

**PARK CITY PLANNING COMMISSION  
WORK SESSION MINUTES  
March 11, 2015**

PRESENT: Chair Pro tem Steve Joyce, Melissa Band, Preston Campbell, John Phillips, Doug Thimm, Thomas Eddington, John Boehm, Polly Samuels McLean, Assistant City Attorney

Commissioners Worel and Strachan were excused.

## **WORK SESSION ITEMS**

### **General Plan Implementation**

Director Eddington stated that the objective this evening was to have a casual discussion about the General Plan and some of the strategies that the Staff had selected as important and timely for implementation.

Planner Boehm provided a brief overview of the four core values of the General Plan.

#### Small Town Core Value

Planner Boehm stated that Transfer of Development Rights was a current topic and the Staff intended to work on TDRs extensively in the future. Planner Boehm noted that annexation was also mentioned in the General Plan as a tool to prioritize open space parcels on the periphery of the City. The intent is to look more in-depth at the annexation expansion area and ensuring that is it mapped out properly.

Chair Pro Tem Joyce asked if the Clark Ranch property that was recently acquired was part of the annexation area. Planner Boehm stated that in order to be annexed it would have to be part of the existing annexation area. Director Eddington clarified that the property was included in the proposed expansion area in the General Plan.

Planner Boehm stated that another strategy for Small Town would be requiring developments to at least account for how they would encourage multi-modal transportation use. Currently, they do not ask developers to address that issue and they would like to ask future developments to at least acknowledge it in future applications in terms of how they would encourage people to walk or bike, or how close the development is located to transit stops.

#### Natural Setting Core Value

Planner Boehm stated that TDRs and Annexations were tools they could use to protect the natural setting on the periphery, as well as some of the open spaces that exist within the City. Planner Boehm remarked that he personally would like to work on the landscaping

requirements in the LMC. The current requirements are vague and there is a lot of opportunity to tighten it up, specifically for water conservation use. He would be taking an in-depth look at what other cities are doing and how to strengthen the requirements. Planner Boehm noted that the City was in the process of trying to adopt a new Forestry Plan and once that is approved the landscape requirement would dovetail off of that plan.

Director Eddington stated that it also delves into the issue of grading and grubbing prior to development, people cutting trees down for views, and many other challenging issues for the Building Department. The intent is to add those into the Code as well as talking about xeriscape and landscaping. The Forestry Plan will outline a number of acceptable plants and their watering ratios. It will be presented to the public as an educational feature.

Chair Pro Tem Joyce asked if there has been any talk about water conservation and potentially restricting what people can do either in square footage or types of plants versus a list of recommended plants. Director Eddington replied that a Code amendment was implemented approximately ten months ago that cleaned up the landscape ordinance and restricted the amount of turf that could be used for residential or commercial development. They also talked about percentages of the property that should be xeriscaped, and that would be better explained in the Forestry Plan. Director Eddington clarified that xeriscaping means plants and not gravel. Gravel produces a heat island effect and works against the reason for xeriscaping. He remarked that looking more comprehensively at the landscaping ordinance was a great opportunity.

Commissioner Thimm asked if it would address different methods of irrigation. Director Eddington recalled that the current ordinance requires drip irrigation. Planner Boehm stated that the Staff would try to be as comprehensive as possible in bringing the amendments forward because the changes do not occur often. He stated that irrigation would definitely be included.

Planner Boehm stated that currently there is no provision in the LMC for allowing community gardens. There has been a lot of talk about the difficulty of growing anything in Park City; however, research has shown that many things can be grown in the Park City environment. Community gardens in the County have been successful. The Staff would like to look at ways to get community gardens into local neighborhoods as an LMC amendment.

Commissioner Band questioned whether there was enough space for community gardens. Planner Boehm replied that community gardens vary in size and they do not always require a lot of space. Commissioner Band asked if they were talking about private yards or a vacant lot. Director Eddington stated that people are allowed to have private gardens in their own yard. One idea for a community garden is to use a lot along one of the east-west walkways in Old Town. He pointed out that lots in other areas in Park City would also

be considered. It would not be restricted to Old Town.

#### Sense of Community Core Value

Planner Boehm stated that affordable/attainable housing has been a discussion topic for a long time. The Staff would like to go more in-depth and identify possible locations for more density, smaller units, PUDs, etc. They also intend to look at potential neighborhood recreational opportunities such as micro-parks and other more-localized recreation opportunities. Planner Boehm stated that there was also interest by the Planning Staff to begin looking at public art installation and utilizing some of the current right-of-ways for public art.

Commissioner Band understood that bus stop art was something that came out of the City Council retreat. Director Eddington answered yes.

#### Historic Character Core Value

Planner Boehm stated that the Staff was currently working on updates to the Design Guidelines. They would like to continue those updates and bring them to the Planning Commission very soon. Director Eddington noted that the Historic District Design Guidelines were redone in 2009. At that time the decision was made to revisit the Guidelines every three to five years. They were reaching the end of the five year mark and it was time to consider updates. He stated that Hannah Turpen and Anya Grahm were looking at recommended changes for the Historic District Design Guidelines. They are working with the Historic Preservation Board, but the Planning Commission will have the opportunity to review the changes.

Planner Boehm stated that the last recommended strategy would be additional education and training for all Staff, all Boards and more public outreach on the Guidelines, the Grant Programs, and anything else pertaining to the Historic District.

Chair Pro Tem Joyce asked about the "Love Your Historic District" open house. Director Eddington stated that the turnout was tremendous. He estimated over 100 people had attended. It was a great discussion and there was a lot of good input. He noted that some people were still concerned about the rigidity of the Design Guidelines, but the number was far less than those who were concerned in 2009.

Planner Boehm asked if the Planning Commission had other priorities that they would like the Staff to work on immediately. Commissioner Band liked how Planner Boehm went through the strategies individually, but she thought it would be helpful to see all of them on one list to help the Commissioners prioritize. Chair Pro Tem Joyce noted that all the strategies presented this evening were listed on page 94 of the Staff report.

Chair Pro Tem Joyce stated that the City Council was clear that their two priority items for this year are affordable housing/attainable housing and transportation. He thought those items should also be near the top of the list for the Planning Commission to make sure that what they do fits with what the City Council was trying to accomplish. Commissioner Band concurred.

Chair Pro Tem Joyce remarked that he personally was not convinced that there was enough demand for TDRs at this point to justify the enormous amount of time and work it would take to make it successful. He was uncomfortable talking about multipliers because it is a matter of injecting their philosophies into the public market in terms of units and values. If that gets codified, the question is how often they would change it to keep up with the pace of the market. Unless they hear a lot of public input in favor of TDRs, it would not be at the top of his list.

Chair Pro Tem Joyce stated that in addition to the two priorities identified by City Council, he was also very interested in water usage and conservation. He thought the issue was being neglected and that water was over-subscribed when looking at the growth numbers for Summit County. He liked the idea of codifying restrictions beyond just having a list of suggested plants. Chair Pro Tem Joyce thought it was important to make a difference now.

Commissioner Campbell asked if the Planning Commission could look at a plan to recommend to City Council regarding water usage and fees. Director Eddington stated that the City had already done a good analysis. In the past it was the more you used the less you paid. However, that has since been reversed and people pay a premium. Commissioner Campbell noted that they had not reached the main threshold because people are still watering their lawns.

Commissioner Band reported on a discussion in the last year that resulted in some recommendations. She noted that Boulder has one of the most restrictive water use plans. Everyone uses and is charged for a specified minimal amount. Once that amount is exceeded, the charge increases significantly. Commissioner Band remarked that the discussion also included Empire Pass and similar places where it costs more money to send the water uphill, but they are paying the same as everyone else.

Chair Pro Tem Joyce stated that he also attended those meetings and he was disappointed in both Water Works and the City Council because there was a reluctance to raise rates. The concern was that if they raise the prices too much people would conserve too much and the City would not have enough money to pay for the new infrastructure. He disagreed with that concept and felt there was much more that could be done. Director Eddington believed that issue would begin to come to the forefront as they see growth

occur internally and around them. Chair Pro Tem Joyce was unsure whether the Planning Commission had much influence on water issues. Commissioner Campbell believed they would only have the ability to make a recommendation.

Commissioner Campbell did not think the Planning Commission should be telling people how many plants they could have and what type. He thought it was way beyond the scope of their purview or how they should be spending their time.

Director Eddington reported that ten months ago the LMC amendments clarified drip irrigation, not spray; reducing the percent of Kentucky Bluegrass Turf, and other things. He clarified that it was only for new construction and it did not pertain to existing landscaping.

Commissioner Campbell stated that addressing the root cause, which is the cost of water, would encourage people with landscaping already in place to modify their behavior. Director Eddington remarked that the Forestry Plan will be an educational tool for people with existing landscaping to retrofit. Director Eddington noted that Planner Boehm would be working with Jason Christensen and others in the Water Department who are well-versed on the matter and were trying to do the right thing.

Commissioner Thimm stated that inter-modal transportation was one of his priorities. At the last meeting they talked about traffic jams and getting in and out of the ski resort, and he thought it was important to start to address some of those issues.

Director Eddington reported that the transportation group recently sent out an RFP to hire a firm to help the City understand how parking should work, how to make transportation efficient, and alternative modes to consider. He would ask Brooks Robinson to update the Planning Commission so they would have an idea of what was being discussed.

Commissioner Thimm thought it was also important look at how Park City how exists in terms of the region. A lot is happening regionally and they need to understand how it fits or does not fit moving forward.

Commissioner Phillips stated that water was not at the top of his list. On the list provided, his primary concern was transportation. Housing was his second priority. Commissioner Phillips wanted to get a handle on transportation and begin telling everyone what they like. He would also like the developers to have to think about it as well. He anticipated a number of large projects in the near future and the sooner they addressed it the better.

Commissioner Band stated that affordable housing and multi-modal transportation in line with what the City Council identified as their two major priorities was a good place to start.

Director Eddington reported that at the last City Council meeting, the Council asked the

Work Session Minutes  
March 11, 2015  
Page 6

Staff to look at the two city-owned houses at 1450 and 1460 Park Avenue as an opportunity for single family or small cottage housing. The City Council was starting to move forward with proactively addressing some of the affordable housing issues.

The Work Session was adjourned.