

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JUNE 12, 2013

COMMISSIONERS IN ATTENDANCE:

Chair Nann Worel, Brooke Hontz, Stewart Gross, Adam Strachan, Jack Thomas, Charlie Wintzer

EX OFFICIO:

Planning Director, Thomas Eddington; Francisco Astorga, Planner; Polly Samuels McLean,
Assistant City Attorney

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REGULAR MEETING

The Planning Commission held a joint work session with the City Council prior to their regular meeting. That discussion can be found in the Joint Work Session Minutes dated June 12, 2013.

ROLL CALL

Chair Worel called the meeting to order at 5:30 p.m. and noted that all Commissioners were present except Commissioner Savage who was excused.

ADOPTION OF MINUTES

May 22, 2013

Commissioner Hontz page 3 of the minutes, page 39 of the Staff report, fourth paragraph, and corrected "Commissioner Hontz stated that she came way..." to read, "Commissioner Hontz stated that she came **away**..."

MOTION: Commissioner Wintzer moved to APPROVE the minutes of May 22, 2013 as corrected. Commissioner Strachan seconded the motion.

VOTE: The motion passed unanimously. .

Public Input

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Eddington reported that the Staff had planned to give the Planning Commission an update on additional public input that was received regarding the MPD amendments to the LMC. He noted that the Planning Commission had already forwarded a recommendation to the City Council

regarding the MPD amendment; however, the Planning Commission has asked the Staff to research some of the issues raised in a previous letter from Jim Telford. Planner Whetstone had gathered the requested information but she was sick and unable to attend this meeting. She would give her report for informational purposes at the next meeting.

Commissioner Winter could not recall whether the Planning Commission had recommended that there be no MPDs in Old Town or just in a particular zone. Director Eddington stated that the Planning Commission did not allow MPDs as stand alone in Old Town, but they left the current LMC provision that an MPD is allowed if bifurcated by the HRC zone and HR-2 zone.

Planner Astorga reported that Don Ripkuma was coming to Park City in July. He is from Washington DC and someone who could best explain the economics of historic preservation. Planner Astorga noted that the City applied through the Utah Heritage Foundation to have him come to Park City for three nights to give his presentation. The Staff would update the Planning Commission on the specific dates and times.

Commissioner Hontz stated that after the Planning Commission forwarded their recommendation to the City Council regarding MPDs they heard in another discussion that mandatory setbacks are not counted towards open space. She requested that it be part of the discussion when Planner Whetstone provides the informational update at the next meeting. The Planning Commission has seen a number of applications which demonstrated what 60% or 30% open space looks like when it is basically just setbacks.

Commissioner Hontz reported that City Attorney Mark Harrington had sent her the General Plan Task Force update for the Planning Commission. It occurred to her after reading the update that the Task Force was reviewing the entire General Plan document, including the portions that may or may not be moved to the appendices or another format. She thought it was important to consider that when they review the trends and detail strategies. Those two sections are intended to be support documents and they need to figure out how that support would work.

Commissioner Hontz reported that at the first meeting the Task Force reviewed the goals, principle and strategies. There were general format concerns regarding the utilization of cartoons and certain redundant illustrations. The Task Force also identified several policy questions. The first one involved TDRs and the appropriateness of the TDR program transferring density from the annexation extension area within the County into existing neighborhoods of the City, and the appropriate degree of the receiving areas as defined. The second was whether to open up the existing primary residential neighborhoods to TDRs and neighborhood commercial. The third was a policy shift towards limiting nightly rental and primary residential neighborhoods. Lastly, to what degree, if any, physically unbuildable areas of proposed development should count towards open space requirements. Commissioner Hontz noted that there were definite differences between the existing General Plan and the proposed. It is important to make sure those are acknowledged and rectified if a change is made. The Staff was trying to compile a summary of each topic covered under the existing General Plan for the Task Force to use to compare the proposed to the current.

Commissioner Wintzer reported that his group shared many of the same concerns. However, in talking about public comment that new urban is a great idea, they did not feel that was appropriate to be included because it was difficult to tell if it was a comment from one person or several.

Commissioner Wintzer stated that it is important to find a way to give validity to the quotes or else leave it out. They also thought the cartoons were strange. Another issue was to find a way to put in maps that were readable regardless of the format.

Commissioner Wintzer thanked Commissioner Strachan and City Attorney Harrington for starting the review process for the General Plan because it was helping to get a better understanding of how the General Plan is working.

Director Eddington stated that Brooks Robinson was scheduled to update the Planning Commission on the 248 project and scheduling; however, that would probably occur at the next meeting.

Commissioner Thomas noted that Katie Cattan was leaving the Planning Department. He wanted acknowledged and appreciated the work she has done over the years, particularly the effort she put into the General Plan and the Form Based Code. There would be a party in her honor on Friday.

Director Eddington and Planner Astorga would most likely continue with the work on the General Plan and BoPa.

Chair Worel disclosed that she works with the People Health Clinic, which is one of the buildings in the original agreement plan with Intermountain Healthcare; however it would not affect her ability to discuss the requested Amendment to the MPD for the Intermountain Healthcare Hospital scheduled for work session this evening.

Commissioner Wintzer disclosed that his daughter works for the Hospital; however, it would not affect his ability to discuss the work session item.

The Planning Commission adjourned the regular meeting and moved into Work Session to discuss the Amendment to the Master Planned Development for the Intermountain Healthcare Hospital at 900 Round Valley Drive. The work session discussion can be found in the Work Session Minutes dated June 12, 2013.

The Park City Planning Commission meeting adjourned at 6:40 p.m.

Approved by Planning Commission: _____