list. Mr. Weidenhamer pointed out that the projects were scattered all over the area. The theme and threads of the Design Workshop projects were about the broader neighborhood and not limited to PCMR. The idea was to have a broad neighborhood plan for RDA dollars.

Mr. Weidenhamer stated that the Design Workshop plan broke into three areas, which balanced economic return, quality of life factors, and some of the community benefits talked about. Parking lot redevelopment scored high. Mr. Weidenhamer reviewed a spread sheet showing how other areas scored. The second scoring area was transit, traffic, circulation and walkability. The third area was community neighborhood, redevelopment and improvement. Some of the high scoring projects were not all parking lots.

Mr. Weidenhamer stated that the plan was presented to the City Council in January 2010 and they immediately honed in on community and neighborhood redevelopment. A primary goal was what could be done with land in which the City owned a large portion, such as the Senior Center and the Fire Station. A second consultant was then hired to bring forth a plan that would advance certain goals, including green spaces, historic fabric, character, authenticity, housing alternatives, work force, affordable housing goals, neighborhood connectivity, sustainable and green goals, etc. Those issues were currently being advanced with existing increments generated within the RDA.

Mr. Weidenhamer noted that Kent Cashel, the Transportation Manager, began to work on the transit/traffic/circulation/walkability goal. He asked Mr. Cashel to address those goals and talk about the planning.

Mr. Cashel stated that the project Mr. Weidenhamer had been working on in terms of goals for transit/traffic/circulation/walkability was the heart of the transportation system. He noted that the bus stop at Park City Mountain Resort is the second busiest stop in the bus system. Eight out of twelve routes run through there. On a winter day the City runs 360 buses through there and 2,000 people get on and off at that stop every day throughout the winter. One challenge is the circulation through that entire area. What they currently have is neither efficient nor inviting. People get on and off the bus on a sidewalk, and the circulation goes directly to a parking lot. Mr. Cashel stated that a primary project is to find a solution for that stop. He believes there is an opportunity to improve transit through that area, which would have a positive impact on the entire system.

Mr. Cashel stated that every year for the last five years, Park City Mountain Resort, Deer Valley and the City partner a Peak Ski Day Traffic Management, where they talk about how they can better manage or funnel through the Park Avenue/Empire/Deer Valley intersection. Most of the traffic coming out of Deer Valley and PCMR flows through that intersection. Mr. Cashel stated that any opportunity to improve amenities at the base of a ski area in terms of traffic flow and slowing it down, would keep them from having to expand that capacity. Any project that addresses those issues helps Transportation.

Mr. Weidenhamer remarked that the things Mr. Cashel spoke about affect the quality of the experience for locals, visitors, and residents. He believed this discussion had a role in addressing and improving those matters. Mr. Weidenhamer stated that it was not about the parking lots. It was about taking the dollars generated and putting them back in for the overall benefit of creating more tax venues, as well as creating the value of each of the 436 businesses licensed in the district. The intent was for each of those businesses to raise their own values through this process.

Mr. Weidenhamer clarified that PCMR was involved in the process this was the best opportunity to work with the biggest landowner to effectuate the largest impact. The intent was to give PCMR the opportunity to tee up their vision on how they see a partnership with the City and their future in this community.

Tim Brenwald, the Chief Development Officer of Powder Corp., set the framework for discussion topics. He introduced John Cumming, the President and CEO of Powder Corp., and Jenni Smith, the President and General Manager for PCMR, and Michael Barille with Plan Works Design.

Mr. Brenwald stated that PCMR is very connected to Park City. He pointed out that both the Resort and Powder Corp. are ski area operators and owners; they are not developers. He noted that Powder Corp. was involved in the Bonanza Park discussions because they own a piece of property on the edge of the development area. He appreciated the way the City Council and Planning Commission jointly worked with Mark Fischer on setting development parameters for Bonanza Park. He was interested in working with the group in that same way for the Resort. Mr. Brenwald pointed out that the Resort is different because an MPD is already in place; however, he would like to strive for the same format with the City and the public because it is a healthy dynamic.

Mr. Brenwald thought it was important to recognize that PCMR is the second largest transportation hub, and they have worked with Kent Cashel and the Transportation Department to address many of the issues. Regarding the partnership between the ski area and the City, Mr. Brenwald clarified that the Resort was looking to build a better project, not a bigger project. He stated that the goal this evening was to be very open and to take questions. By the end of the evening he wanted everyone to have a true understanding of Powder Corp and PCMR, their visions and goals, and what they would like to do from a conceptual standpoint. Mr. Brenwald encouraged an open dialogue.

John Cumming provided a brief history of Powder Corp. and how the company functions as a ski area operator. Mr. Cumming stated that as they stumbled upon youth and action sports, they recognized the power in trying to continue what they were already focused on, which is to provide a family experience and vehicles for kids to learn, and to lower the barriers on converting people to skiing or snowboarding. The intent was to be agnostic about the mode of transportation, as long as they hit the right demographic and had the right amount of repeat visits. Mr. Cumming remarked that Powder Corp. was becoming more dedicated to that effort over time. The Millennial Generation and the ones that follow will significantly change the face of skiing and riding. He stated that the fastest growing piece of their business is digital media camps, which are hosted during the summer. They would eventually like to embark on winter camps.

Mr. Cumming reported that they were building a large action sports learning facility called Woodward Tahoe. The purpose is to teach young people how to safely do the things they aspire to do, and let them communicate their passion in the media. This would allow the Millennial Generation to have the same impact on the industry as the Baby Boomers.

Mr. Cumming noted that five shareholders own Powder Corp. It is a closely held company and he is the largest shareholder. He lives in Park City and hopes to pass on his knowledge and experience to his son. Mr. Cumming heard rumors that Powder Corp. had sold PCMR. He wanted it clear that the rumors were untrue and the Resort was not for sale. He intends to keep the Resort and to remain a part of the community, unless something unforeseen would prevent it.

Jenni Smith, Park City Mountain Resort, stated that she was embarking on her 33 year at PCMR. Ms. Smith provided a brief summary of activities at the Resort. During the peak ski season they have approximately 1500 employees; and 250 employees during the summer. Ms. Smith pointed out that PCMR is a ski area. The focus is on the mountain experience and enhancing the guest experience. The Resort does not own or operate any lodging. They provide on-hill skier services, such as ski school, food and beverage, rental and retail. She believed the Resort's success was tightly connected to its relationship with the community and the town. They rely on Main Street for dining, entertainment and shopping for their guests. They rely on the entire town for lodging. They also rely on their partnership with the Chamber, as well as their relationship with the two neighboring resorts.

Ms. Smith provided examples to show how the management team uses Powder Corp. core values as they plan and think about the business. Ms. Smith stated that since 1998, when John Cumming and his brother firmly took hold of Powder Corp. and PCMR, over $85 million has been spent in capital improvements at Park City Mountain Resort. As they look towards the future, the question is what more could be done to enhance the skier experience.

Ms. Smith stated that the goals for the base area development were to solve the transportation and connectivity problems Mr. Cashel identified. Whatever development occurs in the parking lot, it will become part of the neighborhood and maintain the neighborhood feel. A primary concern is providing a safe drop-off where parents can drop off their children for ski school. They also want development to include gathering spaces where people can enjoy the atmosphere year-round. Ms. Smith echoed comments by Kent Cashel and John Cumming outlining other areas where PCMR has partnered with the City.

Ms. Smith remarked that she also had attended some of the BOPA meetings and she was very excited by the discussions and comments about partnerships and working together.

Michael Barille, Plan Works Design, provided his personal history to acquaint the group with his background and experience. Mr. Barille stated that as he was leaving his position as the Planning Director for the County, he told the County Council that it was important to maintain their focus of community on 1) work force housing; 2) redevelopment; 3) good resort development that is consistent with who they are as a community. He believed those goals should be encouraged because they already have enough of everything else.
Mr. Barille stated that when he started Plan Work Design, those were the issues he wanted to work within; using his experience from both the public sector and from the way he was raised viewing things through a community lens. He felt fortunate that the project being discussed this evening contained all of those elements.

Mr. Barille stated that Powder Corp. hired him to take a look from different perspective. Powder Corp. had planned many things over the years but had not built anything, partially because other people were bringing in their plans and asking them to build it. Powder Corp. wanted to understand how the Resort might work better operationally and how it could be better integrated into the community to meet their own vision. Mr. Barille noted that they started with the entitlement and the best way to lay it out. They tried a number of different iterations and some maximized the remaining entitlement and others did not. It became clear earl in the process that Mr. Cumming and his team had a different outlook than most of Mr. Barille's clients. If it didn't feel right or flow the way the property should flow or have good places, they did not care about the density or the rate of return. Mr. Barille stated that in the years he has worked with Powder Corp., his understanding of resort development has evolved because of their views. He believed the Powder Corp. view has also changed because they have come to realize that development can be done in small chunks and integrated with the community. Their vision can be instilled over the developer without interfering with the quality of the resort experience and mountain recreation.

Mr. Barille presented a series of slides to address the past, the current, and the direction they want to go in terms of the relationship between PCMR and Park City Municipal. He pointed out that the Resort and the City already do many things together, such as Sundance, the World Cup ski races and other events. Mr. Barille highlighted the PCMR bus stop and the Town Lift as key partnerships between the two entities. He noted that the Town Lift has been a visual and functional link between the Resort and the town. It was a great vision and one that he has not seen in other resort communities.

Mr. Barille commented on the economic link. He emphasized that PCMR is a top ten ranked resort in North America and it was ranked the #1 family resort this year. They would not be able to survive and people would not come back if they did not have the amenities that Main Street and the town provides in terms of food and beverage, entertainment, shopping and the historic character the City works so hard to protect. They recognize the synergy and would like it to continue to grow as both the town and the Resort evolve.

Mr. Barille commented on the challenges that have been identified by the City, Powder Corp. and PCMR. He noted that the Otis Study ranked Empire Avenue and Lowell Avenue near the top of the list of roads needing upgrades to infrastructure and surfaces. The PCMR parking lots are challenging at times due to the slope and the way ice builds up. The bed base at the Resort is old, as well as the dining and entertainment area with the exception of Legacy Lodge and other things that have been recently updated. Mr. Barille agreed with the assessment that the Resort needs to evolve and become more special and consistent with the status Park City has in the broader regional market, as well as the status of the Resort itself. They are anxious to partner with the City on ways to accomplish that goal. Jammed bus and shuttle traffic is another problem and they plan to look for solutions from a design perspective to address that issue.

Mr. Barille stated that moving towards the future, they believe that the Lower Park Avenue RDA and working with the City Council and the Planning Commission was one of many vehicles that could be utilized to expand the existing partnership and to improve those areas. It could also be expanded to other areas through a more innovative use of transportation. As the Resort develops, they could look at coordinating private transportation in a way that achieves trip reductions, reduces parking standards, and encourages people to carpool and not use individual rental cars. Housing was another partnership goal to find the right type of housing for the right end user in the right location.

Mr. Barille pointed out the uniqueness of having a Resort in close proximity to the town.

Mr. Barille presented a color coded maps showing the RDA boundary in yellow, City-owned property in green that extends from the Resort down to Park Avenue, the salmon color represented the only ground at the Resort base that PCMR owns and controls. Mr. Barille indicated a donut area with the skating rink, retail and bed base that is not owned and controlled by PCMR. They hope to work with those owners to see if they can create improvements. The best way to do that is by upgrading their own standards so people will rise to meet it.

Commissioner Savage referred to a previous comment that there were approximately 436 businesses at the Resort, and he wanted to know how many individual property owners there were in the donut area. Ms. Smith stated that there was the HOA for the homeowners and the property owners HOA. There were probably 200 to 300 condos in the donut area. Commissioner Savage asked if the majority of retail space was individually owned or condominium style. Ms. Smith replied that the business itself is individually owned but 99% of those businesses lease from one of approximately five to ten land owners.

Council Member Butwinski asked if the area shown for the potential transit center was owned by the Resort and if the Resort would have control over the transit center. Ms. Smith replied that what was shown was existing. She understood that any improvements were part of a joint agreement with the Resort Center, PCMR and Park City Municipal Corp.

Mr. Barille referred to the parking and noted that a total of 2513 spaces were anticipated in the parking study that was done as part of the MPD. The bulk of those spaces would go to skiing and the balance would be for residential. The total allowed square feet was slightly over a million. Approximately 974,000 square feet was for residential and under the existing entitlement, approximately 287,000 or 32 UEs were used for the Marriott Mountainside. The remaining was 680,000 square feet or 360 UEs.

Mr. Barille stated that the commercial was discussed specifically as resort support or accessory use to the resort, and it is based on a percentage of the overall entitlement. Language in the existing MPD states that if it falls into those categories or certain uses within a category, it does not need to be counted. Therefore, the MPD allows for flexibility in the numbers.

Mr. Barille stated that there are 1222 parking spaces under the current condition. He provided a breakdown of where those spaces were located. He noted that what they will show in their concept plan is the idea of a reduced parking standard because it makes sense from the standpoint of cost of development and it encourages people to use alternate modes of transportation. If the parking structure is done as a joint venture, they would suggest exploring the idea of it being paid parking for some portion of the year. Having to pay to park also encourages people to think about alternate transportation or carpooling.

Mr. Barille stated that from a density standpoint they will not know exactly where they are until they get more into the specifics of final approvals that would occur under the MPD. However, their calculation is that the design they think is the best design represents less than the maximum entitlement. They have no intention of maximizing the entitlement. They were also uncertain if they would utilize the maximum commercial square feet.
Mr. Barille remarked that Woodward is a new piece of the equation and they think that activity might occur at the base area. If that is commercial density it could increase the number.

Mr. Barille presented the different iterations they went through in looking at how the plan might lay out. Mr. Barille wanted the City Council and the Planning Commission to walk away from the discussion this evening with a real understanding of how differently Powder Corp. views resort development from what is typical. Their goal it to embark on a new model for resort development in a way that takes advantage of the unique relationship PCMR has with the town, and to make sure it is fully integrated. Mr. Barille outlined what Powder Corp. would like to accomplish for the Resort in terms of development and improvements to enhance the amenities and guest experience.

Mr. Barille reviewed the proposed design concepts. They want to create a great facility in partnership with the City and share it for events. They would like to put in a transit hub with restrooms and a waiting area, and smart signs that announce when the next bus is coming. Mr. Barille stated that a key factor is to recognize some of the things going on around the Resort. They also recognize the fact that there is discussion about a receiving area to address project impacts on the hill. They also understand that the Sweeney's have an entitlement that might also get built, and it would be important to find ways to connect that development without rubber tire tracks.

From the standpoint of resort design for the future base area, the plan is to have plazas and pedestrian streets that are well designed and create gathering areas and interest; but are also designed in locations that allow for view corridors for people to experience the fact that they are in a ski resort. Mr. Barille stated that the intent is to create the type of feel this group previously discussed for the Bonanza Park redevelopment.

Mr. Barille commented on the design specific issues that were outlined in the packet. They looked at creating smaller building footprints that would be broken up and allow for different types of design principles in between the buildings.

Mr. Barille summarized the areas where they look for partnership with the City, which includes financial cooperation, shared events, economic viability, housing and resort/community integrated transportation strategies. Mr. Barille pointed out that Visioning offered a number of important lenses such as environment, community, economic factors, and quality of life for keeping Park City as it is. He believed that a strong partnership and good cooperation would accomplish many of the visioning goals in ways that could not be accomplished otherwise.

Mr. Barille stated that as they move forward, the City has the opportunity to work with Powder Corp. as a master developer and property owner. Powder Corp. is reaching out to the City because they want to develop on an appropriate scale in a way that can be phased over time and has an integrated parking and transportation strategy. Development would be focused on the belief that the skiing experience is the main priority, and that density and the return on real estate is further down the list. The result would be a better economic situation for everyone and it would heighten the experience for both residents and guests.

Mr. Barille stated that the risk of not partnering together would be the possibility of waiting until a larger master developer proposes something similar to the Four Seasons plan that had larger footprints and all the parking is underground. It could be one financier with a vision that might not be consistent with the town's vision.

Mayor Williams believed Powder Corp. had the right team moving forward. He favored the aspects of timing and phasing because they were not contingent on a master financing situation or having to develop everything at once. It allows the Resort to grow organically, which is very positive.

Mayor Williams called for public input.

Ruth Gezelius thought it was imperative that a better drop-off and access system to public transportation be implemented in the plan at this location. She remarked that some of the problems at the current location could be alleviated by having personnel direct traffic. That has not been done by the City or the Resort and she believed it was a gross oversight. Ms. Gezelius stated that the fact that the bus hubs in that location and slows down the transportation system for the entire town is a serious problem. For every person they can encourage to take the bus eliminates the need for parking spaces. Keeping the transportation system user friendly is key to addressing parking lots. Ms. Gezelius commented on the issue of employee housing at the development site. She thought it was unfortunate that the remainder of the community bears the brunt of affordable housing that is off-site, since off-site housing creates the need for more vehicles. There is already an existing employee parking problem in the resort area. Ms. Gezelius stressed the importance of putting as much seasonal work force housing on-site as possible.

Mr. Buki thought Mr. Barille offered great comments to help guide the conversation this evening. In addition to questions regarding gives and gets, he raised the issues of financial cooperation and system implications.

Commissioner Wintzer asked for clarification on PCMR's timing. Mr. Barille did not believe there was a rush in the timing. The emphasis is on doing things in a way that is comfortable for the community and the City, but is still profitable and a good resort design. They understand that addressing the parking situation is an important asset. Mr. Barille stated that a new influence is the idea of Woodward and whether it would be beneficial to bring that to Park City.

Mr. Weidenhamer noted that the RDA expires on the last day of the calendar year 2015. Therefore, there was an urgency to begin an extension process if the group chooses that direction.

Mr. Brenwald understood that Commissioner Wintzer was concerned about pace. He noted that because it is the base area of the Resort and involves parking and other issues, it is also important for Powder Corp. to control the pace because it impacts the mountain from an operation standpoint. It also impacts the town, and phasing reduces some of those impacts. Proper absorption, making sure they are not overbuilding, and reducing operation impacts are important factors. Mr. Brenwald estimated 15 years as the overall timing.

Commissioner Wintzer clarified that he was referring to a start date more than completion. Mr. Cumming stated that the Rubik's Cube was the phasing of parking. They could not go into a ski season without the ability to park as many vehicles as they can now. The economic impacts would be significant if they lost a holiday season.

Mr. Buki asked Commissioner Thomas for his thoughts on the concept plan from a design viewpoint in terms of "gets" for the community. Commissioner Thomas could see some gets. A conglomeration of economies could cascade out of the health and welfare of Park City, mostly locally confined. Council Member Simpson asked if local meant the RDA area and Lower Park Avenue itself, or the entire City. Commissioner Thomas remarked that it was all the economies that affect Bonanza Park. Everything is connected and this was one of the major economic generators of the community. Regarding the concept plan, Commissioner Thomas questioned the connectivity to a project he has been working on in Bonanza Park. He could see the connection to Park Avenue and the desire to make it a people mover, but he felt it was equally important to think in terms of a mass transit connection for the future. He would like that element to be addressed and included in the process.

Mr. Barille agreed that some things need to happen from the door of the Resort to the Cole Sport intersection and into the corridor. He understood that a study was being done to figure out some of those issues in terms of how it would all look in 20 years. He noted that Jenni Smith and her team have been participatory in that study. They would continue to participate and have that inform the design if possible.

Council Member Butwinski stated that there was more to the Lower Park RDA than just the Resort. They needed to consider other stakeholders in the area, specifically with regard to how this fits into the transportation plan or design. It is important to foresee what they want that connection to be in the future. Using Bonanza Park as an example, he noted that the way they were laying out the streets was not how the streets exist today. They were taking a longer view of what would be needed in terms of pedestrianization, vehicles, and ingress/egress. Council Member Butwinski acknowledged that the Resort is a key player, but to isolate it would be a mistake.

Mayor Williams stated that it was definitely important to find a way to make the intersection of Park Avenue and Deer Valley Drive work better. He was unsure of the right solution, but because of its proximity to the State Highway, they could utilize Council Government Funds to purchase ground if necessary. Mayor Williams referred to housing and projects that were the original nightly rentals for the Resort that have morphed over the last 25 years into primary residents and work force housing. He recalled an earlier conversation where Mr. Buki talked about RDAs that were helping to fund individual projects. People would use increment financing to improve structures rather than tear them down. Mayor Williams pointed out that it was an important tool that should not be forgotten, and he would like to learn more about the process.

Mayor Williams remarked that as they go down to Park Avenue and across the street, they need to be mindful of the mixture and the many areas of sensitivity. As they move farther up to the south of the Park City Mountain Resort parking lot, there are still a number of Old Town houses in that neighborhood and they are bound by the guidelines for compatibility in that area. As they move north, it becomes more two and three story structures. Moving down Deer Valley the buildings become larger and the density is greater. Mayor Williams liked the fact that the concept plan was broken up in a way that could be done over time, as compared to all at once.

Mayor Williams stated that someone would need to explain why the transportation works differently in that location, but he understood that it needed to be worked out. Mayor Williams liked the idea of separating bus routes from traffic routes, and separating the ski school. He favored the idea of grade changes to bring people in on the same level as the parking, so people can walk flat to the Resort. Mayor Williams was pleased with the basic design and he complimented Mr. Barille on his ideas in terms of the ability to work organically as time moves forward, as opposed to one large development.

Mayor Williams referred to the City-owned property identified on the map, and commented on potential uses for that property. He was unsure if the City would be willing to give up that property, but he was willing to talk about it. He believed they had the potential to accomplish a lot more much faster through this type of process.

Council Member Matsumoto could see a number of "gets" for the community, particularly in terms of transportation and creating a sense of community, rather than just a resort at the base of the mountain. Council Member Matsumoto supported extending the RDA so they could work towards accomplishing some of the goals together. She agreed that phasing was a key element and tying it to Old Town was important. She would also like to see other things occur in the area, such as preserving the Old Town houses and the uniqueness.

Mr. Buki asked Council Member Matsumoto to expand on her comment that it would feel more like a community than a resort. Council Member Matsumoto stated that she understood it would be a resort, but the way it was presented, it would feel like the Resort was part of town rather than being an isolated resort stuck on the edge of town. She saw that as being positive.

Commissioner Pettit stated that her children have been in programs at the Resort since they were three years old. The biggest challenge they faced as a family was picking up the kids after some of the programs, particularly when they were younger and needed help with their equipment. Commissioner Pettit favored anything that could be done to help resolve some of those problems in terms of creating dedicated short-term parking. She believed those amenities were important from the local service aspect. Commissioner Pettit stated that as an Old Town resident, she would like the ability to go skiing without using her car. Whenever possible, she walks from her home and takes the Town Lift up to the resort. Commissioner Pettit encouraged whatever they could do to improve transit options for Old Town residents and City residents as a whole. She had some concern with comments about parking and parking structures, and she would like to understand that better. It is important to create a plan to improve circulation and to have options for people to get in and out; but it is equally important to be forward thinking and environmentally sensitive to finding alternative solutions to get people out of their cars.

Ms. Smith concurred with Commissioner Pettit. She noted that the Resort tries to encourage people to use public transportation. Her office overlooks the parking lot and sees the number of vans and vehicles that come from different properties to drop off visitors. Her frustration is with the locals who live a mile from the Resort and drive their cars and park. She understands that Westerners like their cars, but at some point they need to get out of them to make Park City the community it wants to be. The key is to make transit and transportation so seamless that it is an easy decision to ride the bus and leave the car behind.

Ms. Smith agreed with Ms. Gezelius that the Resort has employee parking issues, which is one reason why they shuttle their employees. Unfortunately, they can't control the employees who work in other businesses at the Resort, and most of them use their cars. Ms. Smith was confident that if they all work together they could solve most of the problems.

Mr. Barille believed that if Powder Corp. could do a coordinated parking facility with the City, it would have some impact on traffic patterns and they may jointly have the ability to control employee parking. In response to Commissioner Pettit's comments, Mr. Barille stated remarked that there were interesting things happening in the lift manufacturing and design world. One product is called a Hill Track, which is a combination funicular and electric train, with the capacity to move a significant number of people per hour at less of a cost that either a train or funicular. He believed that type of application could help with some of the grade separation problems and connections to adjacent properties. It is something they would like to explore.

Council Member Simpson thought this was an incredible opportunity for the City. If they could solve the transit facility issue at PCMR and make it seamless, she was certain they would see more locals using the buses. She is well aware of the parking and circulation problems at the Resort. If they have the opportunity to resolve that issue it might cascade from there and improve connectivity throughout the town. Council Member Simpson could see the transit hub at the Resort being the first piece and then seamlessly connecting to Bonanza. She believed the connectivity projects they have discussed in Lower Park Avenue will make a big difference for those residents. The connectivity through City property to City Park is another link that would be incredibly well-used. Council Member Simpson was very excited about the transit hub.

Commissioner Wintzer preferred to spend more time talking about the Park and Ride outside of town and how to connect it to the Resort. Before they talk about less traffic, they need to find a way to keep cars from coming into town. The City built the Park and Ride but he never sees it being used. Between Park City and Deer Valley there are 400 to 500 cars in employee parking. He suggested training the employees to use the Park and Ride and suggested that they make it a focus at the beginning of this process rather than at the end. Commissioner Wintzer was concerned about having a transit hub on Lower Park Avenue. He worried that putting more traffic onto Park Avenue would create greater impacts to Old Town. Commissioner Wintzer was not opposed to the idea, but he needed to better understand the transit hub. He did not want to shift the parking problem at the Resort to another location. Commissioner Wintzer wanted to see the comprehensive transportation plan and how everything would function together.

Commissioner Wintzer stated that when his children were young, they had a locker to store their equipment so they could ride the bus to and from the Resort. He suggested that the Resort make it easy and affordable for kids so they can and will ride the bus.

Council Member Simpson clarified that the transit hub talked about for Park Avenue would be an enhanced stop and not an actual transit hub. It would be similar to the bus stop at the library.

Mr. Buki suggested that the group take some time this evening to think about what the proposed concept plan would mean for the Lower Park area.

Council Member Simpson felt it was important to better understand some of the pieces, but she personally thought it was the right direction.

Council Member Kernan stated that a selling point of the plan is that would be nicely developed, yet connected with people movers and additional transit to make it more convenient. It would bring in more people and more revenue without worsening the impacts. It would create a higher quality of life for everyone. In the long run, it would financially work better than just letting it happen by itself.

Commissioner Savage liked the idea of having a picture of where they want to be in the next ten to twenty years. He thought it was a good tool to have to be able to layer on top of an economic model. He also heard comments this evening about funding options. Commissioner Savage stated that they were faced with a huge capital investment and ultimately their ability is to reaffirm the City's posture on redevelopment as one of partnership and collaboration. He noted that Mr. Barille had said that PCMR would not take the approach of maximizing the entitlements under the current MPD. Commissioner Savage suggested overlaying a financial model that would become an integral part of the discussion. He stated that the resolution of the differences between what the City wants and what the ski area wants is best ferreted out and resolved in the context of a financial model that talks quantitatively about the gives and the gets. Commissioner Savage encouraged the City and Powder Corp. to work together on a model that addresses the economic implications of this partnership and the desire for a shared vision to make sure they are moving forward in a way that people would find reasonable.

Commissioner Wintzer identified three major projects at Deer Valley, PCMR and Bonanza Park. He commented on the importance of having someone coordinate to make sure all three come on line with few impacts.

Mr. Buki stated that the clocking was ticking on the RDA and they may not always have it as a tool. He noted that approving an extension takes time and needs representation to process. Mr. Buki remarked that the first check was to see if there was consensus on extending the RDA.

Council Member Kernan thought the RDA should be extended with certain conditions. They should understand the end cost and what the community would get. He suggested that they move forward and obtain more information throughout the process to extend the RDA. Mayor Williams explained that there are eight votes in the RDA. Some entities are hurt from a tax standpoint, and the City would need their support in order to make it work. Mayor Williams thought they would need to prove the greater good to the people in the RDA that would be giving up increment. It will critical for those people to understand when the Resort is coming on line so they know they would be picking up assets to offset what they give up in the increment.

Mayor Williams stated that all he has heard over the past few years is “plan transportation first”. As they move forward, transportation and circulation is the first to consider before anything else.

Mr. Buki clarified that there was consensus among the group to work on extending the RDA. He remarked that this was aggressive redevelopment posturing and asked if the group was comfortable with that. Council Member Simpson pointed out that it was planning, not reacting.

Council Member Kernan remarked that this was an exciting time for Park City, as evidenced through the process of the joint meetings and the work being done by the HPCA in the Historic District. Considering the Plans being discussed for Bonanza Park, the Resort, and improvements for seniors, the town could be amazing 20 years from now.

Council Member Peek thought the transit center was one of the strongest assets they would gain. He believed that placement of the transit center would be the economic engine for this redevelopment area. If it is placed in an area where the Resort has more control, the mountain infrastructure could be brought to it and the bus system would become the most convenient way to get to the Resort.

Mr. Buki summarized that the transit center is a pivotal economic engine and the next discussion should be where it is most pivotal.

Mr. Buki recalled from the Bonanza Park meetings that the conversations were easy and hard at different times. The more in-depth the discussion, the harder it got. Mr. Buki noted that Bonanza Park was in early concept stage, and they had a process to advance it beyond conceptual. He asked if there was anything similar that could be used to move Lower Park Avenue to the next step.

Commissioner Hontz stated that as she looked at the plan and its evolution, all she saw were the "gets". In order to make sure they receive those gets, they need to be memorialized through a development agreement or other type of program that takes it from site plan and master plan and puts it into agreement form. She believed the next step should be to consolidate and prioritize the "gets" to make sure it happens.

Mayor Williams thought it was important to know the primary resident base in the rest of the area, separate from the Resort. Knowing the breakdown would give an indication of the number of rental properties, 2nd homeowners, and primary residents. It would also help identify properties that are still in rental pools as opposed to long-term rentals.

Council Member Butwinski believed Commissioner Savage was on the right track by suggesting a low granular proforma of how it would all work. They know how the RDA is set up and there were projections in the Staff report regarding the increments that would be collected and how it would be spent. Council Member Butwinski did not want to build a parking structure and let the rest just happen. He felt it was important to develop a financial model that goes along with a rough phasing plan, so they know what will work before they actually build it.

Mr. Buki proposed that the group appoint one representative from the City Council and one from the Planning Commission to work with Jonathan Weidenhamer and the PCMR team.

Mr. Bakaly suggested that the City Council use the same representative for the RDA that would be appointed as the liaison to the Taxing Entity Committee. Mr. Bakaly remarked that the next major step would be to develop the list of projects that would be funded through the RDA extension. That list would then be given to the Taxing Entity Committee for approval. Mr. Bakaly explained the process for approving RDA projects, and noted that it was a lengthy process. He thought the list could be compiled and prioritized during the City Council Visioning in February.

Mr. Bakaly stated that with the general consensus to extend the RDA, the Staff could combine their vision for the RDA with the information from the Resort. They could work on the list and address some of the planning issues that were addressed, as well as the connectivity to other parts of town. A report could be given at Visioning and the representatives could be appointed at that time.

Council Member Kernan favored the idea of having a task force with two Staff members and a representative from the City Council and the Planning Commission. Due to the holidays, Mr. Bakaly thought they could get the appropriate direction as part of Visioning in February.

Mayor Williams stated that the last couple of years had been phenomenal working with Mr. Buki through Visioning and through the five joint meetings. He thanked Mr. Buki for his work and the way he helped solidify the discussions and kept them cordial. Mayor Williams was positive that the community outlook would be better due to Mr. Buki's participation.

The Work Session was adjourned at 8:30 p.m.

City Council Staff Report

Subject:	**Resolution declaring the Deer Valley Resort and Park City Mountain Resort Teams as the *Greatest Snowmakers and Groomers on Earth***
Author:	**Janet M. Scott, City Recorder** **Jody Morrison, Clerk**
Department:	**City Manager**
Date:	**January 12, 2012**
Type of Item:	**Administrative**

Summary Recommendations:
Adopt a Resolution declaring the Deer Valley Resort and Park City Mountain Resort Teams as the *Greatest Snowmakers and Groomers on Earth.*

Background:
The Mayor felt it appropriate that resort teams be recognized for their efforts in snowmaking and grooming. See attached blog explaining the science of snowmaking and its importance in the mountain resort industry. PCMC and Deer Valley provided these stats:

Park City Mountain Resort
Number of runs with snowmaking : 43 runs, about 25 miles
Number of air or fan guns: The most energy efficient guns = 36 fully automated guns, 17 fully automated tower guns, 17 tower guns that use 7 cfm of air
Number of snow cats/groomers: 17 snowcats
No. of miles of hose: No idea how much hose but 50 miles of pipe line, an air pipe and a water pipe in each trench, maybe 100 miles.

Deer Valley Resort
Have made snow for 1107 hours this year starting the last week of October
Number of runs with snowmaking: 70 runs with snow-making
Number of air or fan guns: 120 fan guns and 100 air water guns
Number of snowcats/groomers: 18 snowcats; 36 snowmakers and 35 groomers

Department Review:
City Manager's Office.

Recommendation:
Adopt a Resolution declaring the Deer Valley Resort and Park City Mountain Resort Teams as the *Greatest Snowmakers and Groomers on Earth.*

RESOLUTION DECLARING THE DEER VALLEY RESORT AND PARK CITY MOUTAIN RESORT TEAMS AS THE *GREATEST SNOWMAKERS AND GROOMERS ON EARTH*

WHEREAS, Deer Valley Resort and Park City Mountain Resort are World-Class Resort destinations and have the distinction of being 2002 Winter Olympic venues. Our quality of life and opportunity to live in a beautiful mountain community is largely possible because of a healthy tourism industry, dependent upon the successful operations of both resorts; and

WHEREAS, Park City residents are extremely grateful to Deer Valley Resort and Park City Mountain Resort for their significant investment in snowmaking technology and grooming equipment; and

WHEREAS, Deer Valley Resort's and Park City Mountain Resort's snowmaking and grooming teams in partnership with the City water personnel have enabled the resorts to open 32 out of 37 possible lifts this 2011-2012 Season; and

WHEREAS, Deer Valley Resort has served as an industry leader in maintaining manicured runs and outstanding customer service which is demonstrated through its Number One overall ranking in the *Ski Magazine* Readers Poll five years running; and

WHEREAS, Park City Mountain Resort, currently rated Number Six, continues to be recognized as providing a wide variety of trails for skiing and riding, plus park terrain, an environment perfect for families; and

WHEREAS, both Park City and Deer Valley received A grades for their environmental policies from the Ski Area Citizens' Coalition and were ranked in the Top Ten nationwide; and

WHEREAS, the positive media coverage, accolades and awards our town receives would not be possible without the commitment and talent of our resort employees; and

WHEREAS, Utah is known as having the *Greatest Snow on Earth®;*

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council acknowledge the difficult and often harsh conditions snowmakers and groomers endure and find it appropriate to declare these mountain gods as the

Greatest Snowmakers and Groomers on Earth

and extend their gratitude on behalf of the entire Park City citizenry.

PASSED AND ADOPTED this 12th day of January, 2012.

PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

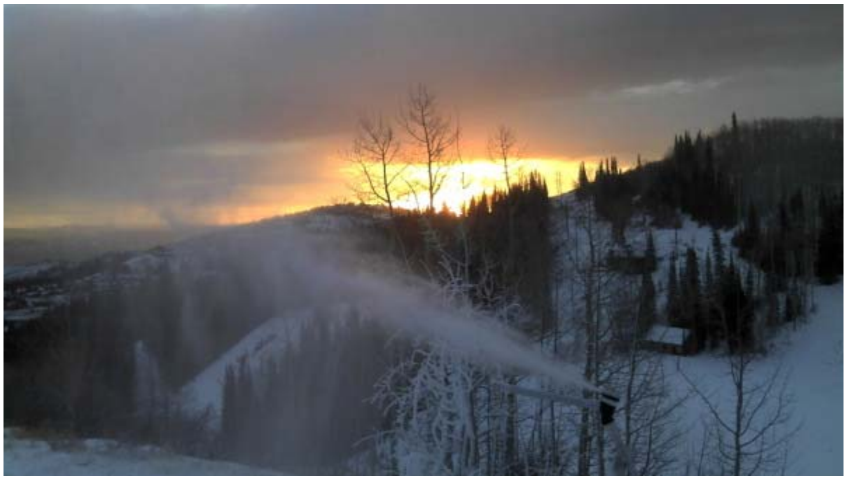
Janet M. Scott, City Recorder

Snowmaking is the Infrastucture of our Resort

Posted by Chad
on December 22, 2011

Many people not aquainted with the ski industry, and even some who are, have no idea how snow is made or the significance of having snowmaking at a resort. Over the years I have heard some pretty wild ideas out there on how we as snowmakers make snow. My favorite being that we ship in ice and shave it to make snow.

When it comes to snowmaking it's pretty straight forward. Snowmakers make snow pretty much the same way mother nature does. Nature creates snow when water vapor in clouds begins to percipitate. In a cold enough environment the water molecules freeze as they fall and collide with other falling freezing water molecules to form what we know as snowflakes. We can't do this as perfect as nature, but we do it in the same process. The snowmaking system at Park City Mountain Resort consists of: a high pressure air hose powered by seven industrial sized compressors, a high pressure water hose powered by nine water pumps located throughout the mountain, and lastly snow guns that we hook these high pressure lines into. With this system we shoot the air/water combo up into the air to fall and freeze to make snow. We also use snowmax, which is a bacteria compound that helps the water molecules to freeze faster as they fall to the ground. With snowmax we are able to be more efficient when we make snow at warmer temperatures.



It's seasons like the current one that make you fully appreciate the significance of snowmaking. Park City Mountain Resort has nine lifts open with 41 runs. Of those 41 runs, only five have not had snowmaking on them. Those five runs are off of Silverlode and have been able to open with purely natural snow. This means 87% of the runs we have open are due to the efforts of snowmaking. Although each year we make roughly the same amount of snow it's the seasons where we haven't had much help from natural snow the we reap the benefits of having snowmaking and snowmakers who work around the clock as temperature permits.

Tremendous progress is being made everyday. We have been fortunate enough to have had long streaks of cold temperatures to make snow. There are a couple more runs that are close to being completed that will lead to more lifts opening for everyone to enjoy.

Related topics:Snowmaking

< Return to the Park City Mountain Resort Blog Home Page

Your Comments

Comment posted by ron on December 24, 2011 9:04 PM MST

that has got to be the hardest job on the mountain, frozen zombies, and woolly Namath into one. Thanks

Reply to this comment

Add Your Own Comments

* Name

* Email (Will Not Be Shared)

Website (URL)

* Your Comments

City Council
Staff Report

Sustainability

Author: Heinrich Deters
Subject: Wyatt Earp Way Project Professional Service Provider contract award
Date: January 12, 2012
Type of Item: Administrative - Award of Contract

Summary Recommendation –
Authorize The City Manager to enter into a professional service provider agreement with Alliance Engineering, Inc., for the Wyatt Earp Way Traffic Calming project in the amount of $69,850 in a form approved by the City Attorney.

Topic: Wyatt Earp Way Traffic Calming Project Professional Service Provider contract.

Background:
An RFP was recently issued by Park City staff to conduct project engineering and design of approved projects from the Walkability Study. A construction bid will be issued for construction of the projects once design is complete.

During the FY 2009 budget ,City Council, based on recommendation of the Walking and Biking Liaison Committee (WALC), approved traffic calming improvements within the Prospector neighborhood that including Wyatt Earp Way. In 2009, Fehr & Peers Traffic Engineering preformed a Traffic Calming Study, to help identify and prioritize detailed projects associated with the WALC recommendations. The Fehr & Peers Traffic Calming report and project plan was presented and confirmed by Council on June 11, 2009.

Recommendations made in the Traffic Calming report for Wyatt Earp Way included:

- Center median at the intersection of SR-248;
- Roadway striping (implemented in 2011);
- Driver feedback sign for southbound traffic (implemented in 2010);
- Reduction of the turning radius at the Sidewinder intersection and crosswalks.

Staff and the design team will also look at enhancing the safety of the Rail Trail crossing. Additionally, firms have been asked to review the drainage infrastructure and sidewalks along the corridor. Finally, the design team will be looking to improve the Prospector drain infrastructure.

The Request for Proposals was advertised on November 26th and 30th in the Park Record and November 28th and 29th in the Salt Lake Tribune. Additionally, the RFP was posted on the City's website.

A selection committee included the following participants:
Jim Blankenau- Environmental Regulatory
Lisa Rogers- Legal Department
Heinrich Deters- Trails and Open Space Project Manager
Matt Twombly – Parks Planner/Project Manager
Pace Erickson- Public Works Operations Manager

Clint Dayley- Parks Department
Matt Cassel – City Engineer

Six firms responded and their cost proposals are as follows:

Alliance Engineering	**$69,850**
PEC Engineers	$47,409
Epic Engineering	$46,300
Nolte Engineering	$75,378
Gilson Engineering	$40,380
Alta Engineering	$78,920

Analysis:
Selection of the consulting firm was based on the following criteria:

- Experience with Roadway design, engineering and consulting services to municipalities.
- Ability to be responsive and available to City Staff and the affected neighborhoods.
- Cost Effectiveness in providing the desired services/product.
- Traffic Calming, soils mitigation, Rail Trail crossing, coordination with UDOT, technical review of project aspects.
- Overall design and completion of the RFP.
- Consistent with City policy, subject to federal, state and local procurement laws, that Park City Municipal Corporation will make reasonable attempts to support Park City business by purchasing goods and services through local vendors and service providers.

The selection committee met on December 21, 2011 and determined that Alliance Engineering was the most qualified firm based on the selection criteria. The fees provided by the consultants ranged from a low of $40,380 to a high of $78,920 and differ largely by the number of committed work hours and associated fees by each firm. The Alliance Engineering bid of $69,850 is consistent with Engineering standards of 15% costs for design and construction management of a $450,000 project estimate.

Park City's purchasing policy states that Professional Service Contracts are exempt from competitive bidding, where the lowest quote need not necessarily be awarded the contract. Furthermore, the policy states that emphasis will be placed on quality, with cost being the deciding factor when everything else is equal. In review of the proposals the committee determined that Alliance Engineering was the most qualified based on their proposal, the selection criteria and previous experience with the City on similar projects.

Design will begin immediately upon execution of the contract. The scope of the engineering briefly entails: Preliminary Design, Design and Construction Documents, Project Bidding, minor public involvement and Construction Management. As part of the scope of the engineering, staff and the consultants will hold an open house near the end of the preliminary design phase. Upon completion of the construction package the City in conjunction with Alliance Engineering will publicly bid the project for construction. Staff will return to City Council after the bid opening for the award of the Construction contract. The tentative schedule anticipates construction completion by September 15, 2012

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

Alternatives:

A. **Approve the request, and authorize the City Manager to execute the service provider agreement as attached: (Staff recommendation)**
B. Modify the request: Council could choose to modify the agreement, which would likely delay the schedule of the project.
C. Deny the request: Council could choose to not continue with the project at this time.
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:
There is currently approximately$400,000 budgeted for the Wyatt Earp Way project in WALC bond funds based on WALC recommendations. Funding for improvements to the Prospector Drain will come from the Environmental Regulatory budget, while improvements, if determined to be appropriate within the pavement management plan, to the infrastructure along Wyatt Earp Way, outside of the traffic calming scope, will need to come from the Streets Department budget. Sustainability and on a limited basis other City staff resources will be required to complete the project.

Staff Recommendations:
Authorize The City Manager to enter into a professional service provider agreement with Alliance Engineering, Inc., for the Wyatt Earp Way Traffic Calming Project in the amount of $69,850 in a form approved by the City Attorney.

Exhibits:
Exhibit A – Alliance Scope of Services

SCOPE OF SERVICES / PROJECT UNDERSTANDING AND APPROACH

It is our understanding that PCMC seeks to provide traffic calming to Wyatt Earp Way. Specific components of the project include a center median on Wyatt Earp Way, and the SR-248 intersection, reconfiguring of the turning radii at Sidewinder Drive and Wyatt Earp Way, safety improvements to the Rail Trail crossing, evaluation of existing streetscape elements (sidewalks, landscaping, irrigation) and assessment and design of drainage and traffic calming at Paddington and Butch Cassidy Circle intersections with Wyatt Earp Way.

TASK 1-Preliminary Design

The team will proceed with the Preliminary Design task under the following work plan:

- Review all relevant project data including WALC, traffic calming study, storm water master plan, soils ordinance, and the existing condition survey.

- Attend kick-off meeting meet with all relevant city departments to review project objectives, brainstorm design concepts, and develop a timeline.

- Analyze existing conditions in the project area with emphasis on all intersections, drainage, and utilities. Meet with utility providers to review concept and determine any possible conflicts and determine a design resolution as well as conduct a traffic engineering feasibility of proposed Paddington three-way stop sign scenario.

- Prepare design concepts for the center median and other Wyatt Earp intersections. Design emphasis on the Rail Trail crossing to improve pedestrian safety. Concepts will comply with PCMC, AASHTO, and MUTCD standards. Provide construction cost estimates.

- Conduct neighborhood meeting to present design concepts and elicit resident feedback to the concepts. Prepare neighborhood contact list.

- Present design concepts and traffic engineering study results to city council.

- Initiate permitting of design concepts within the UDOT right of way.

Task 1 deliverables include preliminary plans and concept details, value engineering cost options, project timeline, assessment of neighboring property impacts and presentation materials for City Council, Planning Commission and the public Open House. End of February completion. All team members will be involved in Task 1.

<u>Task 2 Construction Plans and Documents</u>

Task 2 builds upon the work conducted in Task 1 as follows:

- Incorporate all public comments of residents, PCMC staff, and City Council suggestions into a final design.

- Prepare bid and construction documents for center median, intersection treatments, Rail Trail crossing and other project elements, including a schedule of items with bid quantities, detailed specifications for each item, and permitting requirements. Provide to the city periodic review of bid documents and construction costs.

- Arrange for utility coordination as needed. Focus on construction scheduling to minimize the length of the project. Provide requirements of contractor to maintain public and emergency vehicle access at all times during the project with an in-depth Traffic Control Plan.

- Final review by PCMC staff and approval of the proposed contract requirements will complete the construction plans and the contract documents.

Task 2 deliverables include construction plans, specifications and engineer's cost estimate. End of March completion. Majority of Task 2 will be completed by Alliance Engineering with assistance from Horrocks Engineers.

Task 3 Bidding Support

Subsequent to completion of the construction drawings we will:

- Provide written advertisement to bid for posting by the City.
- Schedule and conduct a pre-bid meeting.
- Respond to inquiries and issue addendums, as required.
- Conduct the bid opening in accordance with Municipal policies and State code.

Task 3 deliverables include Bid Tabulation, Reference Check, Contractor Recommendation, and Construction Contracts. End of April completion. Majority of Task 3 will be completed by Alliance Engineering.

Task 4 Construction Management

The construction schedule is anticipated from June to September

- Prior to commencement of work, we will conduct a pre-construction conference with the Contractor, PCMC staff, utility and emergency service representatives to make sure all parties understand the project goals and implementation strategy.
- When the contractor receives the notice to proceed, our team will inspect the work, administer the contract, provide instruction to the contractor, measure quantities, verify and approve payment requests, review and evaluate possible change orders and RFIs, provide pre and post construction photographs of the project area, coordinate with the material testing, and communicate with PCMC staff, residents, neighbors, and emergency services throughout the duration of the project.
- Coordination will occur between the Contractor and the team's Public Involvement Coordinator to provide construction updates for communication with the neighborhood resident's and emergency service providers and address any possible concerns. The team will host a public meeting prior to construction.
- Traffic Control and Pedestrian Safety will be inspected on a regular basis during construction and as work areas shift throughout the day.
- The contract will have the appropriate provisions and requirements for the handling of the existing soils per the Soil Ordinance Area Environmental Management System report.
- When the project reaches completion, we will conduct a final inspection, generate punch-list items, determine substantial and final completion, execute the construction agreement, and provide as-built record drawings.

Task 4 deliverables include Inspection Reports, Administrative Paperwork, Construction Photographs, as well as electronic and hardcopy As-Built Drawings. End of September completion. Task 4 will be a shared role between Alliance Engineering and Horrocks Engineers.

City Council & Planning Commission Joint Meeting Staff Report

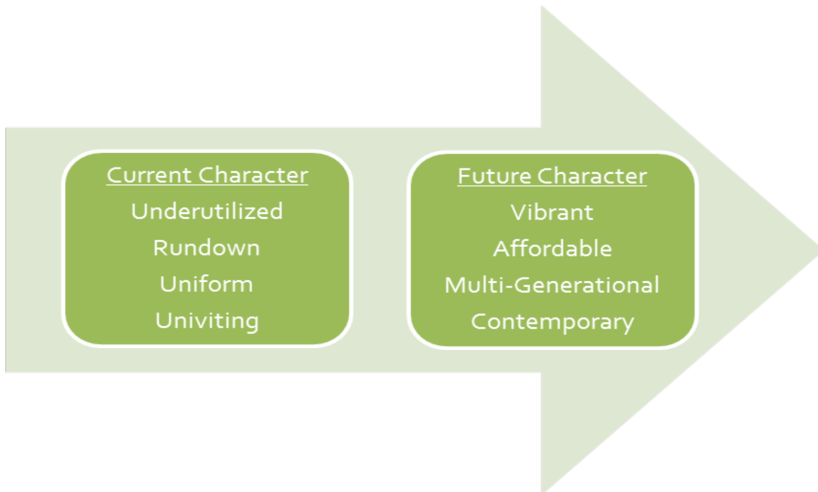
Author: Thomas Eddington, Planning Director
Katie Cattan, Senior Planner
Subject: Bonanza Park Area Plan
Date: January 12, 2012
Type of Item: Legislative – Discussion

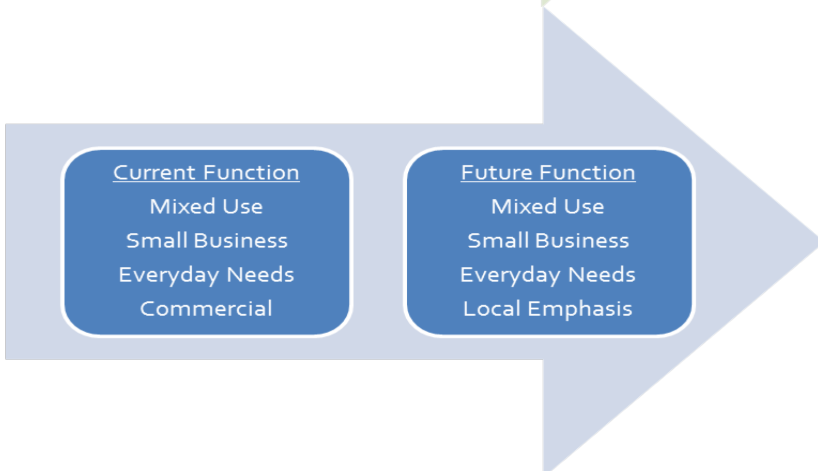
SUMMARY RECOMMENDATIONS
Staff is requesting City Council and Planning Commission direction regarding the Bonanza Park Area Plan, future implementation, and the General Plan. Staff would like feedback on the Bonanza Park Area Plan and direction on whether or not Staff should move forward and begin to implement the Area Plan. Areas of concern should be identified during the meeting for staff to further research and revise the Area Plan.

BACKGROUND
The Planning Commission and City Council met during a Joint Work Session meeting on September 29, 2011 (Exhibit A – Minutes from the meeting). A summary of outcomes includes:

1. Council and Planning Commission agreed that Park City needs a Bonanza Park Area Plan that:
   - Incorporates The Rocky Mountain Power sub-station needs;
   - Focuses efforts to create a vibrant, affordable, mixed-used, locally serving area within Bonanza Park;
   - Balances height, density, and financial incentives as tools to effect development.
2. Both Council and Commission agreed to give additional height in BoPa to obtain:
   - Open space, a smaller building footprint, view corridor protection, affordable housing, and a resulting area built within a set of Design Guidelines.
3. Both Council and Commission agreed to give additional density in BoPa to obtain;
   - Protection of historic structures, increased connectivity, and realization of housing affordability.
4. A draft BoPa plan incorporating the agreed "gives and gets" will be delivered to the Joint Council-Commission by 12-31-11.

The City Council and Planning Commission met in a series of joint meetings in late 2011 to address a number of planning and development issues. Bonanza Park was specifically discussed in detail and the following illustrates the results of a survey the City Council and Planning Commission completed:





Encourage

1. Locally-owned Commercial
2. Affordable Housing
3. Small Business Incubator
4. Apartments
5. Medium Sized Commercial
6. Multi-use facility/Expo
7. Parks
8. Campus

Discourage

1. Museum
2. Single-Family Homes
3. Big Box
4. Nightly Rental

No where

1. Big Box

2. National Franchise
3. Multi-Use Facility/Expo

The draft Plan was completed and distributed on December 30th and distributed to the Planning Commission and City Council. The Area Plan is available on line at www.parkcity.org ⇨Government ⇨Document Central ⇨Planning.

BONANZA PARK AREA PLAN

The Bonanza Park Area Plan is a blue-print for future development within Bonanza Park. It creates ten (10) Planning Principles which implement a balanced approach to achieve the environmental, social, and economic goals of the City. The ten (10) Principles lay the foundation for the design of a new grid system, building pads, setbacks, height and a design framework found within the "Base Plan." It also gives developers the option to attain greater density, beyond the Base Plan via the "Incentivized Plan" in return for community benefits. The Incentivized Plan creates options for additional height and decreased setbacks in exchange for community benefits, such as attainable housing, business incubator space, a community center, etc.

Staff would like feedback on the Bonanza Park Area Plan and direction on whether or not Staff should move forward and begin to implement the Area Plan. Areas of concern should be identified during the meeting for staff to further research and revise the Area Plan.

Next Steps

Bonanza Park Area Plan Implementation

If the Planning Commission and City Council are in support of the general direction of the Bonanza Park Area Plan, the Plan should be adopted as a supplement to the General Plan. Once the Area Plan is adopted, staff may move forward with implementation. There are several steps to implementation, including:

1. Land Management Code (LMC) Amendments
    a. Master Planned Development (MPD) amendments for Bonanza Park Overlay District
    b. Creation of Form Based Code (including design guidelines) for Bonanza Park Overlay District.
2. Zoning Map Amendments
    a. Create a Bonanza Park Overlay Zone

Staff estimates that the LMC and zoning map amendments and will take between 3 to 6 months to complete, depending on the amount of revisions during the review process. Depending on the desired timelines for future deliverables, the Planning Department may recommend hiring an outside firm to complete a Form Based Code with Design Guidelines.

Would the PC/CC support hiring an outside firm for the creation of a Form-Based Code (including Design Guidelines) for the Bonanza Park district?

General Plan

Prior to the September 29th Joint Meeting, the Planning Department had commited to rewriting the General Plan by April 15th, 2012. At the meeting the Planning Department agreed to finish a draft of the Bonanza Park Plan by December 30th, 2011, pushing the General Plan back three (3) months (July 15th, 2011

Staff estimates that the General Plan will be complete by July 31st, however given the implementation documents necessary for the Bonanza Park Area Plan, if we are going to move forward with implementation now, staff may need until October 31st to complete the rewrite of the General Plan. Staff learned through the Bonanza Park Area Planning process – there is a significant amount of time involved in the final preparation of the document; formatting, graphics, organization, colors, etc.

Staff would like direction on deadlines:

Would the PC/CC support extending the General Plan deadline to October 31st, 2012, in order to begin immediate implementation of the Bonanza Park Area Plan?

<u>Transportation Study</u>.
The Bonanza Park area is surrounded on three (3) sides by State Roads (SR-248 to the north, SR-224 to the south and west). All access to these roads (i.e., driveways or streets) fall under the jurisdiction of the Utah Department of Transportation (UDOT). Access to SR-248 is currently managed under a Corridor Preservation Agreement that UDOT, Summit County and the City executed in February of 2007 (Exhibit B).

Any modification to existing access or the development of new access to these State roads will require prior UDOT approval and renegotiation of existing corridor preservation agreements. Should Council determine to move forward with the grid street pattern Staff will need to begin working with UDOT to obtain the required access approvals. The grid street pattern as presented has yet to be subjected to a comprehensive transportation analysis. UDOT's access approval process (set forth in Administrative Rule R930-6) will require the completion of a traffic impact study and renegotiation of existing corridor preservation agreements.

Staff is currently working with UDOT on the development of a corridor plan for SR-224 (between Snow Creek Drive and Bonanza Drive) and recommends rolling the required transportation impact study into the work currently being done. This process would allow for solid integration of the BOPA grid street plan with pedestrian, bicycle and vehicular plans for adjacent SR-248 and SR-224.

The City's transportation Staff estimates that the required transportation engineering work will cost approximately $50,000 and this work will require three months to complete. UDOT's access approval process will add to this timeline (the specifics regarding time required for approval are not clear at this time). Should Council provide direction to move forward with the BOPA street grid, Staff would return to Council at a later date with a request to contract for the required work and a clearly defined timeline for the traffic impact study and the UDOT approval process.

It is important for Council and the public to understand that the findings of the required transportation impact study and\or UDOT's approval process may require some modification of the grid street pattern as presented.

Staff requests direction from the Planning Commission and City Council regarding 1) do both entities support the proposed grid, and 2) if so, would City Council like staff to broaden the scope of the existing study to for the proposed grid system to be studied within this Plan to make sure the grid and the corridor work together seamlessly.

Soils Repository

The Area Plan notes that the Bonanza Park district sits fully within the Soils Ordinances Boundary. Accordingly, any soil removed from this site for redevelopment must follow the state and federal standards for contaminated soils disposal. Currently, the City no longer has access to the Richardsons Flat repository. Therefore, Tooele is the closest option, yet more expensive (due to hauling distance). Council will be asked to make further decisions regarding soils management in the near future that impact the redevelopment of Bonanza Park.

Significant Impacts

Adopting the Bonanza Park Area Plan supplement will put into place the guiding document for implementation. If the Planning Commission supports the Area Plan and the City Council adopts the Plan, Staff must begin revisions to the existing code to implement the plan. Clear direction to Staff regarding the questions noted in this report should be provided to staff.

Recommendation

Staff is requesting City Council and Planning Commission direction on four items:

(1) Do City Council and Planning Commission support the direction of the Bonanza Park Area Plan? If so;

   a. Do City Council and Planning Commission support the hiring an outside consultant to create a Form Based Code for the area?
   b. Do City Council and Planning Commission support extending the General Plan deadline to October 31st, 2012?
   c. Would you like Staff to broaden the scope of the existing 224 Corridor Study to include the proposed grid system (SR224 Corridor Study)?

Exhibit A – Minutes from the Joint Meeting (29 September 2011)
Exhibit B – UDOT Corridor Preservation Agreement

Exhibit A

CITY COUNCIL/ PLANNING COMMISSION
JOINT WORK SESSION
SEPTEMBER 29, 2011

City Council Members: Dana Williams, Cindy Matsumoto, Alex Butwinski, Dick Peek, Liza Simpson, Joe Kernan

Planning Commission: Charlie Wintzer, Brooke Hontz, Julia Pettit, Jack Thomas, Mick Savage, Adam Strachan, Nann Worel

Ex Officio: Mark Harrington, Francisco Astorga, Katie Cattan, Kayla Sintz, Matthew Evans, Michael Kovacs, Phyllis Robinson, Jonathan Weidenhamer, Tom Bakaly

Mayor Dana Williams opened the joint work session at 6:20 p.m.

Mayor Williams noted that this was the fourth joint work session. If the entire meeting was devoted to Bonanza Park, another work session would be scheduled for Lower Park Avenue RDA.

Charles Buki, a consultant from Alexandria, Virginia, remarked that the objective this evening was to focus exclusively on Bonanza Park to address the main issues. Mr. Buki spent the week meeting individually with each City Council Member and Planning Commissioner. As the facilitator for visioning, he was able to experience the issues that were ratified on paper through one-on-one conversations with each of them. Mr. Buki intended to summarize the main points, but because they were private conversations he would not violate confidentiality. He stated that across the Board there was unbelievable love and dedication for Park City, which validated and strengthened the conclusions from visioning.

Mr. Buki remarked that what he learned from the one-on-one conversations was how far they had come in three meetings. A use of vocabulary surfaced in these meetings that reflected the essence of re-development, the essence of the market, and the challenges. They were still meeting because they had not found all the answers, but they were very close. Mr. Buki believed there was a lot of consensus among the group and he wanted to build on that consensus. They have begun to move from what Bonanza Park is all about to how to get there. They were not there yet, but the conversations and migration was showing progress.

Mr. Buki shared a few of the categories from the one-on-one conversations. One that he heard loud and clear was to emphasize the importance of process, logic, decisiveness and fairness. Mr. Buki stated that everyone was saying the same thing; however, certain things rose to the top. For some, it was the importance of remaining great and not resting at all. Another top priority was the importance of beauty and delight. For others, they recognized the importance of giving things such as height, density and money, but the result should be to get something of importance. Therefore, it is not a matter of trade for its own sake.

Mr. Buki reviewed a series of slides. He wanted to make sure they were in agreement on key pieces before moving forward in Session Four. He recalled from Session One that there was agreement that 1) development must be guided by the City's core values; 2) that redevelopment is essential for economic liability; 3) the portfolio approach.

The group concurred with the three pieces Mr. Buki outlined.

Mr. Buki remarked that TZOs were discussed in Session Two and the group agreed that, 1) partnership is necessary to stay ahead of the market; 2) individual neighborhoods have specific identifies; 3) redevelopment prioritization on a regular basis is necessary.

The Group concurred with the key points outlined.

Mr. Buki noted that the Third Session was a conversation on trade-offs and the beginning of the discussion on Bonanza Park. He concluded from the third session that there was a gap between what is allowed and what they want, particularly in Bonanza Park. Through a survey they identified all the things that could be done, what they did not like, the current function, where they want to be, and the fact that there is a gap.

Commissioner Savage asked Mr. Buki to expand on what they might want to do in Bonanza Park that is not currently permitted. Council Member Simpson believed it was more an issue of what is permitted might not be their highest desire. Commissioner Savage asked if more was permitted than what they would want to do. He was trying to reconcile the meaning of Mr. Buki's statement. Council Member Kernan believed that currently there were barriers to what they could do and what they are likely to do. He did not believe the infrastructure was in place to create what they want. There were several obstacles that needed to be cleared.

Mayor Williams believed that many in the group were shocked when they realized what would be allowed because much of it is not appropriate. The question was what that means in terms of moving forward. Commissioner Savage asked if they were in a position of having to expand what is allowed in Bonanza Park in order to get what they want. He thought that they were starting under the premise that there was already a definition.
Mr. Buki stated that his statements were more literal. While there were disagreements on the survey, there was a lot of agreement against big box retail. Big box retail could occur in Bonanza Park. Therefore, if they do not want it, they need to go back to the framework pieces from Sessions One and Two, which is how to prevent that from happening. Mr. Buki remarked that some communities accept it as allowed and other communities will attempt to go back and revisit the Codes that have a large enough gap for something to get through.

Commissioner Savage understood that there were more options for what could be allowed than what they would like. Planner Cattan used open space as an example. Currently, open space is within setbacks on large lots. However, they could create better utilized open space for community gathering spots. Council Member Simpson thought open space was a great example. The issue is not that it is permitted, but it may not be in the form they want. City Attorney, Mark Harrington, stated that is it not limited to the regulatory pyridine and it could go either way. There is an additional element in terms of the City partnership whether it be through RDA, infrastructure, or whether trade in a project would increase development opportunity for additional open space. Mr. Harrington stated that it might go beyond what you could get with a regulatory application.

Mr. Buki noted that from the survey it was very important to achieve a sense of community. From the conversations there was a strong sentiment that it is not there now. What is allowed now is more of the same. Mr. Buki pointed out that if they do not want more of the same, they would have to make changes.

Mr. Buki stated that desirable results hinge on trading off gives and gets. Mr. Buki asked the group for examples of gives. Commissioner Hontz answered height. Commissioner Thomas pointed out that giving height would result in getting significant open space. Mr. Buki commented on their discussions regarding districting in earlier sessions and the fact that trade-offs, gives and gets, and how you deal with it in one district should not dictate how you deal with it in another district. There needs to be connectivity because of the portfolio approach, but they do have local distinction.

Mr. Buki remarked that the survey identified specific desired results in Bonanza Park, Lower Park and Old Town and what to encourage and what to discourage. He stated that two other pieces that came out of the previous meetings were 1) there will never be perfect information; 2) development will not wait.

Mr. Buki noted that at the last meeting the group discussed the survey results. They collected the core values from the entire community, and the group had an opportunity to rank them for Bonanza Park. The core values were sense of community and small town feel, and they wanted that to drive the decision making. When they ranked the levers, economy and equity were the most important. They would want to see economic gains and gains in equity. Mr. Buki stated that based on the survey, they perceive the current character and function as being under-utilized, run down, small business, and mixed use. The stated goal was to make it vibrant, affordable, mixed-use and local. Mr. Buki remarked that the survey asked what they would be willing to give in order to get, what they want to encourage and discourage, and what tools they could use to achieve it. Mr. Buki stated that in the third session they went through very specifically what the survey gave as handrails. The top priority was to encourage locally owned commercial. They also wanted affordable housing, small business incubator, apartments, and medium size commercial. He noted that multi-use facility was on the list; but it in another area of the survey it was also ranked as being nowhere in the City. Mr. Buki stated that parks and campus rose to the top as something that should be encouraged. He stated that the planning implication is whether they can achieve these things now and whether they would happen on their own. If not, the question is what they could do.

Mr. Buki stated that the group was clear on what to discourage. They did not want single-family homes, a museum, big box retail, or nightly rentals. In individual conversations, he perceived that they did not want a suburban subdivision and a strip mall. Nowhere in Park City would they want big boxes, national franchises and a multi-use facility.

Mr. Buki noted that height and density were two primary tools for Bonanza Park. They also have financing tools. Mr. Buki clarified that the group was willing to consider height if they could be assured of getting something within a design framework, such as open space, a smaller building footprint, something green, local, protected view corridors, and affordable housing. Mr. Buki remarked that the group was not unwilling to use density as a tool to get what they want as long as it protects historic structures city-wide. As it relates to Bonanza Park, they would want connectivity, affordability, green, and within a design parameter.

Mr. Buki emphasized that their decisions would only get harder going forward because that is the nature of an advanced urban place. It gets harder primarily due to competing goals and more people. More of their values are in competition with each other. The choices are harder and you cannot have it all. The political implication is that not everyone will be happy. Council Member Simpson disagreed that it was a political implication. She believed it was a community implication. Mr. Buki estimated that no less than 40% of the community would be unhappy. He was unsure how many would voice their opinion, but they would be angry. Mr. Buki stated that the nature of 25 years of success has put them in a position of pitting gets against gets and gives against gives, and not everybody wins on every decision.

Mayor Williams pointed out that this was fundamentally different than how they have looked at things for the last 30 years. They are not being reactive because they have a landowner who is very open-minded to the parameters being set. Mayor Williams stated that they were trying to create the vision rather than just mandate the LMC. Unlike the past, they are trying to set up criteria. The challenge is the lack of experience in looking at this type of development. Mr. Buki stated that the group as a whole must find common language and common ground.

Mr. Buki outlined three issues he believed needed to be addressed this evening. The first issue was that the current General Plan and LMC are not the best tools to articulate what should occur in Bonanza Park to achieve a built environment consistent with what they want. The current tools leave large gaps between what is allowed and what they want. In his view, the net of those current tools create a “gotcha” environment for property owners and developers.

Mr. Buki remarked that there were several ways to think about the “gotcha” environment. One is that the status quo perpetuates an “it depends” posture. They recognize the gives and gets, but they still lack clarity and definition. It makes the resulting environment inherently regulatory instead of partnership oriented. Mr. Buki stated that in his personal opinion, it puts them at risk of getting what they do not want both locally and city-wide.
The second is to get a built environment consistent with the core values, which would require a Bonanza Park Plan that is not found in the LMC or the General Plan. The Bonanza Park Plan should include specificity in height, density and financing. The plan should also include a tool for addressing the power station. Mr. Buki stated that an additional advantage is that they would be prototyping a tool that could be used in other areas.

Mr. Buki perceived that there was emerging consensus on what they do or do not want, but there was also resistance. For some, redevelopment is scary and there is a tendency to regulate development to keep it from happening. Others do not want things to change and doing nothing feels safe. Mr. Buki remarked that in reality, doing nothing may be the least safe thing to do because the community is likely to grow haphazardly if they play it safe. Most importantly, they would miss the opportunity to get what they want and possibly end up with everything they did not want.

City Attorney Harrington advised the Planning Commissioners and Council Members to make necessary disclosures before continuing with the discussion. Commissioner Wintzer disclosed that he owns property in the Bonanza Park area. Council Member Matsumoto disclosed that she rents property in the Bonanza Park area. Commissioner Worel disclosed that she is with the People's Health Clinic and Mark Fischer sits on their Board. Council Member Simpson disclosed that she sits on the Board of the People's Health Clinic and she rents a storage unit in Bonanza Park. Council Member Kernan disclosed that he uses the recycling center with his recycling business and he rents space in Bonanza Park.

Mr. Buki asked the group for their comments on the best way to address development in Bonanza Park. Council Member Kernan would like to eliminate or reduce visible parking lots with either street parking or having parking lots behind or under buildings.

Commissioner Wintzer asked Mr. Buki to re-review the core values to make sure there was agreement on the core values. Mr. Buki stated that when they talked about Bonanza Park at a previous last meeting they used the terms from visioning 2008 and 2009. The group prioritized sense of community and small town feel as top priorities. When they were finished with planning and there was full build-out, they would be able to feel confident that together they shaped development that provided a sense of community and small town feel.

Council Member Simpson remarked that Park City is an interesting town with very dense urban areas. In her opinion, sense of community and small town are almost one in the same. She does not define small town as a small rural town. In Park City you get a sense of community because you walk places and you see continually see familiar faces. It has nothing to do with the number of stories in a building or the architecture. Council Member Simpson believed sense of community and small town was defined by the feel that is generated by the built environment.

Council Member Butwinski stated that for him personally, it goes back to the presentation about form based code and where that would lead. He thought a sense of community was built by having neighborhoods within blocks where it would work as multi-use in the sense of retail/commercial/residential, with a goal of creating an environment where the retail can be successful because the residential is a part of the development and community in the neighborhood. Council Member Butwinski would encourage development to be contiguous and to be built at a pace that could be absorbed by the free market system, and dovetailing that into the overall development scenario.

Council Member Matsumoto agreed with comments by Council Members Simpson and Butwinski regarding small town, and added that development should also appear real and not fake. She believed there needed to be another way to make it feel real aside from commercial and residential.

Commissioner Peek stated that neighborhood is important, but it should also be welcoming to non-residents of the neighborhood. It should create a comfortable feeling for those just passing through.

Mayor Williams commented on the City Tour to Estes Park in Colorado, which he believed had a definite small town feel. Mayor Williams pointed out that the predominant feature of Estes Park was the Old Stanley Hotel and one of the largest power grid stations in the middle of town which dominates the whole landscape of the City. Everything else was timeless. The rest of the town was mostly motel lodging and drive-ins. Mayor Williams stated that Estes Park had a small town feel, but it was definitely not what they would want for Park City. He was wary of small town feel because it is different depending on where it is. Mayor Williams believed the vision of small town feel for Park City should be focused on what they consider to be the small town feel of Park City.

Council Member Butwinski suggested that for vocabulary purposes they could use “neighborhood feel” rather than “small town feel”.

Commissioner Thomas thought they needed to add meaning to “sense of community” by determining what it is that creates sense of community. He believed it was gathering places, intersections for pedestrians, or a small market with related open space. If they want to build upon a sense of community, it is important to have a place where people could meet and interact.

Commissioner Savage asked if the vision was for a place where people live or where people go. Commissioner Thomas replied that it would be both. Commissioner Savage stated that Main Street is a place where people go. He wanted to know if Bonanza Park would be made vibrant because of the people who live there or the people who go there. Commissioner Peek replied that it could be vibrant because of the shared experience.

Mr. Buki remarked that sense of community could be created in various ways, however, a gathering space is critical and the capacity for people to gather is essential. Council Member Kernan thought the ability to provide ways for people to interact was also important. Council Member Simpson pointed out that gathering spaces do not always have to be large.

Commissioner Thomas stated that in looking at the map, you realize that Bonanza Park is the heart of the community in terms of circulation for pedestrian and vehicle traffic that comes to Park City. He believed this was an opportunity to create networks of connectivity for pedestrian pathways and creating places and passageways. People currently shop at Redstone and other places outside of the community. This was an opportunity to create the heart of their enterprise within their own community. Commissioner Thomas stated that it was bound to succeed if they would create a land use pattern that knits the rest of the community together.

Mr. Buki summarized that gathering space and connectivity were two building blocks to be considered.

Mayor Williams felt another issue related to the children who were raised in Park City and want to come back when they finish college, but there are no job opportunities. He noted that Fort Collins created an innovative center for incubating business. He believed Park City was a great area for facilitating new ideas for businesses. Council Member Simpson remarked that it would be a get. If they want to see it built in the District, they would have to give something to get it.

Commissioner Thomas believed that height and density were the given tools if they want to achieve more open space within the District. He remarked that the difficulty was that they were talking about qualities they want in the community, but they needed a plan. Commissioner Thomas stated that eight years ago he suggested that the City hire someone to develop a master plan for this part of the community.

Commissioner Savage asked if it was possible to get a software model that talks about the economic impacts of making specific changes and the gives and gets. Mr. Buki replied that those types of models do exist. There are tools that would help them understand shade, sunlight, facades, and cost. Commissioner Savage felt they were at the point with Bonanza Park where there was agreement on the concepts, and it was time to find a way to begin substantiating that in the form of a model. With the right tools they could have a more progressive discussion. Council Member Kernan stated that in the model he would like to see better roads for connectivity to stay within the District.

Commissioner Wintzer struggled with the fact that in talking about sense of community and small town feel, they were actually talking about the sense of community and small town feel of a mountain ski resort. He wanted to know how they could create something that would not detract from what they love and depend on. Commissioner Wintzer noted that the City spent a lot of money to purchase open space to create a separation between Park City and Redstone. Mr. Buki stated that Council Member Matsumoto had expressed that same concern about being careful not to allow what they had walled off.

Council Member Simpson agreed that they needed a plan. She thought the objective this evening should be to define the goals for that plan and the tools needed to achieve those goals. Council Member Simpson did not believe they should be afraid to use height as a tool to get what they want, as long as it is done well. She noted that in discussions with Commissioner Thomas regarding view corridors and view sheds, Commissioner Thomas stated that some of his favorite views were between buildings. Council Member Simpson pointed out that everyone thinks of view sheds as being the mountain. However, Commissioner Thomas was integrating the built environment and she thought was valid.

Mayor Williams commented on the sculpture at Kearns and Bonanza and his shock at having his normal view blocked. It was not a question of good or bad, but it was different. Mayor Williams remarked that one of the gives is realizing that in order to get some of what they want, they will need to give up some of what they have.

Commissioner Thomas commented on the importance of documenting key view corridors when defining a plan. Mayor Williams thought they needed to define starting points. Typically, larger buildings were always at the base of mountains because the mountains dwarfed their size. Traditionally Park City has never gone higher than two or three stories. They are now beginning to look beyond those models. In his opinion, being willing to go over what traditionally exists is where they begin to gain a large number of gets.

Commissioner Savage asked what the Planning Staff needed from this group to come forward with a proposal for discussion. Mayor Williams thought they should first create a document that identifies the guidelines for development. Commissioner Savage stated that if they started with a design, it would give this group something to critique that could turn into guidelines that could then be utilized.

Commissioner Thomas suggested that they approach this in the same way they would approach any design problem, which is to create a design program for the components they want to see in the community. They could then hire someone outside of this group to create a conceptual schematic diagram and begin to show options. Commissioner Thomas was concerned about trying to write a document to convey aesthetics. He thought they needed to start with an expert study of what works and where it should work. Commissioner Wintzer believed they could walk around Park City to see what worked and what didn't. He concurred with Commissioner Thomas about having someone do a conceptual design and something they could visualize.

Mr. Buki asked if there was consensus for a document to tell them what could be done. Council Member Kernan stated that the document would not have to be what they could do if they could control the whole area and build it. It could be broken apart into the characteristics they want. They do not need to know where the roads would be exactly, but they do need to know that there would be connectivity and find the right tools to get there.

Council Member Simpson stated that a Bonanza Park supplement was done in 2007, and she has heard from various people that they could accomplish what they want with the 2007 supplement. Council Member Simpson asked Director Eddington if he had a rebuttal to that way of thinking. She believed that the Planning Commission and City Council should prioritize what they want to see and what they are willing to give up, and then write a new plan if they determine that one is needed. Council Member Simpson respected everyone around the table, and she had heard dissenting opinions. She asked Director Eddington for his opinion on what was missing from the current Bonanza Park supplement that would achieve the flexibility of design and desire they were looking for.

Director Eddington stated that the existing Bonanza Park Supplement provides parameters and constraints; however it does not provide direction or a pro-active opportunity to shape that environment, or a visual sense of what was intended to go there. Taking out all the LMC aspects, Director Eddington did not believe the supplement provided a plan revision. It is more historic and code driven. Commissioner Wintzer concurred. His biggest argument when the 2007 Supplement was written was that they never started at the beginning to determine what they wanted and how to get there. Commissioner Wintzer asked Director Eddington what he would do different that could not be achieved with the current supplement. He noted that the plan is a guideline, but it is not binding.

Director Eddington replied that the existing plan allows a lot of things, but it is mostly things that could be done now by right of the general commercial zone. As an example, the supplement does not give direction relative to the street fabric within that area. It does not give focus to local business or other elements discussed relative to establishing, buying down and trading open space opportunities to create central open space.

Commissioner Savage wanted to know what the City's contribution would be as a partner to encourage redevelopment in the long-term best interest of the City. Mr. Buki replied that if they do not want specific things, they should stop making it possible for those things to occur.

Commissioner Strachan thought the 2007 Bonanza Park supplement already encompassed everything they want. It is open-ended and says that height, zoning, setback and other items could be considered. It encourages open space and connectivity, and discourages big box and strip malls. Commissioner Strachan stated that if they intend to proscribe things that they do not want in the area and encourage other things, that should be addressed in the LMC.

Council Member Kernan asked how they turn into a form based code. Director Eddington replied that it is through an overlay zone. Director Eddington stated that before they get to the LMC, they have to exercise that vision and recommend the overlay zone if it is form based code.

Council Member Butwinski stated that as the liaison to the Planning Commission meetings, there is an ongoing conversation about specificity and lack of clarity in the General Plan. He noted that the purpose statement talks about community and all the components they have discussed as core values. It talks about what you can get, but it does not say what you have to give. Council Member Butwinski believed that was the disconnect in the current General Plan. Hearing the conversation at many Planning Commission meetings, the general consensus is that there needs to be more cohesiveness for what they want. Council Member Butwinski thought they should be more specific and identify exactly what they do or do not want, because that would help make the planning decisions.

Commissioner Strachan stated that in his opinion, the General Plan is not the document that provides specific direction to a developer. The General Plan gives the developer a general idea of what he might be able to do, but the developer looks to the LMC to know specifically what he can or cannot do. Commissioner Strachan reiterated that the gives and gets should be addressed in the Land Management Code because that is the document that allows them to enforce it.

Director Eddington remarked that they need to do the plan first and then incorporate that into the Land Management Code. Commissioner Strachan pointed out that they could amend the LMC based on the current General Plan. Commissioner Wintzer remarked that the current plan lacks pictures, drawings and vision. Aside from that, he agreed with Commissioner Strachan that the current plan was sufficient.

City Manager, Tom Bakaly, remarked that the dialogue was similar to what was discussed several years ago. At that time he asked whether they wanted a plan, or a “plan for the plan”. They made a conscious decision to choose a “plan for the plan” and outline parameters. In response to Commissioner Savage’s question as to what the Staff needed from the group to move forward, Mr. Bakaly clarified that the Staff was trying to implement their policy and vision, and they needed a document with specifics to do that. He did not believe the General Plan serves that purpose because the LMC is the regulatory tool. Mr. Bakaly stated that if the City is going to be a partner, there needs to be a commitment to a plan that has specificity and can move from this vision to reality in concert with a major landowner. When this group talks about the Land Management Code or the fact that the current General Plan is adequate, he was not hearing commitment and buy-in to a plan. Mr. Bakaly stated that he needed that commitment before he could provide direction to the Staff. Hiring someone from the outside would not work because they have looked for that solution many times. Mr. Bakaly remarked that the primary issue was whether they willing to be a true partner with the developer and specifically develop a plan.

Commissioner Pettit stated that one issue the community struggles with relative to planning is that the General Plan should be a living, breathing document, and that has not been the case in the past. She thought they were too afraid to be specific and provide a plan because they want to be flexible. Commissioner Pettit believed they could be flexible if over time they re-visit the plan and adjust or make appropriate changes.

Mr. Buki summarized that the quality of a document should allow for some flexibility at some point. However, that flexibility cannot be so great that it becomes a regulatory component. Mr. Bakaly further added that it should not cross the “it depends” line. He believed they needed to get past “it depends” and actually commit if they want to be that partner. Committing means specificity and risk and expecting that a large number of the community will be unhappy. Another approach would be to create the best framework possible on which to evaluate proposals that come before them, which is a very different relationship.

Commissioner Strachan supported Mr. Bakaly, and asked which document should have that specificity. Mr. Bakaly thought it should be a separate plan for this particular area that has principles and components that could then be applied for the rest of the Bonanza Park District. Commissioner Wintzer stated that regardless of what they do, it is important to make sure that Bonanza Park is connected to the rest of the town. If they end up with separate documents, he wanted to know which document would provide that connection. He believed the easiest place in was the General Plan.

Mr. Buki stated that he and Commissioner Pettit had a similar discussion on that same issue. The need to make sure that what they pursue in Bonanza Park is not so isolated that they forget it shares customers and cars with Old Town. Bonanza Park’s gain should not be Main Street’s loss. The plan needs to specifically and intentionally address that issue. Therefore, if they authorize a document with those pieces, it needs to have explicit articulation.

Commissioner Pettit stated that her ongoing fear is not fully understanding what the impacts of creating a vibrant retail/commercial in Bonanza Park would have on Main Street. She hoped it would be complimentary and a different experience. Mr. Buki remarked that an important component was finding that complimentary from district to district.

Commissioner Savage clarified that this was the reason for his earlier question of whether this area is a place where people live or a place where people go. Being a place where people go increases the competition with Main Street. A place where people live is more self-contained. He believed this was an important consideration when they think about types of commercial space and uses to encourage.

Commissioner Peek thought the question was the type of commercial uses or the type of built environment they wanted for that area. They need to decide if they want to just draw from the ski season or expand to something more diverse with more buildings.

Council Member Simpson reiterated her previous question of what was missing in the current Bonanza Park Supplemental. She noted that the City is obligated to consider a zone change anywhere. However, if they do not want to see specific things in that area it should not be mentioned in the document. Council Member Simpson believed the plan should intentional and clearly lay out priorities for the District, as well as what they would not want to see.

Commissioner Wintzer clarified that his comments regarding the current General Plan were not meant to imply that he did not think the document should be changed or updated. However, in terms of use, if something is allowed as a conditional use in the LMC, the General Plan would not be able to prohibit it. Council Member Simpson stated that the 2007 Bonanza Park Supplement lacks their intentions and goals for that neighborhood.

City Attorney Harrington stated that Utah law allows an option for the General Plan to either be mandatory or advisory. By ordinance, Park City chose to make their General Plan mandatory. Mr. Harrington remarked that the last consultant recognized the need for flexibility; and therefore, the mandatory document has flexible non-binding terms such as should, hopes, and wants. Flexibility was built in so the document would not have to dictate a result. Mr. Harrington stated that the General Plan cannot be amended without amending the Land Management Code. It is always a two-step process. They would never be able to codify what they want without laying out plans for what they want, which no one wants the government to do. If they want creativity and vision in development, the balance is predictability with the freedom to have the private sector dictate the result. Based on their comments, Mr. Harrington believed there was general agreement that the current plan does not provide those agreed upon benchmarks. For that reason, it must be a two-step process with more detail in the plan, followed by regulator adjustments in the LMC that gives the Planning Commission the tools to better say yes or no.

The group discussed gives and gets and how specific the trade-offs should be in the plan.

Mayor Williams recalled agreement in the first joint meeting that Park City has unique neighborhoods. He noted that the existing neighborhoods are easy to define because they are already built. Part of the General Plan would be defining the uniqueness of these neighborhoods. Mayor Williams believed they were trying to do the same thing for Bonanza Park, but the difference is that they have a clean slate which makes it harder to define. He commented on the line about “development won’t wait. He suggested that they give the Staff a 60 day bye on the General Plan to allow them to focus on a supplement to achieve the gives and gets.

Mr. Bakaly was uncomfortable with the word “supplement”, because it implies that it is a component of the General Plan, as opposed to a specific area of the plan. It caused him to ask the question of whether it was a specific plan for the area or a component of the General Plan. Mr. Bakaly stated that it would take less time if the Staff was given specific policy direction as to what the group wants. It would take longer if they want to remain general and be as flexible as possible. Mr. Bakaly believed that two months to develop a document would be a realistic time frame if they obtained greater specificity on certain items.

Commissioner Wintzer wanted to know why there was a rush to produce this document. Mayor Williams replied that one reason was that applications were coming in. Mr. Bakaly believed the rush was the consensus that the area was under-utilized, rundown, lacked identity, boring, and uninviting.

Mr. Buki clarified that it was not a matter of "rush' as in getting it done tomorrow. It was a rush in terms of having a purpose. The market will not wait and currently they were not capturing the income being spent outside of the City boundary. They can continue to drag their feet or they can push for a document that will put a face on Bonanza Park to begin competing and recapturing some of the revenue needed to achieve what they want.

Council Member Simpson remarked that regardless of what they title the document, it needs to include a map, a tool, a list of priorities and a list of things they do not want for that area. Commissioner Savage could support delaying the April 15th deadline for the General Plan with the understanding that they would receive a crisp, well-defined plan that the Planning Department could recommend moving forward on. He thought they should empower the Planning Staff to do their job.

Mayor Williams suggested that part of that was drilling down on the meaning of each parameter. He commented on the number of every day basic items that are not available in Park City, which leaves the residents no choice but to drive outside of the city limits to purchase them. If meeting those basic needs was something they wanted in Park City, he was unsure whether that would be a give or a get. Mayor Williams noted that in focusing on the tourist industry they have given up the things geared towards the local community. In his opinion, the April 15th deadline was not critical for the General Plan because it was more important to drill down on the individual parameters. Once the parameters are defined and established in a document, it would be easier to define the gives and gets as they move though the process with developers.

Mr. Buki summarized that there was a proposal on the table for a crisp and clean document that is policy driven and goal oriented, and describes what they want to see occur. The document can and will be prepared by Staff based on direction from this group. The document is a high priority that should be done sooner rather than later; and because it is a priority, the deadline for the General Plan re-write would be delayed.

Mr. Buki asked Commissioner Thomas to provide his ideas on the document from the standpoint of process and element. Commissioner Thomas believed they were looking for help from the Staff and should assign the Staff the responsibility of coming back with a specific plan for the Bonanza Park neighborhood by the end of the year. The plan should focus on gathering spaces, connectivity, authentic architecture, and the components and elements they all believe are necessary to turn Bonanza Park into a central place where people can shop and live. It should be done on the scale of a local town feel. Commissioner Thomas believed the Staff was capable of accomplishing that goal.

Mayor Williams added that the plan should have pictures. In addition, he felt there was enough expertise in the room that going outside for help was not necessary. Mayor Williams suggested that they ask Commissioner Thomas to be their liaison and work with Staff. Commissioner Thomas was not opposed to working with the Staff on behalf of the Planning Commission and the City Council, but he felt it was important to rely on the professionalism of the Staff to generate the plan.

Commissioner Wintzer was still unclear as to what they would name the document. Director Eddington stated that it would be the Bonanza Park Plan or a Plan for Bonanza Park. The document would be incorporated into the full General Plan once the General Plan re-write is completed.

Commissioner Thomas pointed out that the plan needs to have a supported relationship with Main Street and with the resorts. It should also help resolve transportation issues and connectivity.

Mr. Buki asked if there was agreement for the General Plan re-write to take a back seat while they construct this document. Commissioner Wintzer added the caveat that part of the connectivity of this project to the rest of Park City would be worked on in the General Plan simultaneously. Commissioner Peek thought they should be able to use this experience as a template to create the rest of the General Plan.

Mayor Williams called for public input.

Mary Cook stated that in addition to a traffic analysis, she suggested that they think about the pedestrian traffic, bike traffic and skateboard traffic that comes up against that piece of land and stops. Ms. Cook offered two different ways to approach the problem. One was more visual and technical. They could build it first and then see what it suggests in terms of rules and regulations. The second approach was to come at it from technical knowledge about laws, regulations, what does and doesn’t work and to write the plan. She suggested having two groups work from two different perspectives and then have them come back together at some point. Ms. Cook was certain there was a computer program on the market where they could build multiple perspectives of a land use project to see how they lay out.

Jon-Eric Greene commented on conversations regarding the economy and how to add to the economy as opposed to detracting from it. He believed a big elephant in the room was the office space at Kimball Junction. Park City has seen a lot of businesses, including his own, move out of Old Town due to the lack of functional office space. He agreed with Commissioner Thomas that this was their opportunity to create the center of the community from residential, and a large part of that is office space and jobs. As a community they need to talk about the types of jobs they want to attract in Park City and whether they compliment the resort/business and world resort lifestyle or take away from it. Mr. Greene remarked that they could talk about heights and what development should look like, but they also need to consider jobs and the economy in Park City, as well as the opportunities that the Bonanza Park area can contribute to the future of the economy.

Mayor Williams believed office space would come under mixed-use with an emphasis on local business. He reiterated his earlier comment about providing opportunities for college graduates who want to return to Park City. Council Member Simpson stated that she met with the new Park City Young Professionals Group, who are young professionals who moved back to Park City and would like to start a business. She agreed that it was getting harder to find office space.

Commissioner Savage asked if the City had a development plan that speaks to those types of questions. He was told that the City did not have that type of plan. Commissioner Savage asked if that should be a separate issue or included as part of the General Plan. He was told that it could be addressed in the General Plan.

Kate Riggs thanked the group for their efforts. She commended their great discussions and how they came together on a recommendation to put long-term strategy ahead of Code. She believed that was for the betterment of the community. She agreed that there was great expertise on Staff and she commended their decision for using that resource. Ms. Riggs thought another great resource was Mr. Buki, the facilitator and consultant. She commented on words she heard such as connectivity, jobs, complimentary, economy, and economic development. She urged them to look at the community beyond the ski resorts because Park City is no longer just a ski resort community. The resorts have worked hard to become year-round resorts. Ms. Riggs stated that they need to look at economic development. She is one who would like the ability to buy basic items within the Park City limits. Park City should provide the services that are needed for a year-round community because that is what they are. They cannot diversify Old Town and Park City proper if they continue to look at themselves as a ski resort community. Through the Bonanza Park plan, Ms. Riggs hoped they would look to community resources within the resorts, the residential, and the realtors to provide data and the expertise needed to support the long-term plan.

Michael Barille encouraged them to allow avenues for the community to help with a number of tasks. Whether it is design examples or job growth and ideas, it is important for the community to be interactive in the planning process. Mr. Barille also encouraged them to trust the private section and use their experience to understand the issues.

Craig Elliott stated that Mark Fischer was out of town and asked him to comment this evening. Mr. Elliot disclosed that he works for Mark Fischer. Mr. Elliott believed that the decision to have a Bonanza Park plan was a good step and would make a big difference for what Mr. Fischer would like to accomplish. He stated that Mr. Fischer is one of Park City's philanthropic community members and they have an opportunity to move forward with him. Trust is an important word and something they have to work through. Mr. Elliott stated that he has the computer model software and available information they were talking about this evening. Mr. Fischer has suggested that he provide them with that information. Mr. Elliott pointed out that they do not need to hire someone outside of Park City because he was willing to give them the tools and the benefit of his expertise. Mr. Elliott believed there was an opportunity for a public/private partnership to evolve. He preferred that the document be a statement of great development and what they want versus everything they do not want. Mr. Elliott stated that he works with the Staff every day and he was confident in their ability to put together a great plan. He agreed with the request to have pictures and visuals in the document.

A member of the public suggested that they think about the movie Field of Dreams and the line, "if you build it they will come".

Mayor Williams thought it would be interesting to have a public meeting at some point on what eight words mean to people in town; everyday use, vibrant, etc. Getting the public involved would be an attempt to make a larger percentage of people accept the document.
Ruth Meintsma stated that she has been listening to the group talk about the manifestation of the Bonanza Park plan. She recalled that Director Eddington had said that the current plan had parameters but no direction. The General Plan has direction but it is not specific enough. Ms. Meintsma pointed out that in talking about what they need in this document, they were describing the Historic District Design Guidelines. Ms. Meintsma noted that the design guidelines are specifics, but always in the context of size, character, neighborhood and feel. She suggested that they use the same format for the Bonanza Park plan and call it the BPDG, Bonanza Park Design Guidelines. If they used the same format and followed the parameters of the HDDG, she believed the public would have a better understanding of what they were trying to accomplish and refer to that document first.

Mayor Williams remarked that Old Town is a defined area and they were able to create the guidelines for something that already exists. That is very different from something that has a clean slate and needs a mission statement.

Ms. Meintsma noted that the geography of Bonanza Park is flat, which is much different than Old Town. She thought they should keep that in mind when they talk about neighborhood feel, because being flat offers many opportunities.

Mary Wintzer stated that in talking about the vibrancy of Bonanza Park, she wanted them to keep in mind what the 20 small business owners on Iron Horse have created through the years. The business owners contribute their own creativity and that has created vibrancy on Iron Horse. Ms. Wintzer suggested that they use that as a model and keep economics in mind. They cannot encourage people to build grandiose complexes with high rents, because it is unrealistic for a small business owner to make it in that setting. Ms. Wintzer encouraged them to keep the authenticity that the business owners have created.

Director Eddington summarized that the Staff would endeavor on a plan that deals with Bonanza Park, and look at it from a new comprehensive, holistic approach. A number of issues are comprehensive city-wide in terms of connectivity, transportation, and economic impacts. Issues specific to Bonanza Park include gathering spaces, connectivity, transportation, utilizing graphics, relationship to Main Street and the resorts. The intent for this plan is to use graphics and narrative to provide direction based upon the goals exhibited from the survey and the last four meetings. Director Eddington stated that the idea is to build upon the visioning statement from 2008-2009, as well as the comments from the survey and the discussions, to create a forward thinking plan and vision for that area. The plan should define parameters and recommend whether it is form-based code, design guidelines, or LMC changes and present the document to the group. The Staff would utilize this group and the public for input to carry the plan forward. Director Eddington believed the document could be completed by the end of the year. He recommended that it be presented at a joint meeting in January.

Mr. Buki requested final comments from each of the participants.

Council Member Butwinski noted that Director Eddington never mentioned gives in his summary. He believed it was important to have gives. Director Eddington thought they would be able to identify the gives and gets as they move through the process. The gives and gets listed in their discussion would be addressed in the plan.

Commissioner Savage thought it would be helpful to create a spreadsheet that correlates the relationship between the gives with the gets. He did not have a good idea of the expected demand for affordable housing or to what degree this type of environment could be used to substantially accomplish those objectives. Commissioner Savage also suggested an economic model associated with how revenues flow back into the City taxes and other sources to look at it more holistically. Density, height, economic model and relationship to other major goals as it relates to the equity question.

Council Member Kernan thought they were making a commitment to work more like partners. He hoped the new Bonanza Park Development Design Guidelines would help bridge what was missing and help them partner easier to accomplish some of what they like, such as the form based code. Council Member Kernan also hoped they could find the tools to better connect all the roads and accomplish other goals, and to find the gives needed to connect that area. He was excited to have a new tool to implement a vision they all like instead of reacting to things they do not like; and one that encourages developers to work together for common goals.

Council Member Peek suggested a give for uses that do not cycle with the winter and summer based economy. Other important elements were welcoming, comfortable, generates a shared experience, gathering space, connectivity, regional architecture, shop/live, local town feel.

Council Member Matsumoto was unsure if the new plan was the appropriate place to address phasing. In an earlier meeting someone had mentioned that phasing achieves a more authentic look than designing it all at one time. Council Member Matsumoto remarked that the elephants in the room were a convention center in this area of town and the power poles, and she had definite opinions on both issues.

Mayor Williams noted that the Power Company was looking at several options. The City requested that the Power Company look at Mark Fischer's property across the street as the main option. The Power Company realized that it is one of the most viable options on the table. Mr. Buki advised Director Eddington to account for the implications of different scenarios for power locations.

Commissioner Worel asked if studies have been done on the health implications related to the proximity of the power station. Mayor Williams did not believe the Power Company had conducted a study, but they deny any health factors. Mr. Buki requested that they table the power station discussion until after Director Eddington and Commissioner Thomas flush out all the implications.

Commissioner Strachan was willing to give anything in order to get proper traffic mitigation on Highway 248. He stated that unless the new document is more specific than the current General Plan supplement, he would consider the whole process a loss.

Commissioner Pettit supported gives and gets with respect to height and density. However, she would need to know more definitively and quantitatively what the give and the gets are to understand the correlation. Commissioner Pettit stated that another piece of the equation was the flow out of town to Redstone and other places outside of the City limits. She believed this area should be developed in a way that appeals to young people so they will want to ride their bikes to the Bonanza Park District instead of riding the bus to Redstone. They should think about uses in that area that would be attractive to the young people in the community.

Commissioner Hontz favored the idea of a new plan and thought it should be sophisticated and very specific. She hoped the Staff would do a good job of controlling the Planning Commission and the City Council when they start asking for additional studies and information that do not pertain to what they are trying to accomplish with this plan. The Staff could take time to provide the information, but everyone needs to realize that the trade-off would be not meeting the deadline. Commissioner Hontz could not see them continually pushing back deadlines. She encouraged the Staff to be firm with both the Commissioners and the Council Members to keep the process on track.

Commissioner Worel struggled with how to take the current plan and supplement from having so many depends to being too regulatory. She liked the concept of the gives and gets because it is an intermediary. She appreciated the comment about having the document being more of a guideline than a regulatory plan.

Mayor Williams thought they should utilize Craig Elliott if they wanted a public/private partnership to move forward. Mr. Elliott has worked with the City on other projects and he already has the tools they might need. Mayor Williams stated that in 35 years he has never seen anyone who owns so some much ground ask the City to help decide what to do with his property. He believed Mr. Fischer and Mr. Elliott should be at the table for some of the discussions in some manner. It is a unique opportunity for the City to have a developer willing to work with them and they should take advantage of it. The process for Lower Park Avenue will be different because there will be so many people and many different properties.

Mayor Williams liked that this group tried to define the terms for Bonanza Park. This is an important document and he believed they would be able to complete it by the end of the year. Mayor Williams believed the four joint meetings were an example of how the City has evolved to the point of being able to sit down together for meaningful discussions.

Council Member Simpson concurred with Mayor Williams and most of the other comments. However, what she heard from Director Eddington were the words “we hope, we think, we will try, we plan to” and that was not definitive enough for her. She would be very angry if they do not produce a document by the end of the year. If there are problems or the Staff needs extra resources along the way, she would want to hear about it early rather than later. Council Member Simpson was willing to support a complete three month moratorium on requests from the Planning

Commission or the City Council for information that is not directly related to a packet. Completing this plan is important and they need to adhere to the deadline. Council Member Simpson wanted to be sure they use the word "equity" because it applies to both the community and the developer. When they start taking about the power station it will be a very hard part of the conversation. If the City makes the trade-off, and as a group they decide that it benefits the community to move the power station out of Bonanza Park but possibly near dense residential housing, they will have a very tough equity conversation on their hands. She wanted everyone to be clear on that issue.

Mr. Buki stated that when they did visioning, nothing permeated every conversation as much as equity. The issue of equity deserves time for its own conversation, but that time was not this evening.

Council Member Butwinski stated that the new plan should give the developer a clear sense of what they are applying for and an expectation of whether or not it would be approved. He agreed with Commissioner Hontz and Council Member Simpson about not letting requests for additional information interfere with the end of the year deadline to complete the plan. However, he was not willing to support a moratorium as suggested by Council Member Simpson.

Commissioner Wintzer wanted it clearly understood that the desire to create a viable project does not necessarily mean giving something away. He asked Director Eddington to first find a way to describe what is needed for a nice project, and then identify the gives and gets. Commissioner felt this had been a great process.

Commissioner Thomas found it exciting to be playing offense rather than defense. He was confident that the Staff would meet the deadline and he was willing to support that with his time and effort. Commissioner Thomas was pleased to be able to weave some things back into the community that have dwindled away. He felt it was important to find a way to tell their story and to pay tribute to the mining heritage and the Olympic heritage. Commissioner Thomas stated that aesthetics do not happen from an analytical or engineering approach. It is achieved by making it a priority to make sure what they get a better visual environment. He concurred with all previous comments.

Mr. Bakaly believed this would be a team effort at the Staff level. He agreed with the comments to involve Craig Elliott in some manner. Mr. Bakaly suggested another joint meeting in a few weeks to talk about Park City Mountain Resort and Lower Park Avenue.

The Work Session adjourned at 9:10.

Exhibit B

State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

JOHN R. NJORD, P.E.
Executive Director

CARLOS M. BRACERAS, P.E.
Deputy Director

March 9, 2007

Eric DeHaan, City Engineer
Park City Corporation
Marsac Municipal Building
PO Box 1480
Park City, Utah 84060

SUBJECT: Corridor Preservation on SR-248 in Summit County
UTAH DEPARTMENT OF TRANSPORTATION,
SUMMIT COUNTY AND PARK CITY

Dear Mr. DeHaan:

Attached is an original fully executed copy of the Corridor Preservation Agreement between UDOT, Summit County and Park City.

Sincerely,

Vicki Townsend

Vicki Townsend
UDOT Region Two Contract Specialist

CC: Kris Peterson, Traffic Operations Engineer

Region Two Headquarters, 2010 South 2760 West, Salt Lake City, Utah 84104-4592
telephone 801-975-4900 • facsimile 801-975-4841 • www.udot.utah.gov

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COOPERATIVE

CORRIDOR PRESERVATION AGREEMENT

THIS COOPERATIVE AGREEMENT, made and entered into this 1 day of FEBRUARY, 2007, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as **"UDOT"** and **PARK CITY**, ~~a Municipal Corporation~~ in the State of Utah, hereinafter referred to as the **"City"**, and **SUMMIT COUNTY,** a ~~Municipal Corporation~~ in the State of Utah, hereinafter referred to as the **"County"**.
Political Subdivision

WITNESSETH:

WHEREAS, to facilitate traffic flow along the SR-248 corridor between S.R. 224 to US-40 Quinn's Jct., the parties hereto desire to designate specific access management and corridor preservation elements; and

WHEREAS, the parties hereto have determined by formal finding that regulation of intersection and access points for future highway improvements is not in violation of the laws of the State of Utah or any legal contract with the **City** or **County**.

THIS COOPERATIVE AGREEMENT is made to set out the terms and conditions whereunder said rights-of-way shall be preserved. This agreement is to replace the existing cooperative agreement for SR-248.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

(1). To facilitate traffic flow along the SR-248 corridor between S.R. 224 and US-40 Quinns Jct., the following locations are identified as locations for future traffic signal installation. Actual installation will be as determined by the criteria contained in enumerated paragraphs (2) and (6).

Homestake Rd.	Proposed
Bonanza Dr.	Existing
Park City High School (approximately midway between Bonanza and Comstock)	Proposed Pedestrian Signal
Comstock Dr.	Existing
Wyatt Earp Drive	Proposed
SR-248 at Old Dump Rd.	Proposed
SR-248 development signal (minimum ¼ mile west of US-40 SB offramp terminal)	Proposed

(2). The parties hereto agree that proposed traffic signals will only be installed at the locations specified in enumerated paragraph (1) in the herein described SR-248 corridor and only as they become warranted as defined by Chapter 4C of the Manual on Uniform Traffic Control Devices (FHWA, current edition), except as noted in enumerated paragraph (6). As agreed upon by the parties hereto, it is further agreed that it may be necessary to not allow unsignalized accesses between Old Dump Rd. to US-40 Quinn's Jct. The **City** and **County** shall develop any master plan in this area around this concept and the parties hereto shall work towards the common goal identified in this agreement. The parties hereto agree that up to two additional access points may be constructed on S.R. 248 east of U.S. 40 to access a planned Park and Ride lot subject to normal permitting by UDOT.

(3). In order to promote safety and efficiency within the SR-248 corridor, unsignalized accesses between Old Dump Rd. to US-40 Quinn's Jct. will be closed upon development and future signal installation as noted in enumerated paragraph (1).

(4). In order to promote safety and efficiency within the SR-248 corridor, unsignalized accesses between Wyatt EarpWay to Old Dump Rd. will be administered as per **UDOT**'s access management requirements (Administrative Rule R930-6).

(5). Upon completion of the south development in the area between Homestake Rd. and Bonanza Dr., the existing non-signalized accesses shall be consolidated to promote safety and efficiency within the SR-248 corridor.

(6). In order to promote safety and efficiency along the SR-248 corridor, all other access to the corridor will be administered as per **UDOT**'s access management requirements (Administrative Rule R930-6).

(7). Regarding development located westside of US-40 Quinn's Jct.:

(a). The northside development will be serviced by the future development signalized intersection located minimum ¼ mile from the US-40 SB offramp terminal. This future development signalized intersection will also serviced the southside development and road connection from Old Dump Rd. As agreed upon by the parties hereto, the signal may be warranted and built to coincide with the opening of this development. Any right-of-way acquisition, environmental clearance, design, and construction costs shall be paid by the developer.

(b). Upon completion of the northside development and the installation of the future development signalized intersection, the existing N.A.C. (National Ability Center) access will be closed.

(c). Upon completion of the southside development and the installation of the future development signalized intersection, existing non-signalized accesses will be closed.

(d). This agreement shall not be considered precedent-setting. It is not the general practice of the **UDOT** to warrant a signal before traffic volumes meet minimum thresholds as defined by Chapter 4C of the Manual on Uniform Traffic Control Devices (FHWA, current edition).

(8). Based upon future considerations and needs, this Cooperative Corridor Preservation Agreement may need to be amended from its original form and, therefore, any desires to amend this agreement shall require the concurrence of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

Janet M. Scott

Title CITY RECORDER

Date: 2/5/07

(IMPRESS SEAL)

PARK CITY, a Municipal Corporation of the State of Utah

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

By Dana Williams

Title MAYOR

Date: 2/5/07

ATTEST:
Corporation

Title Summit County Clerk

Date: 2/21/07

(IMPRESS SEAL)

COUNTY OF SUMMIT COUNTY CLERK STATE OF UTAH

SUMMIT COUNTY, a ~~Municipal~~ Political Subdivision of the State of Utah

By

Title Commission Chair

Date: 2/21/07

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Approved as to form
Summit County Attorney
By Helen Strachan

RECOMMENDED FOR APPROVAL: **UTAH DEPARTMENT OF TRANSPORTATION**

By ______________________
Region Two Traffic Engineer

Date: 3-1-07

By ______________________
Region Director

Date: 3/1/07

APPROVED AS TO FORM:

UDOT Comptroller Office
The Utah State Attorney General's Office has previously approved all paragraphs in this Agreement as to form.

By Barbara Adam

Contract Administrator

Date: 3-6-07