PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JANUARY 10, 2008

Present: **Mayor Dana Williams; Council members Candace Erickson; Roger Harlan; Joe Kernan; Jim Hier; and Liza Simpson**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Craig Sanchez, Director of Golf; Denise Carey, Analyst; Ken Stenmark, Golf Pro; Clint Daley, Golf Course Superintendent; Eric DeHaan, City Engineer; Phyllis Robinson, Public Affairs Manager; Pace Erickson, Operations Manager; Troy Daley and Casey Coleman, Streets Department

Craig Elliott and Pete Gilwald, Elliott Work Group; Nancy Salomon and Howard Anderson, Saddle Condominiums; Maria Vias, Fehr and Peers; Laynee Jones and Brad Lucas, H W Lochner

1. Council questions/comments. Candace Erickson stated that she regularly witnesses UDOT throwing snow from Park Avenue on the sidewalks just cleared by City staff and there should be some coordination. She commented on the productive Visioning Session. Liza Simpson reported on the WALC meeting and Roger Harlan added that there are many complicated issues before the board. He provided an update on MCHT business. Jim Hier commented on the COSAC meeting held during the week and Dana Williams spoke about a meeting with the ULCT on sustainability. He advised members of a proposed bill on water rights forfeiture so that owners can hold water rights for periods of time without the risk of losing them. The Mayor reported on the COG meeting where the County Commission and mayors voted 9:0 to support improvements to SR248, e.g. acquiring additional right-of-way. There was discussion on wildfire interface legislation and locations in the County for commercial wind power.

Pace Erickson publicly thanked Troy Daley and Casey Coleman for handling the demands of the recent snow events, including hauling snow throughout the City. There was discussion about limited locations in town for storing snow and the need to haul. There is a problem with contractors and residents throwing snow from private properties into cleared streets. There is an ordinance in place regulating this but it has never been fully enforced. In response to a comment from Roger Harlan, Mr. Erickson acknowledged that parked reduce productivity and efficiency, however, electronic signs have been very effective in notifying neighborhoods to remove cars from the street.

2. Golf update. Craig Sanchez introduced his staff. The course opened April 1 and operated into the first week in November, providing for an additional four weeks of play this season. Denise Carey explained that revenues were up 15% this season which doesn't include rent revenue from White Pine. Expenses and maintenance were down overall and total rounds increased by 14.1% which is significant. Ken Stenmark pointed out that the Park City Ladies League is the largest in the state and the Junior

League has grown significant; junior clinics sell out in days. Most of the staff is comprised of volunteers. He also relayed that the Ladies State Amateur Tournament was a huge success and the 18 Hole Ladies League raised about $52,000 for the Huntsman Cancer Foundation. Clint Dayley explained that capital improvements last year included landscaping the No. 1 Tee Box, installing 18 new stone tee signs, grading the majority of the sediment from the lake, constructing a tee box on No. 14, installing new cart paths, grading ski trails, and installing irrigation improvements. Next season a new tee box on No. 18 and refurbishing the rest rooms are contemplated. Mr. Dayley noted that as capital projects are completed, there will be more focus on course maintenance. Mr. Sanchez referred to the survey comments included in the meeting packet. He acknowledged that pace of play is a common issue and the Stage II drought regulations resulted in decreased maintenance in the roughs.

Jim Hier pointed out that there is no budget number identified in the report making it difficult to assess expenses and revenues and/or to evaluate performance. Craig Sanchez explained that staff will return this spring with a business plan for next season and all data will be included for Council's review. Candace Erickson complimented staff on their performance and asked if the level of volunteer play is appropriate, and Mr. Sanchez assured her that although comp play has increased it is reasonable. There was discussion about raising fees for non-resident players. Joe Kernan asked how eliminating grandfathered season passes would affect the budget and Mr. Sanchez reported that the course sold 49 passes last season, acknowledging that these players pay the least per round. However, the revenues from the sale of season passes are extremely helpful in April when there typically is not much income. On average, season passes bring in about $60,000 and provide core players with some sort of a discount. Joe Kernan suggested capping complimentary play at 10% and Mr. Sanchez agreed to explore this but explained that growth in comp play is reflected by the increase in volunteers, which is anticipated to decrease this season. Liza Simpson was pleased to see the high number of favorable customer service comments in the survey. In response to a question from Ms. Simpson, Clint Dayley spoke about the difficulties in recruiting maintenance crew members. Mr. Hier stated that his guests rave about the course. There was discussion about criticisms of the party-cart service which is operated by the Hotel Park City restaurant.

3. Scope of the 2008 Bonanza Drive reconstruction project and adoption of a 20 year corridor plan for Bonanza Drive. Eric DeHaan explained that the study has been completed by Lochner. Because of time restraints in work session, he recommended that the presentation be given at the regular meeting.

4. Snow Creek housing project. Architect Craig Elliott displayed a conceptual design which was a product of a charette on the project, containing 13 detached single family units. Phyllis Robinson explained that the purpose of today's discussion is to obtain Council direction on proceeding with the preliminary MPD application to be presented to the Planning Commission. This is the first step in the public process focusing on compliance with the General Plan. The underlying land ownership options are outlined in the staff report, specifically using a land trust or other mechanism to secure the land so that it remains under the ownership of the City. The buyer would be purchasing the improvement or the unit.

Mr. Elliott clarified that several multi-unit configurations were studied and the detached single family concept seemed to result in the best design for the site. He pointed out restrictions, specifically setbacks from the wetlands, and developable areas. There are three roads drawn to display several different access points.

Pete Gilwald explained that work was done to better design the turnaround and minimize pavement area for an improved streetscape. The access from the police station is probably the preferred option but all three have issues with crossing the wetlands. He pointed out an area that could be used for common open space. The site consists of about five acres, of which approximately 1.25 acres are developable because of setbacks. Craig Elliott explained that the footprint will be 800 square feet for a total of 1,600 square feet per unit and he presented the massing and views from adjacent properties. Mr. Gilwald pointed out that solar orientation is a consideration in the massing scheme. Craig Elliott added that the City could probably get one to two more units by constructing duplexes rather than single family. In response to a question from Dana Williams, Ms. Robinson described the product as a year-round residential family housing project. Ms. Erickson feared that 1,600 square feet is too small for a four person household and Mr. Elliott assured her that units will have three adequate bedrooms and he feels comfortable with the size but acknowledged the challenge in providing enough storage space in units.

Candace Erickson commented that she supports the land trust and home owner association concepts ensuring City control on the condition of the property. She asked if there will be an area available for yards and Craig Elliott felt this is appropriate and feasible. Jim Hier felt that maximizing the number of units may compromise the yard suggestion and is comfortable with the 13 unit single family configuration. The management of the property is important and should be well planned; he supports the City owning the land. Joe Kernan felt that providing different sizes, like four bedroom or one bedroom units, may be a good idea, but does not favor increasing density. Liza Simpson asked if there are downsides of using a land trust. Phyllis Robinson explained that they are used on a limited basis so buyers aren't very familiar with land trusts creating some hesitancy. They have been successfully financed throughout the country but more prevalent in the New England area. She noted that the Institute for Community Economics is available to provide the City with technical assistance if needed. The home owners association piece is designed for improvements and not really a part of the land trust. There was discussion about a third party holding a conservation easement on the wetlands which could be posed to the Institute.

Roger Harlan commented on the success of the Silver Meadows Affordable Housing Project and more stock is needed in the community. Downsizing is a current trend with the mortgage lending crisis and he felt this type of product may be very timely. He strongly preferred the 13 single family configuration as opposed to duplexes. Jim Hier stated that single family is his preference but he also believes that a mix as recommended by Joe Kernan, should also be explored. He is somewhat concerned about a third-party conservation easement as there are numerous approved MPDs with platted open space. He believed that regulating a two and a half acre conservation easement surrounded by residential property would be a challenge. The Mayor felt there should be some sort of a *check system* as wetlands are more unique than open space. Joe Kernan suggested meeting with local lenders. The Mayor invited the audience to comment.

Nancy Salomon, Saddle Condominiums, felt that providing yard space is important but asked if this space is allowed to encroach into the wetlands. Craig Elliott explained that the edge of the wetlands is not allowed to be disturbed in any fashion and must be left as open space. There is enough property to accommodate yards and Phyllis Robinson explained that the setback is 50 feet.

Howard Anderson, Saddle Condominiums, stated that he attended the charette in the morning and returned in the afternoon. It was amazing to watch the progress over the course of the day and the resulting design is a spectacular solution for housing on very little space. This is a great idea and didn’t feel the project will negatively impact adjacent condominium neighbors.

With no further comments, the public input session was closed. The Mayor stated that Council members feel comfortable moving ahead with the MPD.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JANUARY 10, 2008

SWEARING-IN CEREMONY: The Honorable Candace Erickson, Joe Kernan and Liza Simpson were sworn into office. The Oath of Office was administered by The Honorable Robert K. Hilder, Third District Presiding Judge. Park City Troop #72 served as the color guard.

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, January 10, 2008. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Eric DeHaan, City Engineer; Jonathan Weidenhamer, Project Manager; and Dave Gustafson, Project Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

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

Kudos on snow removal – Puggy Holmgren, 1209 Park Avenue, publicly complimented the snow removal crew who has done a fabulous job. She stated that anyone who has a complaint about snow removal, can call her at 649-9612. The street crews and bus drivers have her support. More people appreciate what the City does than what is realized by the City.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF DECEMBER 20, 2007

Roger Harlan, "I move to approve the work session notes and minutes of the meeting of December 20, 2007". Candace Erickson seconded and Liza Simpson abstained from voting. Motion approved.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Abstention

V CONSENT AGENDA *(Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not*

imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items")

Jim Hier, "I move approval of the Consent Agenda Items 1 and 2". Joe Kernan seconded. Motion unanimously carried.

1. Consideration of a Resolution establishing a regular meeting date, time, and location for meetings of the City Council of Park City, Utah for 2008 – See staff report.

2, Approval of Insurance Broker Service Agreement with Marsh USA Risk and Insurance Services, Inc., through January 1, 2011, for an annual fee of $10,000 – See staff report.

VI RESIGNATIONS AND APPOINTMENTS

1. Consideration of the appointment of Mayor Pro Tem and Alternate Mayor Pro Tem – Jim Hier, "I move we appoint Roger Harlan as Mayor Pro Tem and Candace Erickson as Alternate Mayor Pro Tem". Joe Kernan seconded. Motion unanimously carried.

2. Consideration of a the appointment of Joe Kernan and Jim Hier to the Employee Transfer and Discharge Appeals Board and Liza Simpson as the Alternate – Roger Harlan, "I so move". Candace Erickson seconded. Motion unanimously carried.

VII NEW BUSINESS *(New items with presentations and/or anticipated detailed discussions)*

1. Consideration of a Resolution adopting a 20 year corridor plan for Bonanza Drive, Park City, Utah – Eric DeHaan introduced Maria Vias with Fehr & Peers, and Laynee Jones and Brad Lucas with H W Lochner who are producing a conceptual study of Bonanza Drive and a 20 year corridor plan. This is driven by the need to build a water line no later than 2009 so that the water needs of the Empire Pass development is met. Construction impacts will be considerable and it may be desirable to include feasible street elements in tandem with the water line project. He referred to the Landmark Study and the success of the $15 million walkability bond as motivators to move toward encompassing other improvements in 2009. Council direction is requested in order to develop the scope of the 2009 project so that the design and environmental components are addressed. The Walkability Advisory Liaison Committee recommends that $1.5 million of the bond funds be dedicated to a tunnel under Bonanza Drive in conjunction with the 2009 project. He asked that the Council invite public input and continue the item to January 24, 2008 when further information can be provided, if requested.

Laynee Jones presented a PowerPoint presentation. She emphasized that Lochner took public involvement very seriously which is reflected in its recommendations. She described the outreach effort, including holding a public open house and forming a stakeholders committee. Lochner was hired to coordinate short-term improvements with the water line construction and to make recommendations associated with traffic flow, intersection operations, and bicycle and pedestrian safety on Bonanza Drive. In 2016, most of the intersections will fail and there is a need for improving the Rail-Trail crossing and addressing intersection operations and left turns, while maintaining business access and accommodating peak demands. A traffic signal at Bonanza Drive and Iron Horse, raised medians, east and south bound acceleration lane, no-left turn restrictions during peak times at Munchkin and White Pine Touring, five foot bicycle lanes, north bound school bus pull-out, trail connection to the south side of Deer Valley Drive directing people to a tunnel, six foot wide sidewalks, temporary speed feedback signs, designated right-turn lane on Iron Horse, and a longer left hand turn lane on Deer Valley Dive are suggested improvements for 2009.

Maria Vias explained that a tunnel is recommended so there is a more intuitive connection from the Poison Creek Trail to the Rail-Trail without interrupting traffic flow or creating conflicts between vehicles and pedestrians. At-grade connections are located at the intersection as well. Laynee Jones added that public comments on long-term improvements relate to a focus on pedestrian-friendly elements. Lochner is recommending the realignment of Munchkin Road and Prospector Drive which would greatly improve traffic flow. She understood the potential for redevelopment of the area and is unsure if this is consistent with plans and ownership issues; this is the most significant improvement slated for 2030. If sidewalks are added on Deer Valley Drive, sidewalks are recommended to be constructed on the southern half of Bonanza Drive. A wide range of alternatives were publicly debated at previous meetings.

In response to a question from Jim Hier, Ms. Jones stated that the mountable median will be 12” wide and 6” high and can be driven over by emergency vehicles. Eric DeHaan discussed the potential of the median interfering with removing or hauling snow and increasing maintenance costs. Laynee Jones explained for the benefit of Mr. Hier that the recommendation for a signal at Munchkin and Iron Horse is driven by traffic, not pedestrians, and it is recommended that the infrastructure be installed in 2009 and a warrant study explored to determine the timing for installation. Currently, there is a bigger demand for a light at Iron Horse and she urged members to consider redevelopment plans. Eric DeHaan clarified that the City intends to design the signal, install the conduit, and prepare the pole base area, but probably not install the mast arms and signal until it is warranted. There was discussion about maintaining a pedestrian crossing at the intersection even if a tunnel is pursued. The present flashing crossing would be eliminated.

Dana Williams brought up prohibiting semi-trucks on Bonanza Drive and Ms. Jones acknowledged public input on this issue. Trucks comprise 20% to 25% of the volume which is significant and can present safety problems. She admitted that regulation is an option and Eric DeHaan emphasized that there are not many circulation alternatives and moving truck traffic to Park Avenue should be carefully considered because it’s problematic. Staff will email the presentation to Council members. Liza Simpson relayed that the need for an at-grade crossing was discussed at length at the WALC meeting. Jim Hier asked if improvements can be made without acquiring additional right-of-way and Mr. DeHaan advised that there is an existing 66 foot wide right-of-way and these recommendations do not go beyond that area. The tunnel may require an easement. The Mayor asked if lighting was discussed and Ms. Jones indicated that Lochner is recommending that the City hire a landscape architect for the next phase and include a lighting plan. The Mayor invited public input.

Carol Potter, WALC and Trails Foundation, expressed her full support of a tunnel. She relayed that WALC unanimously approved the project concept.

Eric DeHaan stated that he received a letter from Tom Hurd who asked that it be read into the record. Mr. Hurd wrote that he does not think the proposed tunnel under Deer Valley Drive will provide safety for pedestrians. He felt the tunnel will seem like a detour because it is not a direct route, a 100 foot tunnel may not be inviting to pedestrians, and there may be conflicts with bicyclists. He continued that the Lochner engineer also recommends an at-grade crosswalk because pedestrians tend not to use tunnels. The plan falls short of the Landmark Study because it will not materially increase safety or serve a large number of users.

With no further comments from the audience, the public input session was closed. Candace Erickson, "<u>I move to continue this matter to January 24, 2008</u>". Jim Hier seconded. <u>Motion unanimously carried</u>.

2. <u>Consideration of the use of 21 additional parking spaces for construction staging in Swede Alley for the Park City Historical Society Museum expansion project from March 17, 2008 to October 31, 2008</u> – Jonathan Weidenhamer explained that the Council approved items relating to the museum expansion on October 11, 2007. One element was a construction memorandum of understanding which allows the use of ten City parking spaces for construction staging immediately adjacent to the property in Swede Alley. A request for the use of additional City land requires Council approval. He described the location of 21 spaces immediately south of the transit center or north of the shell space. The request addresses the expense of storing materials off site and transporting them to the site which the Project Manager, Ken Ament, estimates at $165,000. Mr. Weidenhamer stated that the majority of staff recommends that the Council deny the request as submitted but approve it from mid-April to October. Dave Gustafson, Project Manager, supports the use of the 21 parking spaces as requested on March 17.

Ken Ament explained that meeting the budget has been a challenge and staging was discussed early in the process, but the timing of using this lot was never tied down. After formulating a construction schedule, he decided that the lot was really needed in March. Jon Weidenhamer noted that this request was addressed at the HMBA meeting which was supported by members.

Mayor Williams emphasized that the Council has given its highest level of support to the Historical Society among all non-profits in town, and requesting additional parking seems unreasonable during the ski season. He stated that he has received complaints about dedicating parking to this project. The Mayor complained that contractors are parking along the fence in Swede Alley during the day for up to 10 to 12 hours a day and would prefer to wait until April. Roger Harlan spoke about the small staging areas allotted in New York City for the construction of skyscrapers and agreed with the Mayor's comments. Ken Ament expressed that they can continue with the project without the additional staging area, but it will be more expensive.

Candace Erickson believed that occupancy rates drop off after Presidents Week and expressed that she doesn't have an issue granting additional space. Jim Hier stated that he can support the request primarily because of the support of the HMBA but he would have preferred to see a space requirement time table not a cost estimate so that it is clearer how costs are projected. Jon Weidenhamer stated that he asked the Historical Society for a cost estimate. Liza Simpson stated that Easter was on April 8 last year and this year it falls on March 23, but pointed out that lodging numbers don't start to taper off until April. She suggested *splitting the difference* and arriving at a date somewhere in the middle. Joe Kernan felt that there is a value in reducing the project's costs and can support the March 17 request. The Mayor invited public input.

Mike Sweeney, HMBA, relayed that there was good discussion at the meeting and the Board felt strongly that the Museum is important to Main Street would like to expedite the project. It was felt that the loss of 21 spaces in Swede Alley would not have much of an impact.

Ken Ament felt that moving the date back to March 23 is not problematic. Jim Hier, "I move we approve the use of the parking spaces starting the Monday after Easter, which I believe is March 24, 2008". Liza Simpson seconded. Motion unanimously carried.

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present were Tom Bakaly, City Manager; and Mark Harrington, City Attorney, Tom Daley, Deputy City Attorney; Alison Butz, Environmental Specialist; Dave Gustafson, Project Manager and Jonathan Weidenhamer, Project Manager. Roger Harlan, "I move to close the meeting to discuss property and litigation". Joe Kernan seconded. Motion carried unanimously. The meeting opened at approximately

4:30 p.m. Liza Simpson, "I move to open the meeting". Joe Kernan seconded. Motion unanimously carried.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott

Janet M. Scott, City Recorder