



**PARK CITY COUNCIL SPECIAL MEETING MINUTES
SUMMIT COUNTY, UTAH,
January 13, 2015**

City Council is meeting at City Hall to begin the Walking Tour of Bonanza Park Neighborhood.

I. ROLL CALL- Mayor Jack Thomas called the special meeting of the City Council to order at approximately 5:30 p.m. at the Marsac Municipal Building on Tuesday, January 13, 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; Marci Heil, City Recorder; Thomas Eddington, Planning Director

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications or disclosures from Council or Staff.

III. NEW BUSINESS

1. Bonanza Park Area Plan Policy & Draft Form-Based Code as an Implementation Tool

Thomas Eddington, Planning Director, discussed the history of Bonanza Park. Discussed public outreach efforts including concerns, issues, and questions followed up by next steps.

Eddington stated that the Bonanza Park plan began in 2010 with staff looking at proactive redevelopment. Staff began looking at Form Based code to address connectivity, affordable housing, affordable commercial and private/partnership possible incentives. Eddington stated in 2011 staff utilized the "give/get" philosophy. Sid Ostergaard, consultant, showed a 3D model of the current Bonanza Park area and then showed the area with the full build-out using Form Base code. Discussed the current frontage protection along 248, Park Ave and the possibility of frontage protection along Bonanza which currently has a 20 foot setback. Mayor Thomas inquired how many roads would dissect property. Eddington stated that the roads would be voluntary only if the business wanted to utilize the incentive for the City to put in the infrastructure. Discussed the current percent of open space and the proposed open space area with the form based code. Beerman inquired what the three-story build out would be. Currently 5.2 million square feet on the ground. With no new roads it would be around 5.6 million square feet. Mayor Thomas commented on the current view corridor. Ostergaard moved to the 3D sketch model of potential of current zoning options as well as showing the potential with form based code. Council member Matsumoto pointed out that the view Ostergaard showed of the form based code looked more dense than the current code model. Council was distracted with

**PARK CITY COUNCIL SPECIAL MEETING MINUTES
SUMMIT COUNTY, UTAH,
January 13, 2015**

Page | 2

the non-apples to apples comparison. Ostergaard was able to show the apples to apples of the full build out for both current code and form-based code. Eddington discussed the feel of the current code options as well as the form based code stating that under the current zoning it would feel more open and catering to vehicles. Under form based code it would have a better ambience and cater to walk/bike traffic. Council inquired about the current settings of Main Street. Council member Henney inquired why we could not incentivize underground parking in the current zone. Eddington stated that it is the “give/get” aspect to get the partial 4th or 5th and give underground parking and affordable housing. Council member Simpson stated that in the next meeting or model she would like to see potential development aspects with no one taking advantage of the incentives. Council member Peek inquired about the soils issue related to the underground parking. Council member Simpson stated that she feels that staff needs to work on making this look as realistic as possible and not make the current code as ugly as possible. Eddington spoke to Peek’s question that if underground parking was not available it would require the parking to be behind the buildings. Council member Matsumoto inquired about above ground parking structures.

Eddington discussed the public outreach process that began in March 2011. When the Council and Planning Commission prioritized the General Plan, form based code was put on hold. A little over a year later staff was able to meet with residents, Chamber of Commerce and the Board of Realtors getting great input including: limiting chain stores, economic diversity, hiding the substation, snow storage, etc. Staff is looking forward to looking at all the suggestions and will like to include many of the suggestions in the form based code plan.

Council member Henney stated that he feels there has been a misconception regarding this plan. Stating that when this redevelopment occurs the City needs a plan and will not be dictated by the form based code. Eddington stated that when staff looked at the plan they took advantage of the recession, making lofty goals and sense of place. The code rather general commercial or form based would only give guidelines and will not have anything to do with the timeline of the redevelopment, timing and phasing. Mayor Thomas stated that he knows developers that would like to know where this code will be going and he would like to create certainty in the neighborhood.

Council member Beerman inquired about the plan of the roads including timeline etc. Eddington stated that the roads are not required and would follow property lines. Council member Beerman inquired if someone knocks their building down would they be required to put in the road. Eddington stated that at no point are any roads required.

Mayor Thomas opened the public hearing.

Max Doyle- 37year resident, thanked the council for the decisions they have made, stated that he and Brian Markkanen have put together a petition in favor of Form Based Code. They would like to see an updated neighborhood and would like to see the future of a vibrant area. Stated that he is tired of the sprawl that is current. Wants park city to be the coolest place in Utah and would love to see this area be the coolest. Stated that Park City has a great history but feels that there is room for both. Stated that he feels that the public do not understand what this really means. Stated that the only walkability area in Park City is Main Street.

Becca Gerber spoke in favor of form based code. Stated she feels that there are a lot of issues facing Park City such as affordable/workforce housing due to the expenses. Stated another issue facing Park City is traffic/congestion and feels that it is not going to get any better stated

**PARK CITY COUNCIL SPECIAL MEETING MINUTES
SUMMIT COUNTY, UTAH,
January 13, 2015**

Page | 3

that on City Tour 2014 she was able to see “density done right”. She stated that Bonanza Park is not the most beautiful and feels that Council should take a long look at this area. She would like to take her open space on the trails and in round valley.

Brian Markkanen, lives in Park City for 14 years and in full disclosure works for Elliot Work Group and on occasion for Mark Fisher who may or may not support form based code. Stated that they put the petition together for those who are not able to make a meeting. He read the petition regarding FBC stating that it is a tool to utilize the small area with the maximum value. Agreed with Max and Becca.

Sara Klingenstein, stated that after hearing the first three speakers and all the other comments that go against FBC stating that she feels that they all want the same goals, walkability, less traffic etc, however; she is not sure that FBC will meet. Stated that he husband, Chuck, sent a letter to Council also vocalizing against FBC. Discussed the contaminated soils issue and feels that there have not been any answers to the real questions. Discussed traffic generation and congestion asking Council to take a hard look at the questions and real numbers. Stated that she did not sign the petition against FBC due to the fact that she does not have the real answers.

Mark Fisher, property owner in Bonanza Park, stated he respects each of the Council members for their public services. He feels like this issue is like Groundhog Day stating that residents cannot begin to understand the code changes until the City has firm policy decisions. He got involved to make it a better place. Policy decisions include: infrastructure, soils ordinance updated to separate the good from bad, provide incentive for soil removal and underground parking, spoke to the power lines not being on the renderings, City paid structure parking, workforce housing is his passion as he has spent hundreds of thousands of dollars trying to get workforce housing at the base of PCMR, stated they need to waive the impact fee for workforce housing as an incentive as well as provide the parking. Stated that he prefers FBC but it has to be better than the current code. FBC is down zoning the use of the area stating that with the character zones it severely limits use stating that it is not fair to up zone one area and down zone another stating that it would be a huge incentive to have one resort zone in the entire area. Stating that they need to resolve the traffic area and move the recycle area as well as moving the substation. Spoke to the view corridors and the use issue. Again stated that he is in favor of FBC with some small changes. Wants to work together and make it fair for all. Closed by stating that he admires the Mayor and Council.

Peter Yoakman stated that he supports some of what Sara said in that both sides want the same goals but feels that this code will be destructive to small businesses outlining the daily travel patterns that will make the daily errands inconvenient. Suggested landscaping to help mitigate the parking lots. Discussed the affordable housing and the attainable housing aspect of the plan stated that it will only be attainable to the merely wealthy. Spoke to the incentives to build higher stating that Eddington stated that the 4th and 5th floors will make this work as they are the penthouse apartments that will take away the view corridors. Feels that this will never actually achieve any of the comments of what this would do.

Bill Pidwell, stated that he would like to see some redevelopment of BoPa stating that Intermountain Clinic is leaving the area and stated that either way it will run everyone out if the City does not look at redevelopment with the City footing the bill for streets and parking. Stated that he agrees with Mark and differs with his view of seeing BoPa as a large affordable housing development with a private/public partnership etc. Stated that he has ideas and investors but

**PARK CITY COUNCIL SPECIAL MEETING MINUTES
SUMMIT COUNTY, UTAH,
January 13, 2015**

Page | 4

until he has numbers to show it will be profitable it will not move forward. Stated that the fear of IHC was the parking impact.

Alex Butwinski, stated that he agreed with Fisher's comments and felt that the Council needs to ask if themselves if "function follows form" and feels that it should be a high level vision and then moving down as the project moves along. Inquired if they want to shape the redevelopment or just let redevelopment happen and feels that the Council should listen to the young people who want to stay in park city as most in the room will not be around when BoPa is built out. Encouraged Council to make a decision.

Brian Malliet, majority owner of the Homestake condos, spoke to the contaminated soil issue stating that he spent \$103,000.00 on a 5 foot strip of soil removal which will be a major factor in the development of the area and needs to be resolved. Spoke to the down zoning stating that the code needs to look at the current zone and match the proposed zoning. Discussed the common area parking versus the open space, agreeing with Becca's comments regarding the open space throughout the City and does not see the importance of the open space in BoPa, speaking to parking relating the area to Main Street and China Bridge. Spoke to workforce housing stating that the majority of the workers will be at the resort and feels that Council needs to focus workforce housing near the areas where the workers will be. Feels that the fantasy of the view corridor is not an issue pointing out that he hopes the other drivers are focusing on traffic and not the views.

Bob Yako stated that this area needs a lot of love. Park City will change every year 'til the end of time and feels that FBC will reflect the core values

Ruth Menitsma stated that she has not missed a meeting since the inception of this idea and has never heard a negative aspect to FBC. Stated that other areas of Park City currently would not want to live in BoPa but with the FBC she feels that all other areas will be envious of the BoPa area. She was taken aback by the negative comments. Stated that this will be the world of old folks and toddlers as it is a flat area. Spoke to the difficulty of accomplishing economic diversity and the only way the area will stay vibrant economically the City will need to come in with parking and get creative with green roof, solar, etc.

Mark Isaac, stated that he is involved in the community helping develop 333 Main and feels that he is fascinated with the communications from tonight and feels that a CDA or RDA would be more beneficial. Spoke to the way the CDA works as it does not cost the city or public any money and would be on the developer and would repay itself through the taxes. Stated that the problem now is how to fund the current problems suggesting tax increment development areas.

Sharon Christensen, stated that yes, the resorts need workforce housing but so do the city employees, teachers and nurses and she feels BoPa is that place.

Steven Parker stated that he hopes BoPa is redeveloped before his daughter is out of college so she won't move into his basement. He would love a place where he could walk around and not have to get in the car to complete all his errands.

Mark Parker stated that he is for FBC and for density in where it should be dense and not sprawl. He teaches for the Park City School district and is lucky enough to live in Park City but most of the teaching staff could not live in Park City.

**PARK CITY COUNCIL SPECIAL MEETING MINUTES
SUMMIT COUNTY, UTAH,
January 13, 2015**

Page | 5

Mayor Thomas closed the public hearing.

Council member Matsumoto stated that she heard the zoning discussion regarding “resort gateway” and has a fear of losing the community.

Council member Simpson thanked the public for all their comments and for paying attention to the issues as well as the time and effort residents have put in to attend the meetings and the walking tour.

Council member Beerman would like to have answers on the questions heard tonight and would like answers on the soils ordinance. Would also like to look at the economics if affordable/attainable housing were in play as well as how a CDA would work in this area.

Council member Henney echoed Beerman stating that what he is picking up is that no matter what there will be a significant cost to the City and would like to see the numbers in relation to the outcome/vision.

Council member Peek stated that he is on board with revisiting the CDA discussion. Feels that benefits within a specific area should be paid for by the developer of that specific area.

Mayor Thomas stated that he does not know where the City will end up but with more questions than answers at this point it will be a matter of getting those answers. Thanked the public for all the great comments tonight and through other correspondence. He stated that the Council will revisit this issue near the end of February.

VII. ADJOURNMENT

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