

**PARK CITY PLANNING COMMISSION
SNYDERVILLE BASIN PLANNING COMMISSION
JOINT WORK SESSION
DECEMBER 7, 2010**

PRESENT: Bassam Salem, Brooke Hontz, Adam Strachan, Julia Pettit, Charlie Wintzer, Kathy Kinsman, Jeff Smith, Mike Washington, Julie Hooker, Sibyl Bogardus, Richard Luskin, Mick Savage, Dick Peek

EX OFFICIO: Thomas Eddington, Kimber Gabrysak, Polly Samuels McLean, Katie Cattan, Don Sargent, Kayla Sintz, Brooks Robinson, Liza Simpson, Patricia Abdullah

The Joint Work Session of the Park City Planning Commission and the Snyderville Planning Commission was called to order at 7:23 p.m.

Park City Planning Director, Thomas Eddington, stated that he, Don Sargent and Kimber Gabrysak have been trying to schedule a joint meeting with both Planning Commissions for nearly two years. He thanked the Commissioners for taking the time to attend. The meeting would be a casual format to give the Commissioners the opportunity to get acquainted. The discussion would focus on issues relevant to both Planning Commissions, such as long range planning, annexation issues, and goals and visions. Director Eddington stated that this was the first of several joint meetings that they planned to schedule.

The Commissioners and Staff were asked to introduce themselves, identify which Planning Commission they represented, and to comment on their top priority for the community over the next five years.

The goals and priorities expressed by the participants included 1) findings ways to balance density with property rights; 2) respect and acknowledge differences within Park City and individual neighborhoods and learn how to manage those differences; 3) try to engage the younger demographic; 4) preserve historic character of Park City, particularly Old Town and the mining era; 5) spend more time planning as opposed to regulating; 6) work force housing; 7) building a stronger, and more united community with great diversity; 8) Balance Park City and the Basin and create a balance between people who live and work in the community and those who come as guests; 9) the General Plan; 10) opposition to MIDA.

Planner Kimber Gabrysak handed out maps showing the entire Snyderville Basin, including Park City. She noted that both Park City and Summit County were currently going through the General Plan update process. Planner Gabrysak requested that the Commissioners and planners break into small groups, each having a mix of people from both the County and Park City. The intent this evening was for each group to identify "hot spots" as areas that need particular attention. At the next meeting, possibly in February, they would discuss specific issues in those hot spots.

Planner Gabrysak commented on the amount of activity taking place in the Highway 40 corridor and SR248 coming into Park City. She stated that both Planning Commissions would be addressing that area in-depth as they update their General Plans. It would also be a discussion point at the next joint meeting, since that areas impacts both the City and the County.

Planner Gabrysak outlined different projects coming up. One is the Silver Creek Village at the southeast corner of Highways 40 and 80, which was approved for approximately 1,000 units. To

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the north side of the 40/80 intersection is Silver Creek Plat High, which was platted in the 60's and is entitled for 800 units. Research Park in Kimball Junction, south of the Sheldon Richins Building, going up to Olympic Park, is approved for up to 1.3 million square feet of office/research. She indicated an affordable housing proposal by the Charter School of Discovery. Other projects include the Canyons and the Colony. Planner Gabrysak stated that a lot of density is not allowed to be platted in the County currently, but a significant amount is already approved and entitled within the boundaries of the County.

Planner Gabrysak remarked on the annexation boundary that was not shown on the map, but it is an area where they have to work together. As an example, if a project comes through the County, the Code says they must work with the City to make sure it meets their infrastructure standards.

Director Eddington explained that the intent of the exercise was to input on general ideas, goals, and visions, as well as issues that may be potential challenges in the future. The Staff would compile that information and bring it back at the next meeting in a larger power point presentation.

Everyone worked in their groups from 8:00-8:23 p.m.

Following the exercise, a representative from each group reported on the number one priority identified by their group.

Group 1 - Commissioner Julie Hooker reported that a major issue was stopping MIDA from coming in, primarily due to traffic concerns. MIDA does not have to mitigate traffic or provide work force housing. It would affect the Park City brand and detract from the community. Other priority issues included core values and the general plan.

Group 2 - Commissioner Kinsman reported that traffic was a major concern for her group. They felt it was important for Park City and Snyderville Basin to work together to address the need for affordable housing and mitigate the related traffic impacts.

Group 3 - Commissioner Peek reported that his group agreed that affordable housing was a major issue, but it should be free-range affordable housing. They did not favor gated communities.

Group 4 - Commissioner Pettit reported that her group thought a three-dimensional layout would be helpful showing the total development of the County and the City, everything there that can be built, and the density allowances.

Planner Katie Cattan talked about creating a map showing transportation in the Wasatch Back through circles. The larger the circle, the more development could occur in that area, based on vested rights.

Director Eddington reiterated that the City and County staff would review the comments to determine the main issues and bring them back in a formal presentation with maps, areas of development, and the magnitude of development. Since the City and the County are both updating their General Plans, this was a good opportunity to tie it all together.

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Commissioner Pettit asked if it was possible to create joint working groups with representatives from the City and the County to brainstorm creative ideas. She was only suggesting one or two representatives from each group to avoid having a quorum.

Assistant City Attorney, Polly Samuels McLean, replied that it would be allowed, as long as they did not have a quorum present from either side.

Commissioner Savage noted that Park City is working on an initiative to evaluate TDRs. Since the County does not have a TRD ordinance in place, he asked if they could piggyback on the Park City initiative. Ms. McLean explained that the two groups can only piggyback on brainstorming and sharing ideas. Each ordinance or initiative must be within that specific jurisdiction.

Commissioner Kinsman asked if it could be done under an MOU. Ms. McLean replied that density cannot be transferred from the City to the County, or visa versa.

Park City Council member, Liza Simpson, stated that at one time the County did have a TDR program. If the County re-instated that program, she wanted to know if the sending/receiving areas designated by Park City could be part of Summit County. Assistant City Attorney McLean was unsure and offered to research that question before the next meeting.

Commissioner Kinsman commented on traffic and the benefit for having a bus from Salt Lake to Summit County. Ms. Simpson stated that she attended a preliminary meeting with UTA, and since there is a large refugee population in Salt Lake who need jobs, they were trying to figure out how to start service this winter. It was determined that the cost was too high to begin bus service this winter. The route would need to be heavily subsidized, even with the cost of fares. Commissioner Kinsman suggested that they speak with the resorts to see if they would be willing to help subsidize, since it would also be a benefit to them.

Commissioner Peek asked if Wasatch County had been invited to participate in this joint interaction. Director Eddington stated that they have been working with the Wasatch County Planning Department, but no joint meetings were planned at this time. They would continue to reach out to Wasatch County.

Planner Gabryszak stated that scheduling is an issue. They have been trying to schedule a joint work session with the Park City and Snyderville Basin Planning Commissions for two years. She thought this was a good time for these two groups to work together because they are both working on their General Plans. Planner Gabryszak agreed that it would be beneficial to eventually bring in Wasatch County.

Director Eddington remarked that the Staff would try to schedule another joint work session in February or March, depending on schedules and when everyone could attend. They would send notifications to everyone when a date is confirmed and send out reminders.

The Joint Work Session was adjourned at 8:38 p.m.

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