



**PARK CITY COUNCIL REDEVELOPMENT AGENCY MINUTES
SUMMIT COUNTY, UTAH
May 15, 2014**

I. ROLL CALL- Chair Thomas called the Park City Redevelopment Agency meeting to order at 3:30 pm in the Marsac Municipal Building on Thursday, April 17, 2014. Members in attendance were Jack Thomas, Liza Simpson, Dick Peek, Tim Henney, Cindy Matsumoto and Andy Beerman. Staff present were Diane Foster, Executive Director; Mark Harrington, City Attorney and Marci Heil, Secretary.

II. LOWER PARK AVENUE MASTER PLAN WORK SESSION DISCUSSION

Jonathan Weidenhamer, Economic Development and Phyllis Robinson, Sustainability, discussed the Master Plan for Lower Park Avenue. Spoke to the main items they wanted to discuss being if the goals were still aligned, if the Board was supportive of the Woodward parking structure and if they would like to take a broader opportunity to gather community input and community goals. Weidenhamer outlined the RDA area stating that it is interesting that the RDA includes the main intersections in town. Discussed transportation and parking lot updates reminding the Board of the scoring process that was done in 2012. Discussed the Woodward concept as it relates to the PCMR Concept master plan. Discussed the Neighborhood and Community Redevelopment regarding goals, scope and timeline. Outlined the goals that were identified in 2011 including: maintaining green and open spaces, housing alternatives, exploring an east-west corridor connecting PCMR to Park Ave and exploring community/senior center opportunities.

Robinson reminded the Board of the progress that has been made over the years with acquiring property and realignment of goals and how they relate to community engagement. Board member Henney stated that he can embrace the parking lot/transit hub and inquired if they could put affordable housing on top of the parking structure. Henney then inquired if this would energize the economic development in this area or would it be better to couple it with the form based code project in the Bonanza Park area and get the area moving. Weidenhamer stated that the new growth mostly hinges upon the resort redevelopment. Generally the plan is for the City to offset some of the parking costs in order to make it easier for the Resort base to grow. The majority of the tax increments come from the parking lot development. Board member Henney reiterated his concerns for developing the area before the issues beyond the City's control are finalized. Foster clarified that staff would have to bring back the final plan before a transit station and parking lot are constructed as well as looking at what the outcome of the PCMR issue will be.

Mayor Thomas stated he wants to look at the whole picture of the community not just the outcome. Weidenhamer stated that the transit and circulation studies of the RDA are not going to be isolated to a parking garage and transit station at the base of the resort. It will be imperative that it connects the community as well as the surrounding corridors.

Board member Simpson stated that when you look at the transit station holistically this will not be the only hub in town but this project is ranked the highest according to the scoring team. She

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identified that the goals are inline and would like to take a deeper look at the City's assets/property that are underutilized.

Board member Matsumoto stated she remembered the earlier discussions regarding the parking garage specifically that it could be crucial to offset parking on Main Street. She feels that staff needs to look at the east-west connection further to make sure that it is being used in the best possible way and would like to see the scope broadened to include the Bonanza Park RDA area. Really feels that Woodward would be a great addition to City.

Foster spoke to the reasons behind the context of the parking lot. Stated that Kent Cashel will be coming to Council with an updated review of the long and short term transit plans. Board member Matsumoto would like to push community involvement and find the needs of the community. Would also like to look at a neighborhood area to connect the Greenpark housing project.

Board member Beerman stated he is excited about all the goals and is in favor of Board member Simpson's suggestion. He is also concerned like Chair Thomas and Board member Henney with the transportation plan and would like to see balance.

Foster suggested that a transportation and connectivity goal be added to the Master Plan. Chair Thomas stated he had that same thought. Discussions continued about the connectivity needs.

Board member Peek stated he felt that having the parking element in the RDA would bring people to the core and allow them to fan out to the other areas of the City. Wanted to see the community engagement to look at the east-west corridor. Also feels the Woodward setting can benefit from the Olympic legacy and history.

Chair Thomas feels that Woodward will be a great asset to the community.

Chair Thomas opened the item up for public input. No comments were made.

III. ADJOURNMENT INTO CITY COUNCIL MEETING

**Council member Peek moved to adjourn the RDA Meeting.
Council member Simpson seconded
Approved unanimously**

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, Secretary.

