

DRAFT

Park City Recreation Advisory Board Meeting Minutes Tuesday, November 5, 2019

PCMARC
Park City, Utah 84060

- I. **RAB Members Present:** Sebe Zeisler, Jane Campbell, Brett Isaacson, Eden Cooper, Emma Garrard, Ed Parigian
- II. **Council Representative Present:** Lynn Ware Peak (remote)
- III. **Staff Present:** Ken Fisher, Heather Todd, Tate Shaw, Heinrich Deters
- IV. **Public Present:** Douglas Stevens, Ellen Hendrickson, Jon Benoist, Braedon Bell

Public Input: None

Communications & Disclosures:

- Jane has heard many good reports on the extended group fitness program.
- Tate updated the group that the Park Preservation is being prepared to go to council.

Approval of the October minutes: October minutes were approved by all

Old Town Park

Heinrich explained that there was a full overview of the project at City Council on October 29th. Lynn commented in the October 22nd City Council meeting that she thought it was the right process to get a statement from the RAB board to state their position on potentially selling City owned property that is part of the park. Heinrich will create a staff report that will include the position of the RAB board.

- Sebe moved that the board state their position on the property. And that it should include to sell or not, and what part of it should be sold. If the board recommends not to sell, then the RAB recommend what the city should do in terms of the level of maintenance.
- Lynn suggested that rather than state whether the park should be sold or not, the board should clarify what they believe the purpose of the park should be.
- Ellen Hendrickson has owned the property on Main Street since 2003, they have sought to purchase the property towards the stream since 2004. She explains that the problem is that the parcels are very small, and the property lines are irregular.

- She also mentions that there are no fences dividing properties, as it is a friendly neighborhood. Due to this property owners have dealt with safety issues, high traffic of strangers affecting the privacy of residents. She feels that the most logical boundary is Poison Creek. She adds that this would create consistency with properties as well as the park boundaries. Ellen explains that the public perception is that the railing directs them to the trail that runs along Poison Creek. She has a concern that the City does not maintain the park consistently.
- Jane asked what the difference would be as far as public traffic if the property were private vs City? Ellen explained that it would give her the ability to educate people that it is private, and that her landscaping would make it clear that it was a separate piece.
 - Jon supported that the expansion would further separate their back door from public access. He would like to see the money from his purchase of this land to go towards other park development. He is hopeful that the city will pursue to sell.
 - Ed asks if safety is a concern, or a perceived concern?
 - Doug also supports Ellen's statement. He suspects that most home owners do not have the desire to fence their property; they do want to make it clear what is private and public while maintaining a good relationship with users. He also responded to Ed mentioning that his house has been broken into, and that safety is a true concern.
 - Jon added that the creek is a natural barrier, and that the 20-30 feet on that side does not add any value to the park itself.
 - Brett asked the homeowners if the problems have increased over the years.
 - Doug feels that if the park remains as a walking park with access to a trail, it will remain as a leisure access way. However, his concern is that if the park is further developed that would invited longer visits that would increase the issues.
 - Braedon Bell lives on Main Street. He is primarily here to get updated on the matter. He sees the benefit that the park provides for Main Street. His experience is that most of the traffic is with their dogs, with few picnicking at the gazebo. He feels that it is creepy to think visitors have access that close to homes.
 - Doug, Ellen, and Jon purchased their homes with the understanding that the property would be open space.
 - Heinrich asks the RAB board to consider this park as if the City were not considering selling, but as if residents were coming with concerns about the park. How would they handle it?
 - Jane clarified that public do not enter as much on the manicured parts of the park, assuming it is private when it is not.
 - The present homeowners concurred that they do love the park, and do not want to see the park go away.
 - Emma wanted to be sure that there could not be any building on the expanded property should owners be allowed to purchase. Heinrich confirmed that there are clear limitations as to what can be added to the property, but would not allow the expansion of garage or living spaces.

- Ed feels that all parks and open spaces should be welcoming on the inside and outside. He believes that you should be able to look into it and out of it. If it is going to be just a trail, he would not consider that to be a park. Ed asked the board if they see it as a park and what can be done to help homeowners with their concerns.
 - Ed would like to talk about the details of what the park would look like if it were to be maintained better. Ed feels that if the park were to be cleared out it would help the safety concern. Heinrich added that the park's crew did clear much of the bushes two weeks ago.
 - Brett does not see it as a park. He sees it as a trail. He is not sure how the sale of the property would help with the concerns of the public. He feels that you either have to limit the signage or the trail. He is concerned that if the decision is made to sell the park it will affect how we protect parks in the future.
 - Heinrich commented that the City Council was very clear that they are only speaking of this park.
- Tate read item 2 of the resolution for the purchase of the property of the sale of the property to address encroachment. Tate also added that the City Council has asked that the Park Preservation Committee to consider the conversation and addition of encroachment in their proposal.
- Sebe explained that he believes that home owners purchased their homes with a certain level of understanding of what the surroundings bring. He feels that kids and dogs alike will play in the water no matter the circumstances. And that clearing and maintaining the lot would provide a safe family space for residents. He adds that this is a great location for a park that the locals in that area don't otherwise have access to due to small lots. He gives the example of what the stream and area provides at Rotary Park, and that it would be nice to mirror that.
 - Jon commented that Old Town is not equivalent to Rotary. He believes that the stream is not as safe or inviting as some may think. It also has flooding potential.
 - Doug explains that he loves the water running through the park currently. However, that will dramatically decrease when the City diverts the water away in future years.
- Emma clarified that it does not seem that any one on the board is looking to expand the current park, but that they would like to keep it as an open space.
- Jane feels that if the land was sold the additional property creates a totally different buying experience of the property.
- Brett asked if the park was maintained, would that solve everything with intent to deter people from entering.
- Heinrich interrupted that City Council tried to provide details as to what the residence would and would not be able to do with the purchase of their properties in order to set a price but set a buyer beware standard.
- Eden continued with the thought of a localized HOA that could have contributions from home owners to meet the concerns being presented.

- Jane feels that the park brings a great contribution to Main Street. She also understands why home owners do not want such close public access to their properties. Jane is not sure that she is ok with the sale of City owned land.
- Heinrich clarified that he would like to hear from the board what level of maintenance the board suggests the park needs.
- Ed feels that there are some solutions to sell some land to owners to give a little buffer, while opening up the park on both sides of the stream. He does not like the idea of selling City property and allowing home owners to then place do not enter signs in the yards.
- Tate asked the board, is this space a valuable space to the local's that RAB wants to protect? Or is it of better value to dispose of the land?
- Brett is concerned for future parks, but that he does not see this area currently as a park.
- Sebe feels that with all the open space purchased by tax payers it would not be wise to sell current open space.
- Jane asked for those that want to keep the land
 - Jane , Brett, Sebe, Ed, Eden are in favor
 - Emma sustained from voting, non were opposed
- Heinrich: the follow up question would be – what would the board like to see happen if the park was not sold?
 - Ed would like the maintenance to delineate where the public should access. He would like the rest of the space to remain natural and passive.
 - Heinrich asked if the board thought if it would appropriate to add some sort of delineation on the west side?
 - Homeowners asked not to be fenced out of the open space.
 - Jane expressed that currently landscaping that homeowners have built will need to be removed so that it is clear along all properties.
 - The board discussed ways to make the boundaries more clear.
- Heinrich says that it is important that the property is City property. The city is trying to balance what should be maintained on the property or should not. He adds that Council is trying to add clarity if the space is a park or is not a park. If the board does not want to sell the land, they will need to find a united voice as to why not.
- The board discussed the specific language of the recommendation.
- Emma added that the maintenance should be consistent – whoever is maintaining the land whether it is homeowners or the City. The board did not feel that they could define what “consistent” would mean
- Braedon adds that the homeowners that have maintained the property in the area have a lot to do with drawing people down the trail.
- The RAB recommends not selling the Old Town Park land. They do not look to make any substantial changes, but that the park should remain as a passive park. The board feels that the land's highest and best use is as City owned property. If Council would like to change the level of service at the park, RAB would offer recommendations should Council seek input.
- Jane made the motion to approve the recommendation
- Eden Second the motion

- All of the board was in favor

Adjourn 8:05 pm