



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

I ROLL CALL- Mayor Jack Thomas called the Special Joint meeting to order at 5:00 pm at the Marsac Municipal Building on Thursday, on February 5, 2014. Council members in attendance were Jack Thomas, Andy Beerman, Cindy Matsumoto, Dick Peek, and Tim Henney. Liza Simpson was excused. Planning Commission members in attendance were Chair Nann Worel, Adam Strachan, John Phillips, Preston Campbell, Stewart Gross, and Steve Joyce. Staff present was Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Thomas Eddington, Planning Director; John Boehm, Planner; Marci Heil, City Recorder

II General Plan Discussion

Mayor Thomas opened the discussion welcoming the public and explained the format of the meeting. Chair Worel thanked Mayor and Council for the invitation. Planning Director Eddington outlined the progress of staff and the General Plan document over the past two months. He stated that the Planning Commission has held two special meetings along with two open houses for public input. Eddington segued into document format stated that staff has created volume one of the General Plan that outlines the plan and the additional volume in which the appendices and trends are included.

Planner Campbell inquired if the two volumes together equaled the total plan that Commissioners reviewed. Eddington concurred, stating that nothing has been deleted.

They reviewed the Goals and Core values section.

Small Town Goals to include protecting undeveloped land, collaboration with neighboring communities, utilizing public transit, biking and walking.

Goal 1-Park City will protect undeveloped lands etc.

Council member Henney inquired how the goals were developed. Eddington stated that over the past two years staff and Council have engaged with the community on the values they are looking towards. It was a direct follow up to the Council visioning session attempting to align City goals.

Goal 2- Collaboration toward preservation and transportation.

Mayor Thomas was concerned the goal focused on collaboration instead of preservation of place.

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Council member Matsumoto felt this goal lead to nodal development and keeping the green space.

City Manager Foster stated that she felt goal one was what Park City would do and goal two would be what we do with others.

Commissioner Joyce pointed out that these goals were agreed upon a long time ago and would caution against wordsmithing.

Chair Worel inquired about goal 3- Public transit, biking, walking.

Commissioner Campbell stated that he would like to see an implementation to add the word encourage.

Council member Beerman would like to see it be a primary percentage.

Commissioner Phillips inquired if it was a lofty goal to state it would be a primary mode.

Council member Matsumoto stated that the City has been working with the surrounding communities on solving transit issues.

Discussions continued to revolve around if they wanted to focus on local only in the first section of goals.

Council member Henney suggested to state “alternate modes of transportation” and use those three called out as examples.

Chair Worel requested a vote to decide if they wanted to keep it local or regional.

Mayor Thomas stated that he feels it should stay local to keep the small town feel. There is a difference in how they get to Park City versus how they move around Park City.

Council member Beerman stated that he feels this addresses the congestion, traffic, pollution etc and feels that this is the only section to address it in.

Eddington stated the strategy section supports all the ideas that have been expressed.

Natural Settings Goal- Open Space, Environmental Mitigation and Climate Adaptation.

Goal 4-Open Space

Mayor Thomas stated he has a notion of creating a thread through the community to become a connected community.

Goal 5- Environmental Mitigation

Mayor Thomas stated he would like to beef up the language and reduce the carbon footprint and include design options and give back to the community in the terms of energy.

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Eddington stated that there are 22 strategies included in the volume 2 to work towards aiming higher.

Council member Beerman suggested stating that Park City is a leader and can gain more than 15%.

Both bodies agreed on the wording "at least".

Goal 6- Climate Adaptation-Both bodies agreed upon the proposed language.

Sense of Community- Lifelong housing, Workforce Housing, Parks & Recreation, World-class recreation, support continued success of tourism, diversity of jobs, Arts & Culture, Living within the limits

Goal 7- Lifelong housing of creating a diversity of housing.

Chair Worel inquired about assisted living and nursing homes.

Both bodies agreed that those should be discussed in the strategy section.

Commissioner Strachan stated that he has seen this goal misconstrued when a developer comes in with a plan for condos and single family homes and claims that is diversity of housing. Feels it needs to tackle the diversity of opportunity and look at economic and cultural diversities.

Commissioner Joyce stated that it is not a diversity of product rather than a diversity of buyers

Council member Henney inquired if we should add all socio-economics needs into the strategies.

Continued to discuss the diversity of the socio-economics as it relates to the housing aspect.

Goal 8-Workforce housing

Requested the addition of "middle income housing".

Chair Worel stated that she felt we needed to add in associated services to accompany the housing to make it able for people to live in the community. ie. Child care, transit etc.

Goal 9- Parks and Recreation- Both bodies agreed upon proposed language.

Goal 10-World-Class Recreation

Council member Matsumoto stated that she knows there are concerns with the community being over booked and feels that we can bring real money to town while preserving the local community.

Eddington stated that is outlined in the objectives section.

Council member Henney suggested adding without compromising the sense of community.

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Chair Worel stated that there is a difference between an event and an attraction and would like to see consistency within the goals and strategies.

Goal 11- Support success of tourism-

Commissioner Campbell suggested adding in multi seasonal

Goal 12- Foster diversity of jobs- both bodies agreed upon the proposed language.

Goal 13- Arts and Culture- both bodies agreed upon the proposed language.

Goal 14- Living within the Limits-both bodies agreed upon the proposed language.

Historic Character to include preserving the historic fabric and maintaining Main Street.

Goal 15- Historic Fabric-both bodies agreed upon the proposed language.

Goal 16- Maintaining Main Street-

Eddington stated that staff was looking at the wording differential from residents and visitors

The Council and Commission discussed options of a consistent name for Main Street- Historic Park City or Historic downtown, Main Street district. They agreed upon Main Street District.

Staff went through the written comments that were received during a group open house. They ranged from water conservation to keeping chain stores off Main Street.

Mayor Thomas stated that he felt they should open this discussion to public input and then bring the Planning Commission back to the regularly scheduled council meeting to keep discussing the other issues.

Public Input:

Mary Wintzer thanked both bodies for this opportunity. Commented on Cindy's comment on minimizing the traffic flowing into town. She also liked the comment regarding the quality of events and not the quantity of events. Concerned with the Main street verbiage affecting the resident who live on Main Street. Spoke to the water issue concerned with the possibility of a drought could make the stance that the city would not encourage growth

Hal Pruitt- 3853 Star Lane- stated he felt they were right on the cusp of a great document. Spoke to a road in his neighborhood that is unpaved and is an emergency fire access and would like to have it noted that this is not a through road. His principle concern is open space area in the Morning Star/Rising Star area that is a large migration property with moose, deer, fox, etc. His second point is the transportation between neighborhoods and feels the density will create traffic and short cuts.

Melissa Band- Prospector resident- stated her first issue is with traffic from the airport and feels that those who drive from the airport are going to drive all over town. Secondly she feels that the City needs to focus attractions on the teenager population such as a recreation center.

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Joe Scott- said ditto to Mary's comments for bringing the groups together. She has trouble with one word on pg 70 7.2 the word "each" and would like to see it say within Park City neighborhoods not "all" the neighborhoods. She really welcomed Chair Worel's comment regarding an assisted living facility, that it could be anyone of all ages that would need that type of care and urged Council to remember that in the diversity discussion.

Ruth Meister 305 Woodside Ave- commented on comments made- small town goal 3, she stated that she felt that it should be a newly developed habit to drive less and that it would make the other goals easier to achieve. Goal 16- feels the main street district would work well. Spoke to the language on the separation of the visitors vs. resident comments

Doug Clyde- stated that he is a planner and commissioner in the county. Is struck by the higher archy diagram and is concerned with the public's perception of the diagram and the document. Feels that effort needs to be put in an explanation of how the General Plan is used compared to the Land Management Code document. The public needs help in understanding the concept.

Mary Demkowitz- commented about the idling comment and stated the cross walks are dangerous during events. She feels the opening statement that says we are very fortunate to live in Park City gives off an attitude of being better and will hurt us as a community and hurt us with the surrounding areas. She hears lots of negative comments about Park City in the County.

Mayor Thomas stated that the discussion will continue on February 13th with both boards.

Eddington had the Council, Commission and Public do an exercise regarding affordable housing in the areas of Park City.

III ADJOURNMENT

With no further business the meeting was adjourned.

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

Prepared by Marci S. Heil, City Recorder


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