

**PARK CITY PLANNING COMMISSION  
WORK SESSION NOTES  
September 28, 2011**

PRESENT: Charlie Wintzer, Brooke Hontz, Julia Pettit, Mick Savage, Adam Strachan, Jack Thomas, Nann Worel, Katie Cattan, Polly Samuels McLean

**WORK SESSION ITEMS**

**General Plan Update and Site Visit of Old Town**

Planner Katie Cattan reported that the Planning Commission would be having a site visit this evening to various locations in Old Town.

Planner Cattan remarked that the Old Town Charrette that was conducted two weeks earlier was very successful and 120 people attended. The Staff received great feedback. The Staff Report contained a summary of some of the comments for different neighborhoods. The Staff would prepare a more in-depth and professional document at a later date.

Planner Cattan stated that the objective of the site visit this evening would focus more on the area north of the Town Lift, including Park Avenue, the resort transition area, and the Lowell to Empire area.

Planner Cattan commented on a goal task force for the General Plan with an October 1<sup>st</sup> deadline. She had provided the Planning Commission with a list of 20 potential participants that was compiled by the Staff, which included every constituency possible. Planner Cattan did not believe that all 20 people would be effective. She requested feedback from the Planning Commission on direction for the task force. If they could agree on ten must-haves, they could work internally to choose the final five.

Commissioner Savage asked if Planner Cattan was suggesting a five member task force. Planner Cattan clarified that she was thinking of possibly fifteen people. Commissioner Hontz suggested choosing between five and ten must-haves and then completing the task force with citizens at large.

Commissioner Hontz had reviewed the list of potential participants and crossed out a number of people she thought would not benefit the task force. She thought it might be more effective to have a member of the City Staff with expertise in some of the areas, as opposed to someone who only wears one hat as a citizen representative. Planner Cattan pointed out that currently an internal City Staff group meets every other week on the General Plan to brainstorm ideas and get a general direction.

Chair Wintzer read the names of people who were involved when the General Plan was revised in 1996. The group consisted of citizens at large, Planning Commissioners, City Council Members, and Staff members. Chair Wintzer thought it was important to have citizens at large on the task force.

Planner Cattan asked if the Planning Commission thought all three resorts should be represented. Chair Wintzer replied that all three resorts should be represented if the intent is to emphasize a resort community.

Commissioner Savage clarified that having your name on the list would not obligate anyone to participate, but it would obligate the City to provide an invitation. Planner Cattan replied that this was correct. Commissioner Savage believed that it would be beneficial to invite Talisker to participate because as a developer they have a large interest in the future of the community.

Chair Wintzer pointed out that in looking at the names on the list, no one was a property owner other than the ski resorts. Commissioner Hontz thought it was important to have one member with historic preservation background. The Main Street Alliance, Summit Land Conservancy, and the Chamber of Commerce were also suggested. Planner Cattan noted that if a group was not initially included on the task force, it would not mean that the Staff had not already reached out to them for information and review. Chair Wintzer suggested finding a core group for the task force, and compiling a list of resource people or organizations that could be consulted. Commissioner Hontz suggested that they include one representative from an environmental organization. Commissioner Hontz believed the bottom three bullet points could be one person and a citizen at large. It could be a young person who owns a business and is also an architectural planner or engineer. Therefore, the member of the Park City Young Professionals, a business owner and local architect should be a citizen at large.

Commissioner Savage asked if the Staff had drafted a definition of expectations from the task force in terms of time and effort. Planner Cattan answered no. She acknowledged that it should be done. The Staff anticipated that the task force would meet every other month until April 15<sup>th</sup>, which is three to four meetings, but the goal has not been outlined. Commissioner Savage asked if there was a deadline for extending invitations and recruiting participants. Planner Cattan replied that the intent was to meet the October 1<sup>st</sup> deadline.

Chair Wintzer asked if a requirement should be that a task force representative must live in Park City. Planner Cattan explained that the representative would be asked to represent whatever role they play for that particular group, organization or resort. As an example, she would not want Jennie Smith with PCMR to be excluded because she might live outside of the City.

Commissioner Worel favored the citizen at large idea and asked if they were looking for diversity or had specific criteria. Planner Cattan replied that they would like some diversity. Currently 25% of the community is Latino. Therefore, a member of the Latino community was on the list. Commissioner Worel believed that senior citizen input was also important. Commissioner Hontz clarified that she was trying to make the list smaller rather than larger, but the list did not include the restaurant association or lodging association. In the interest of all-inclusive, those should probably be considered and put into the category of citizen at large. Commissioner Hontz also recommended the Park City Foundation.

Commissioner Savage commented on the purpose statement and the purpose of the task force. The objective is to have a quality General Plan as an end product. The General Plan needs to reflect certain key attributes that they learned from the visioning process and incorporate those qualities into the General Plan. He felt it would be worthwhile to look at the qualities more than constituency, to make sure they have the proper representation. Chair Wintzer suggested that the Staff contact a few people on the list he read from 1996, to see if they could provide insight based on their experience having gone through the process.

Commissioner Worel asked if the second homeowner had ever been included. Commissioner Pettit stated that in the past they sought input from second homeowners but the response was minimal. Commissioner Savage stated that the second homeowner was his reason for suggesting that they include Talisker.

**Site Visit**

The Planning Commission left for the Old Town site visit. The Staff would provide a summary of their discussion during the site visit at the next meeting.

The work session was adjourned.