

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
June 25, 2015**

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**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
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HISTORIC PRESERVATION BOARD INTERVIEWS

Historic Preservation Board Interviews

CLOSED SESSION

To discuss Property and Personnel

WORK SESSION

Council Questions and Comments and Manager's Report: Construction Update, Rain Barrel Update, Bonanza Park-Form Based Code Update

Council member Peek attended Planning Commission last night. Attended the What's Next Park City at the Police Station, which was great; heard some good comments from the public.

Council member Matsumoto is interested to hear what was said at What's Next Park City as she had to miss due to a family matter; is looking forward to attending the next What's Next discussion which will be this Saturday at 9:00 at the Police Station. She did a walk-through Sunday with the Silly Market advisory group and reports there was great attendance and that they followed the guidelines of jewelry and snacks.

Council member Henney states he is hearing a lot of discussion framed around our What's Next Park City forum discussions, which he is happy to hear. There were 12 people at his forum on Tuesday. Feels we should look to impact other groups/associations as a future goal for these discussions.

Council member Beerman attended ULCT's legislative policy meeting Monday where they gave an update on what's coming in the next legislative session. Attended the CoSac meeting Tuesday morning. Reports Mountain Accord talks continue; they have reached the point where they're finalizing wording and will be having a final vote on July 13. Reports the growth discussions were great and he had about 30 people at his discussion at the library. He suggests we frame questions as choices for the public in the future to better shape future discussions. States he received an invite to go to Washington for a discussion on Mountain Accord and will miss the July 9th Council meeting. Council members voted to send him to DC to attend the Mountain Accord discussion.

Council member Simpson attended the legislative policy meeting with Dias and Beerman, where the highlight of the day was Speaker Hughes' talk. Library growth meeting, there was a request for a grocery store on Main Street.

Mayor Jack Thomas attended the Snyderville Basin Sewer District meeting where they discussed the transportation sales tax issue and all the Summit County mayors weighed in. Attended the What's Next discussion and thanks Rhoda Stauffer, Sustainability, for talking excellent notes.

Jason Christensen, Water, and Nick Scow, Utah Rivers Council, updated Council on the rain barrel program. Council member Simpson says she feels this is an excellent program and asked Scow how many barrels they

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have sold. Scow says their first program on May 9 in Murray and SLC County sold out in a matter of hours. A total of over 1000 subsidized barrels sold in four hours. Council member Henney asked if the barrel tops are sealed. Scow states the lid is concave with a mosquito-proof screen. Henney asks if Scow intends to talk with the Summit County Mosquito Abatement district, to which Scow says they plan to in order to ensure all the proper information is distributed. Scow states they have also included a link on their pre-order website to educate people. Scow says they're having trouble keeping up with demand. Council member Matsumoto asks if the barrels hook to the rain gutters. Scow says they are designed for the standard rain gutter downspout. Council member Beerman asks how Scow recommends the collected water be used. Scow says the barrels come with instructions that clearly state the water is for use outdoor use only. Council member Matsumoto asked if the water is OK if it comes off a cedar roof, to which Scow states that those type of shingles are OK and the water is also OK to use on gardens. Council member Henney asks if they have considered using the barrels at municipal facilities. Christensen says they will look in to that.

Transportation Planning Update and Presentation by UDOT Signal Engineer

Alfred Knotts, Transportation Planning Manager, updated Council on transportation planning and related planning studies under development. He discussed transportation's current focuses in context to the 2011 Park City Transportation and Traffic Master Plan by explaining the different agencies and layers of government who impact transportation decisions and issues. The 2011 Master Plan provides the guidance on transportation related policies, projects, and programs outlined in the three "themes" within the plan. Knotts further provided an overview of the transportation decision making process that places an emphasis on policy, infrastructure, and constituents. Within the "infrastructure" component, Knotts clarifies ITS refers to Intelligent Transportation Systems and provided examples of changeable message signs, traffic cameras, and adaptive signal timing. He states the last update was done in 2011. To address our existing and future transportation related issues, staff is undertaking the development of a Short Range Transit Development Plan which will look to improve efficiencies and routes to increase ridership, evaluate existing services, and provide prioritized recommendations with 1-7 years for future service. RFP has closed and the contract will be awarded next month with a completion date of January 2016. The plan is being managed by Public Works. Knotts discusses the Transportation Demand Management Plan objectives which include: conducting origin and destination study, identifying who is using the system and who can we get to use the system better, engaging the public in solutions, developing strategies and implementing TDM measures to make more effective use of the existing system. Contract for this study was awarded this past May and is scheduled to be completed in January 2016.

Regarding the Parking Siting and Transportation Plan for Bonanza Park and Lower Park Avenue, the study will look to provide non-automotive transportation links and will explore various transit modes to determine the most attractive and effective mode to serve city needs short and long term. Contract was awarded April 2015 and is scheduled for completion in December 2015.

Regarding the SR-248 corridor plan, objectives will be to update 2009 assumptions and future projections, identify preferred alternatives, develop comprehensive long-term solution, provide priority to transit/HOV's and utilization for Richardson Flat Park and Ride, and to meet 2019 construction schedule STIP programming. Contract for the study was awarded to Fehr and Peers March 2015 with a completion date of August 2015.

Regarding other efforts, they are analyzing weather responsive refinement solutions; intelligent transportation systems such as Sydney Coordinated Adaptive Traffic Signal (SCATS), automated traffic counters, traffic cameras, etc; ongoing monitoring for Main Street circulation; working with transportation management associations, both public and private; transit improvements and services such as SLC/PC connect and Kimball Transit Facility.

Council member Simpson asked about the status of the Kimball facility. Knotts states they are still on schedule for completion of spring 2016. Council member Simpson states the U of U is working on including Park City as a destination with their employee/student package for the SLC/PC connect, to which Knotts states he will look in to. Council member Beerman asks if they settled on a final location for the Kimball Transit

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Facility, to which Knotts reports it's still going in behind the Richins Building. Mayor Thomas asked if the presentation could be posted on the website; Knotts said he would post.

Jamie Mackey, P.E., UDOT Statewide Signal Engineer, gave a presentation on the SCATS system. McKay explained their traffic operations center in Salt Lake and all the data that is handled and processed there. She spoke to different types of traffic signals detection and traffic signal timing mechanisms. She also explained the SCATS system, stating Park City's SCAT system operates differently than anywhere else because of the city's unpredictable traffic patterns.

Main Street Balcony Enclosure Program Proposal

Anya Grahn, Planning, and Kurt Simister, Building, spoke to the winter balcony enclosures on Main Street that would run from Nov 1st to April 30th. Grahn states only three building on Main Street currently qualify to have balconies, and in general we are likely to see balconies only on non-historic buildings. Grahn discussed design guidelines issues such as enclosures distracting from the historic western appearance, accelerating breakdown of the buildings due to enclosures being put up and down, break-up of existing street walls, glare from the sun, etc. Council member Henney asked about transparency concerns of the tents and canvases. Council member Beerman asked about the recommendation from the Historic Preservation Board on the issue. Grahn states the only concern from HPB was damage to historic buildings; they are supportive of allowing them on new buildings only. Council member Simpson asked Mark Harrington about making changes to the Land Management Code regarding the dining decks. Harrington explains the LMC will have to be amended regardless, but implementation changes can be drafted according to Council's desires. Council member Henney asked Grahn if the balconies would compromise the structural integrity of older buildings. Grahn states older buildings may not meet structural codes and could therefore be damaged; she further stated the goal of the restriction is to protect those buildings that are not up to code.

Mayor Thomas opened the public hearing.

Cheryl Watson states she is in favor of the balconies.

Ruth Meitsma (sic) states the Building department originally said there would be a negative environmental impact by the balconies but there was no discussion about it, so she researched the topic and found the energy usage for these structures is massive, hard to control and can upset energy efficiency. She states the heat loss is high for these semi-permanent structures. She referenced a recent study that listed Park City as one of the worst-polluting mountain towns and says she is concerned that we have a long way to go in reducing greenhouse gas emissions and our carbon footprint. She feels these balconies move us in the wrong direction in our aim for the Georgetown Prize. Lastly, she stated concern that if these balconies are allowed on Main Street will they eventually be allowed in town as well.

Michael, Fryuegel (sic) states the power needed to keep the tents heated is very high and probably very costly, but feels what the River Horse is trying to do is a great use of the patio to accommodate winter visitors. States Seth Adam is taking measures to make the structure as aesthetically pleasing as possible and he is in favor of having the balconies.

Becca Gerber, speaking for the HPCA, is in support of the balconies, especially since it only impacts three buildings.

Mike Sweeney states he supports this trial concept to see if it will work. Regarding greenhouse emissions, he feels we can make it work as the city of Toronto, which is farther north than Park City, has many of these features and reports success with them. Regarding attachment to historic buildings, Sweeney says the technology is there to construct these features without causing damage. Feels the three-year trial period is a sufficient amount of time and that this program will give us another tool to help businesses on Main Street be successful.

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Mayor Thomas closed the public hearing.

Council member Peek agrees with Staff's concerns and wants to be clear that these balconies are not appropriate for historic structures; also, he doesn't believe the enclosures can meet heating requirements. Council member Matsumoto asks Seth Adams of River Horse if all the factors under the international building codes have been worked out. Adams states he feels they can meet all the requirements. Council member Matsumoto is comfortable going forward with the pilot program if all requirements are met but not on historic buildings. Simister states a plan has not yet been submitted by River Horse for them to analyze to see if all the requirements have been met. Council member Henney asks Adams if they have done any analyses on heating the tents. Adams says they have not. Simister states the tents would have to be studied to see what is required and that it all depends on duration of use. Henney pointed out that commercial property energy usage does not count towards the Georgetown Energy Prize. Council member Beerman agrees with the HPB in that these should not be on historic buildings but is OK with them being on newer buildings. Regarding energy usage, these structures are minor users compared to other buildings on Main Street and that if this is done right it can be a successful advantage for businesses. Feels we don't need to charge businesses fees for use of private balconies over the right of way.

Council member Simpson agrees these structures don't belong on historic buildings but we should try the three-year pilot program.

Mayor Thomas states the River Horse rendering obscures the view of the adjacent buildings and asks if it can be built without the obstruction, to which Adams states they will make them with as less an impact as possible. Mayor Thomas feels these structures impact the visual impact, diminish the historic value of Main Street and surrounding buildings. Feels glass and tents do not hold energy, are absurd to heat and that these balconies are totally inconsistent with our goals of being environmentally conservative. Thomas asks if Council is supportive of narrowing the facade so as not to obstruct the street view. Council member Simpson states the renderings are not necessarily accurate and she is not concerned about it. Council member Peek supports the narrowing. Council members Matsumoto and Henney agree with Simpson and are OK with the facade the way it is. Council member Beerman states the mayor's suggestions are valid and asks Adams to take them into consideration for their final design.

Victim Advocacy Program Update

Malena Stevens came before Council to update them on the Victim Advocacy Program since it is the end of the fiscal year and as a requirement stipulated in their Victims of Crime Act grant. Stevens spoke to her Staff report, in which she included specific numbers of how many incidents they had and how many victims they served. The report also includes services provided such as filing protective orders and going with victims to court. Stevens states the program is still seeking Spanish-speaking translators. She has looked to other agencies and reports they have the same problem retaining Spanish-speaking help. Council member Simpson asked why all assault victims were not serviced. Stevens explained the reasons are varied such as not having appropriate contact information or victims refusing help. Council member Matsumoto asked if the program coordinates with other agencies, such as the Peace House, to share resources so that services are not duplicated. Stevens says they do work closely with Peace House to make sure there is no duplication.

REGULAR MEETING

- I. **ROLL CALL** – Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6:20 p.m. at the Marsac Municipal Building on Thursday, June 25, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Karen Anderson, Deputy City Recorder; Hugh Daniels, Emergency Manager; Blake Fonnesebeck, Public Works Manager; Darren Davis, Transit; Francisco

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Astorga, Senior Planning Advisor; Christy Alexander and Kristen Whetstone, Planning.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Mayor Jack Thomas will recuse himself from the Stein Erickson residences discussion due to business relationships. Council member Peek will take over as mayor pro-tem for that discussion.

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

No comments were heard.

IV. CONSIDERATION OF MINUTES

Consideration of Minutes for the June 4, 2015 City Council Meeting.

Council member Simpson had a correction to packet page 96, page 5 of minutes: Council was unanimous in a no for NEPA and majority in favor of an economic study.

Council member Beerman had a correction in the same paragraph where it states, "Council member Beerman suggests a NEPA study would be beneficial." He was actually referring to the Economic and community impact study. He asks that it read, "Council member Beerman suggests that a high-level study considering the economic and community impacts of a connection could offer us useful data and informed future decision makers."

Council member Peek had a correction to page 99. Council member Henney recused himself so the voting was 4-0; Henney recused.

**Council member Simpson moved to approve the minutes
from June 4, 2015 with noted corrections
Council member Peek seconded
Approved unanimously**

V. CONSENT AGENDA

1. Consideration Authorizing the City Manager to Sign the Service Provider/Professional Services Agreement in a Form Approved by the City Attorney with Nelson Nygaard for Consulting Services to Develop a Parking Strategic Management Plan in an amount Not to Exceed \$141,715.

2. Consider Authorizing the City Manager to Enter into an Agreement with Avail Technologies in the Amount of \$587,325 to Provide Ongoing Maintenance and Support for the Transit Department's Intelligent Transportations System (ITS) for the Next Three Years and Implement Necessary Functionality Upgrades (Including Digital Real-Time Signs at Bus Shelters) to Hardware and Software Systems.

Council member Simpson asked for clarification from Blake Foncesbeck and Darren Davis, public works, regarding the interior touch displays that are a part of the Avail Technologies intelligent transport system. Davis states the displays are similar to iPads in how they work and give real-time information for passengers regarding bus routes, etc.

3. Consideration Authorizing the City Manager to Proceed with Phase I of the 1450-1460 Park Avenue Affordable Housing Project and Execute a Special Service Contract for Phase I in a Form Approved by the City Attorney's Office with Caddis PC in an Amount Not to Exceed Eighteen Thousand Dollars (\$18,000).

4. Council Consideration to Authorize the City Manager to Enter into a Service Provider Agreement with the Vitcus Advisors LLC, for Conceptual Designs and Cost Estimates on a

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Potential Expansion to the Park City Ice Arena in an Amount, Not to Exceed Thirty Thousand Dollars (\$30,000), in a Form Approved by the City Attorney.

5. Consideration Authorizing the City Manager to Enter into a Construction Contract in the Amount of \$102,302 with North Ridge Construction for the Installation of Shade Structures at Creekside Park and Park City Sports Complex (PCSC) in a Form Approved by the City Attorney.

**Council member Beerman moved to approve the consent agenda
Council member Simpson seconded
Approved unanimously**

VI. OLD BUSINESS

1. Consideration of the 205 Main Street Plat Condominium Record of Survey Pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

Francisco Astorga, senior planning advisor, along with Jack Johnson, engineer, and Todd Cusack, representative from the LLC that owns the property, spoke to the current status of 205 Main Street. Astorga states this item was reviewed by Council May 28th where a motion was made to continue to a date uncertain in order to clarify the egress door on the north side of the property. This is a six-unit residential condominium project with a parking garage on the level adjacent to Main Street. Astorga reports they received clarification from the applicant regarding the egress door and it has been removed from the plat as it was a drafting error. Astorga reports the applicant would like to pursue access around the rear of the property in the future, but there is no request for this currently; therefore, no action will be taken at this time. Astorga states this does not need to be shown on the plat. They re-noticed the property and sent letters to property owners within 300 feet, and emails to those who made public comment on May 28th letting them know about tonight's public hearing.

Johnson states they're just trying to get this plat approved since it was originally approved in 2012; he clarifies neither he nor Cusack were involved back then and at this point they're just trying to get the condos finished.

Mayor Thomas opened the public hearing. No comments were heard. Mayor Thomas states they did receive some letters on the subject. Astorga states letters from Eric Nelsen were received but not in time to include in the packet. Council member Simpson clarifies they shouldn't consider anything that came after publication of the meeting packet.

Mayor Thomas closed the public hearing.

Mark Harrington spoke to background information from the Planning Commission, saying they initiated some ordinance changes and that it would be helpful for Council to read the original staff report from the original planning meeting as it clarifies vertical zoning use intent. He explains intent was aimed at stopping non-vibrant uses on Main Street and not necessarily to create a mandatory element of storefronts on every building. Harrington further explains there can be disagreement with the planning director's original decision, but that doesn't make it illegal, invalid or catastrophic. Council member Simpson states this is important to remember since it has been implied that mistakes were made on approval of this property, but that's not the case.

Council member Beerman states there is disappointment with how this turned out but that we should move forward with approving this decision, stating it reminds him of the saying "what do you do with something that meets the guidelines but that doesn't meet with people's approval."

**Council member Simpson moved to approve consideration of the 205 Main Street Plat Condominium Record of survey pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the city attorney
Council member Peek seconded
Approved unanimously**

VII. NEW BUSINESS

1. 2015 Wildfire Season and Possible Ordinance Prohibiting Open Fires and Restricting the Use of Fireworks

Hugh Daniels and Kurt Simister, deputy fire marshal, spoke to the wildfire season and possibility of adopting a fire restriction ordinance. Daniels states since last week they haven't seen much change in the weather, but that fuels have continued to dry with the heat. He states forecasts show the high will continue through the next week, no storms are predicted and temperatures look to be higher than normal. Daniels states he and his team are required to make an educated guess and evaluate conditions, and they unanimously find current conditions to be hazardous; however, there is some disagreement as to the level of risk to Park City this year. Staff feels risks are high enough to move forward with a restriction, but Chief Hewitt does not. Chief Carpenter feels we should not take an unnecessary risk in allowing fireworks. Simister states the best time to do tests are during the heat of the day, between 3 - 6 pm, and that his tests show rapid burning and feels it's time to do a ban. Daniels says Staff recommends Council pass the ordinance.

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

Council member Simpson feels if there are hazardous conditions, we should do all we can to prevent risks. Council member Henney agrees with Simpson and that we should take steps to protect the built environment. Council member Matsumoto agrees that fuels have continued to dry out over the past week and that it is unsettling to know fires could be started. Mayor Thomas states the consequences of fire would be devastating despite the likelihood and we should take steps to prevent them.

**Council member Matsumoto moved to approve a possible ordinance prohibiting open fires and restricting the use of fireworks as amended with the effective date of June 25th, 2015
Council member Simpson seconded
Approved unanimously**

2. Consideration of a Lease Agreement on City Property for Outdoor Dining by Fletcher's Restaurant Located at 562 Main Street.

Francisco Astorga and Steve Demirist, owner of Fletcher's, spoke to the outdoor dining conditional use permit for public property on 562 Main Street. Astorga states the area is 231 square feet towards the rear of the property. He mentions there is sufficient space for the bike rack and walkway which Sustainability wishes to implement. After studying comparables, the recommended rent came in at \$45 per square foot, \$866/mo. This lease would be a successive rent schedule due to Main Street improvements and other impacts. So this year the City would only charge 60% of the total annual rent, the next year 70%, and so on.

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Demirist states this would be an alternative to a dining deck and can fit six tables in the back area of his restaurant. He explains this move for him would not be a great financial gain, but is more of a move to draw attention to Swede Alley.

Mayor Thomas opened the public hearing. Mike Sweeney states he doesn't understand the proposed price per square foot based on what he and others charge for open space. Feels more analysis should be done to compare apples to apples and not apples to oranges.

Council member Beerman agrees with Sweeney and feels the numbers are high for outside space. He explains these base numbers are high in that figures are usually based on a year-round schedule that includes busy periods such as Sundance. Council member Matsumoto is in favor of having the tables and agrees the \$45 per square foot price is high, is in favor of looking at a lower base price. She doesn't feel this space is comparable to dining decks and doesn't agree with a graduated fee schedule. She also states she doesn't know how there would be enough room for bike racks, tables and a walkway. Council member Henney says the dining deck number in the packet provides a good baseline figure, and with an amortized capital improvement amount factored in, reflecting the improvement by the city on Fletcher's behalf, that would be a solid figure to use. Council member Peek agrees with Henney's capital improvement assessment; he also questions the stairway he sees in the picture that goes to the adjacent building that looks to be blocking the Swede Alley right of way. Council member Simpson states the dining decks are required to serve lunch seven days a week, which is not what Fletcher's has in mind, and therefore she feels this situation is not comparable to dining decks. She feels a fair price is more along the lines of \$30 per square foot and that Council should come up with a fairer amount. Council member Henney feels there are similarities to the dining deck argument here in that it provides vibrancy and is not sure how Council would arrive at a fair price but that we need a simple fix.

Astorga states his guesstimate is \$1700 per season based on a 10-year life span for dining decks. Mayor Thomas suggests a price of around \$25 to \$30 per square foot. Council member Beerman suggests \$30, to which Council member Matsumoto agrees. Council member Peek agrees with that price and suggests Staff review it after 12 months. Demirist asks that the required numbers on the insurance be adjusted from \$2 million per occurrence and \$3 million per aggregate to \$1 million per incident and \$2 aggregate, to which Astorga says Staff is OK with lowering.

**Council member Simpson moved to approve consideration of a lease agreement on city property for outdoor dining by Fletcher's Restaurant located at 562 Main Street with direction to Staff to set the rental rate similar to the dining decks of \$1235 per season adding \$1000 towards capital cost, determining a square footage price, lowering the insurance requirements as agreed upon by Staff, and having Staff review at the end of 12 months
Council member Henney seconded
Approved unanimously**

3. Consideration of the Stein Eriksen Residences Condominium Plat Amending North Silver Lake Condominium Plat Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney.

Mayor Thomas recused himself due to architectural involvement. Council member Peek acted as mayor pro-tem.

Francisco Astorga and Tom Bennett, property owner representative, spoke to the plat, saying it replaces the North Silver Lake condominium plat which was approved May, 2014. Astorga states this is in response to market trends and buyer requests as well as specific configuration of units.

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The original MPD didn't specify maximum number of unit equivalents or maximum square footages. Staff finds that everything is in line in keeping with the original intent as far as the number of units staying at 54 as well as the massings and heights.

Council member Simpson asks Bennett if he contacted both appellants to receive confirmation that there are no issues. Bennett states yes he did and Astorga verifies there are no outstanding issues. Council member Beerman asks for clarification that they are asking to exchange one single family unit for a duplex, to which Astorga says yes. Council member Matsumoto states if Bennett has contacted the appellants and Astorga verifies there are no issues, then she is comfortable with the changes.

Mayor pro-tem Peek opened the public hearing. No comments were made. Mayor pro-tem Peek closed the public hearing.

**Council member Simpson moved to approve consideration of the Stein Eriksen Residences Condominium Plat amending North Silver Lake Condominium Plat pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the city attorney
Council member Matsumoto seconded
Approved unanimously**

4. LMC Amendments Chapter 6 Master Planned Developments

Kristen Whetstone, planning, spoke to the land management code amendments to chapter 6 of the Land Management Code to allow MPD process to be used for development proposals in the BoPA area. Whetstone states the proposed amendments allow projects with less than 20,000 square feet to utilize the MPD process in the GC and LI zones. The existing code requires the MPD process in GC and LI for projects with 10 or more lots or 10 UE (20,000 square feet) or more, but does not allow the MPD process for smaller projects. This would also allow better overall design and would provide for affordable housing. She states the Planning Commission suggested bringing back questions of whether this should be allowed in other zones or whether there are other types of uses to be required at another time when they look over the entire chapter, but that they forwarded a positive recommendation to Council. Council member Simpson asks why we're not allowing the process in the HRL, HR1, HR2, HRC and HCV. Whetstone states there were concerns about flexibility on height requirements in a historic zone. Harrington explained the height flexibility came in to play originally in working with large developments with shared parking in order to help save historic structures, and that overall it's an enabling statute for better planning on large developments.

Mayor Thomas opened the public hearing.

Hank Lewis states he agrees with Whetstone and the Planning Commission, asking why shouldn't we allow smaller MPDs in smaller zones to allow for a better outcome? Mayor Thomas closed the public hearing.

Brian Markedon states he is in approval of this approach, but it feels like an abandonment of the form based code, which he was in favor of but has seen it lose steam since Thomas Eddington left the Planning Department. Markedon hopes it can be revived since he felt it was a progressive, prescriptive opportunity that is being replaced with a cumbersome approval process.

Mayor Thomas closed the public hearing.

**Council member Simpson moved to approve LMC amendments to
Chapter 6 master planned developments
Council member Beerman seconded
Approved unanimously**

5. Consider Holding a Public Hearing Regarding Various Land Management Code Amendment Updates and Continuing to July 16, 2015.

Public hearing – continued to July 16th, 2015

**Council member Beerman moved to continue to July 16th consideration to hold
a public hearing regarding various LMC amendment updates
Council member Simpson seconded
Approved unanimously**

6. Consideration of an Ordinance Approving Amendments to the Land Management Code Revising Chapter 2.24: Transfer of Development Rights (TDRs)

Mayor Thomas opened the public hearing.

Mike Sweeney spoke to his concerns regarding the density in the Bonanza Park area. He says with the amount of density there already, it can't be built out and we might want to move some of the density to another location.

Mayor Thomas closed the public hearing.

**Council member Peek moved to approve consideration of an ordinance
approving amendments to the land management code revising
chapter 2.24: transfer of development rights to a date uncertain
Council member Simpson seconded
Approved unanimously**

VIII. Recreation Advisory Board Interviews

IX. ADJOURNMENT

**Council member Simpson moved to adjourn
Council member Beerman seconded
Approved unanimously**

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 3:00 pm. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were; Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager, Anya Grahn, Hannah Turpin, Kayla Sintz and Heinrich Dieters. **Council member Peek moved to close the meeting to discuss Property and Personnel. Council member Henney seconded. Motion carried.**

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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 Karen Anderson, Deputy City Recorder