

# City Council Staff Report



**Author:** Jonathan Weidenhamer  
Matt Twombly  
**Subject:** Historic Park City/ Main Street Projects Update  
**Date:** July 12, 2012  
**Type of Item:** Informational

Sustainability

## Summary Recommendation

Unless directed otherwise, staff will begin implementation of downtown projects as identified in attached Phasing Plan (Exhibit A); including:

1. Commencement of design and engineering of Short Term Needs streetscape projects including sidewalk reconstruction in order to begin construction in Summer 2013; and
2. Pursue construction in summer 2014 of public spaces including plazas at the Brewpub, base of City Hall and Transit Center/Bear Bench pass through.

## Background:

During the FY 13 budget process, Council was supportive of moving forward with the entire scope of the downtown projects as a collective package of projects. Currently, the entire scope of projects is not included in the FY 13 budget. However, during the FY 13 budget process we informed Council that a small group of "Immediate Needs" could be funded through funds currently available. These are listed in the Phasing Plan in Exhibit A and construction is anticipated this summer.

The language in the November ballot for the increase to resort city sales tax would allow resulting revenues to fund the entire scope of downtown projects, consistent with Council's stated goals. The IBI Group and City staff created a phasing and funding plan (Exhibit A). The projects are broken into:

- Immediate Needs (Calendar Year 12)
- Short Term Needs (CY 2013- 2018)
  - Streetscape & Sidewalk Projects
  - Plaza & Pass Through Projects
- Long Term Needs – (CY 2019- 2024)
  - Streetscape & Sidewalk Projects
  - Plaza & Pass Through Projects

## Analysis:

### Phasing

City Staff, IBI Group and the HPCA Task Force Liaisons (Monty Coates and Alison Butz) and Infrastructure Committee have been working together on developing project schedules for the HPCA/Main Street projects that balances immediate impacts of construction with the duration of the overall timeframe. The HPCA has concerns with

construction during the summer shopping seasons. Staff also has concerns with constructing in the height of the event seasons. Although working in the shoulder seasons is recommended by all parties, much of the work will undoubtedly happen during the course of the summer due to the limited construction season to work in the right of way (April 15 – October 15), the weather and other constraints.

Time of day is also an important consideration, as many businesses open later in the morning while others close earlier. Variances to work hours are a possibility, but there may be significant cost and noise impacts. Individual needs, utilities, lead time for materials and many other details will also need to be coordinated. These matters have only briefly been discussed, and will require significantly more coordination as projects develop and get closer to bidding. Staff believes the timeline attached represents the best balance of forward progress and mitigating for impacts.

#### Summer 2012 Projects

The Immediate Needs scope also includes design and engineering money for all the streetscape and sidewalk projects. Staff recommends including the design in the immediate 2012 projects so that we do not lose the 2013 calendar year construction season. This cost is estimated at \$200,000 and can be done within currently budgeted funds. Staff recommends these be designed as a complete package in order to ensure continuity of look and feel and from a civil engineering standpoint.

Staff sees the sidewalk and streetscape projects as a critical infrastructure “needs” and no matter the outcome of the November ballot will likely be recommending moving forward with them as a priority in future years.

#### Plaza Construction Timing

The current Project Sequencing plan identifies construction of the Brewpub and City Hall plazas in CY 14 along with the pass through from the Transit Center to the Bear Bench. Coalition Park is scheduled for CY 16 and Miners renovation in CY 17. This schedule is pending the outcome of the November ballot to increase the resort city sales tax as the plaza projects are not funded in the current budget.

To bid a major plaza project for a summer construction season, we will want to commence design and engineering by the previous July at the latest. For a smaller plaza like the City Hall Plaza, we could likely wait until November, but that would considerably condense the timeline for a CY 13 construction. For CY 14 there will be efficiencies of scale by doing both plazas together, including procurement of design and engineering services, bidding, construction costs and overall project/ construction management. The feasibility of a ski connection will require additional time to work through, which is consistent with a CY 14 construction start as currently planned. Staff recommends doing both the Brewpub and City Hall plazas concurrently with the Bear Bench pass through.

#### HPCA Position Papers

The HPCA's 2012 Infrastructure Position Statement (Exhibit C) identifies the following project priorities:

1. Public Plazas;
2. Street Scape Improvements (light poles, furniture, and sidewalks); and
3. Sidewalk improvements.

**Department Review:** This report has been reviewed by representatives of Sustainability, Legal, and the City Manager's Office and their comments have been integrated into this report.

**Significant Impacts:**

Should Council desire to move any additional plaza projects forward into CY 13, we could begin design and engineering pending the November vote. If this route is pursued, we anticipate design, engineering and other soft cost fees to be approximately 6% of estimated construction cost. Currently these funds are not specifically identified in the FY13 budget. Council could choose to defer construction of an "Immediate" project or other CIP projects if they identify other project priorities.

**Staff Recommendations:**

Unless directed otherwise, staff will begin implementation of downtown projects as identified in attached Phasing Plan (Exhibit A); including:

1. Commencement of design and engineering of Short Term Needs streetscape projects including sidewalk reconstruction in order to begin construction in Summer 2013;
2. Pursue construction in summer 2014 of public spaces including plazas at the brewpub, base of City Hall and Transit Center/Bear Bench pass through.

**Exhibits**

- A – Project Sequencing and Cost Estimates
- B – Project Sequencing by year
- C – HPCA 2012 Infrastructure Position Paper
- D – HPCA email to City Council re: Brewpub lot

**Historic Park City Improvement Plan  
Project Summary**

**Immediate Needs ("Low Hanging Fruit")**

	Budget	CY12/FY13	CY13/FY14	CY14/FY15	CY15/FY16	CY16/FY17	CY17/FY18
1 Swede/Heber Crosswalks	\$77,790	\$77,790					
2 Swede/Transit Center Crosswalk	\$48,253	\$48,253					
3 Swede/Terigo/Parking Structure Crosswalk	\$45,476	\$45,476					
4 Swede/Egyptian Crosswalk	\$41,735	\$41,735					
C Egyptian Pass Through	\$75,000	\$75,000					
K Historic Wall	\$150,000	\$150,000					
Design Fees for 5 Year Streetscape Package	\$200,000	\$200,000					
<b>Subtotal Streetscape Projects</b>	<b>\$638,253</b>	<b>\$638,253</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

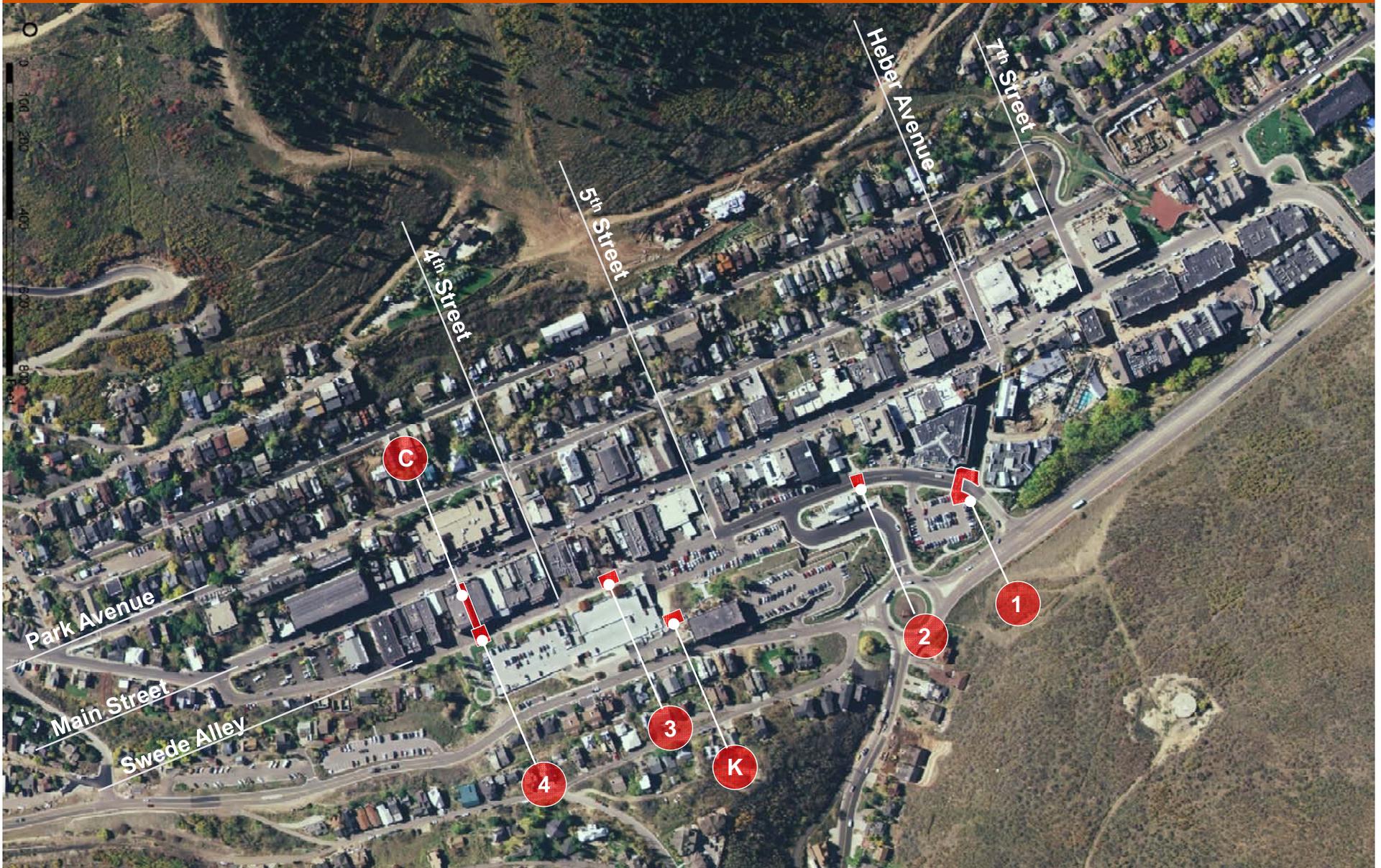
**Short Term Needs (1-5 years)**

Streetscape Projects		Budget					
1	Main - 4th Street to 5th Street West Side	\$190,510		\$130,000			\$60,510
2	Main - 4th Street to 5th Street East Side	\$181,528	\$181,528				
3	4th Street Conversion	\$237,260			\$237,260		
4	5th Street Conversion	\$20,000			\$20,000		
5	Main - Bear Bench to Heber Ave West Side	\$352,840		\$352,840			
6	Main - Bear Bench to Heber Ave East Side	\$347,530			\$347,530		
7	Main - Town Lift On-Street Parking	\$103,119			\$103,119		
8	7th Street - Main Street to Park Ave	\$349,066	\$349,066				
9	Main - 5th Street to Bear Bench West Side	\$238,873	\$238,873				
10	Main - 5th Street to Bear Bench East Side	\$223,919		\$223,919			
11	Main - 7th Street to Deer Valley Drive East Side	\$426,255				\$426,255	
12	Main - 7th Street to 9th Street West Side	\$234,176			\$234,176		
29	9th Street - Main Street to Park Ave South Side	\$100,000				\$100,000	
30	Main/Egyptian Crosswalk	\$99,210		\$99,210			
5	Swede Sidewalk - Egyptian to Brew Pub Lot	\$66,979		\$66,979			
6	Swede Dumpster - Ciseros	\$25,000		\$25,000			
<b>Subtotal Streetscape Projects</b>		<b>\$3,196,265</b>		<b>\$769,466</b>	<b>\$897,948</b>	<b>\$942,085</b>	<b>\$526,255</b>
Inflation Adjustment (3% per year)				<b>\$23,084</b>	<b>\$53,877</b>	<b>\$84,788</b>	<b>\$63,151</b>
<b>Subtotal Streetscape Projects Adjusted</b>				<b>\$792,550</b>	<b>\$951,825</b>	<b>\$1,026,873</b>	<b>\$589,406</b>
Plaza/Pass Through Projects		Budget					
B	Terigo Pass Through	\$229,591	\$229,591				
D	Brew Pub Plaza	\$3,671,579		\$3,671,579			
E	Coalition Trailhead Park	\$772,485				\$772,485	
G	City Hall Plaza	\$495,229		\$495,229			
	Design fees for Brew Pub Plaza	\$180,000	\$180,000				
	Design fees for City Hall Plaza	\$27,000	\$27,000				
	Design fees for Bear Bench/Transit Center Pass Through	\$20,000	\$20,000				
<b>Subtotal Plaza/Pass Through Projects</b>		<b>\$5,395,884</b>		<b>\$456,591</b>	<b>\$4,166,808</b>	<b>\$0</b>	<b>\$772,485</b>
Inflation Adjustment (3% per year)				<b>\$13,698</b>	<b>\$250,008</b>	<b>\$0</b>	<b>\$92,698</b>
<b>Subtotal Streetscape Projects Adjusted</b>				<b>\$470,288</b>	<b>\$4,416,816</b>	<b>\$0</b>	<b>\$865,184</b>
<b>Total Short Term Needs</b>		<b>\$8,592,149</b>					

**Long Term Needs (5-10 years)**

Streetscape Projects		Budget					
13	Main - Swede to 4th Street West Side	\$543,996		\$181,151			\$362,845
14	Main - Brew Pub to 4th Street East Side	\$323,599			\$323,599		
15	Park Ave - 7th to 9th East Side	\$94,022					
16	Park Ave - 7th to 8th West Side	\$66,075					
17	Swede - Egyptian to Post Office West Side	\$53,963		\$53,963			
18	Swede - Egyptian to Liquor Store East Side	\$148,262					
19	Swede - Bear Bench to Heber West Side	\$51,298					
20	Main - Heber to 7th Street East Side	\$203,375					
21	Main - Heber to 7th Street West Side (KAC dependent)	\$156,271					
22	Heber - Swede to Main North Side	\$71,500					
23	Heber - Swede to Main South Side	\$41,085					
24	Park Ave - Heber to 7th Street West Side	\$67,129					
25	Park Ave - Heber to 7th Street East Side (KAC dependent)	\$27,788					
26	Heber - Main to Park Ave South Side	\$40,687					
27	Heber - Main to Park Ave North Side (KAC dependent)	\$11,563					
28	Swede - 5th Street to Bear Bench West Side	\$57,817					
<b>Subtotal Streetscape Projects</b>		<b>\$1,958,430</b>		<b>\$0</b>	<b>\$235,113</b>	<b>\$323,599</b>	<b>\$0</b>
Inflation Adjustment (3% per year)				<b>\$0</b>	<b>\$14,107</b>	<b>\$29,124</b>	<b>\$0</b>
<b>Subtotal Streetscape Projects Adjusted</b>				<b>\$0</b>	<b>\$249,220</b>	<b>\$352,723</b>	<b>\$0</b>
Plaza/ Pass Through Projects		Budget					
A	Miners Plaza Renovation	\$528,336					\$528,336
F	Bear Bench/Transit Center Pass Through	\$411,672		\$411,672			
H	Schreurs Centennial Plaza Renovation	\$265,000					
I	Poison Creek Park	\$95,000					
J	China Bridge Restrooms	\$50,000				\$50,000	
<b>Subtotal Plaza/Pass Through Projects</b>		<b>\$1,350,008</b>		<b>\$0</b>	<b>\$411,672</b>	<b>\$0</b>	<b>\$50,000</b>
Inflation Adjustment (3% per year)				<b>\$0</b>	<b>\$24,700</b>	<b>\$0</b>	<b>\$6,000</b>
<b>Subtotal Streetscape Projects Adjusted</b>				<b>\$0</b>	<b>\$436,372</b>	<b>\$0</b>	<b>\$56,000</b>
<b>Total Long Term Needs</b>		<b>\$3,308,438</b>					
<b>Proposed Phasing Totals</b>		<b>\$12,538,841</b>	<b>\$638,253</b>	<b>\$1,262,839</b>	<b>\$6,054,233</b>	<b>\$1,379,596</b>	<b>\$1,510,589</b>
							<b>\$1,094,446</b>
							<b>\$11,939,956</b>

# CY2012/FY2013 Construction Projects



Historic Park City Enhancement Plan  
Park City, UT



General Presentation  
June 2012



# CY2013/FY2014 Construction Projects



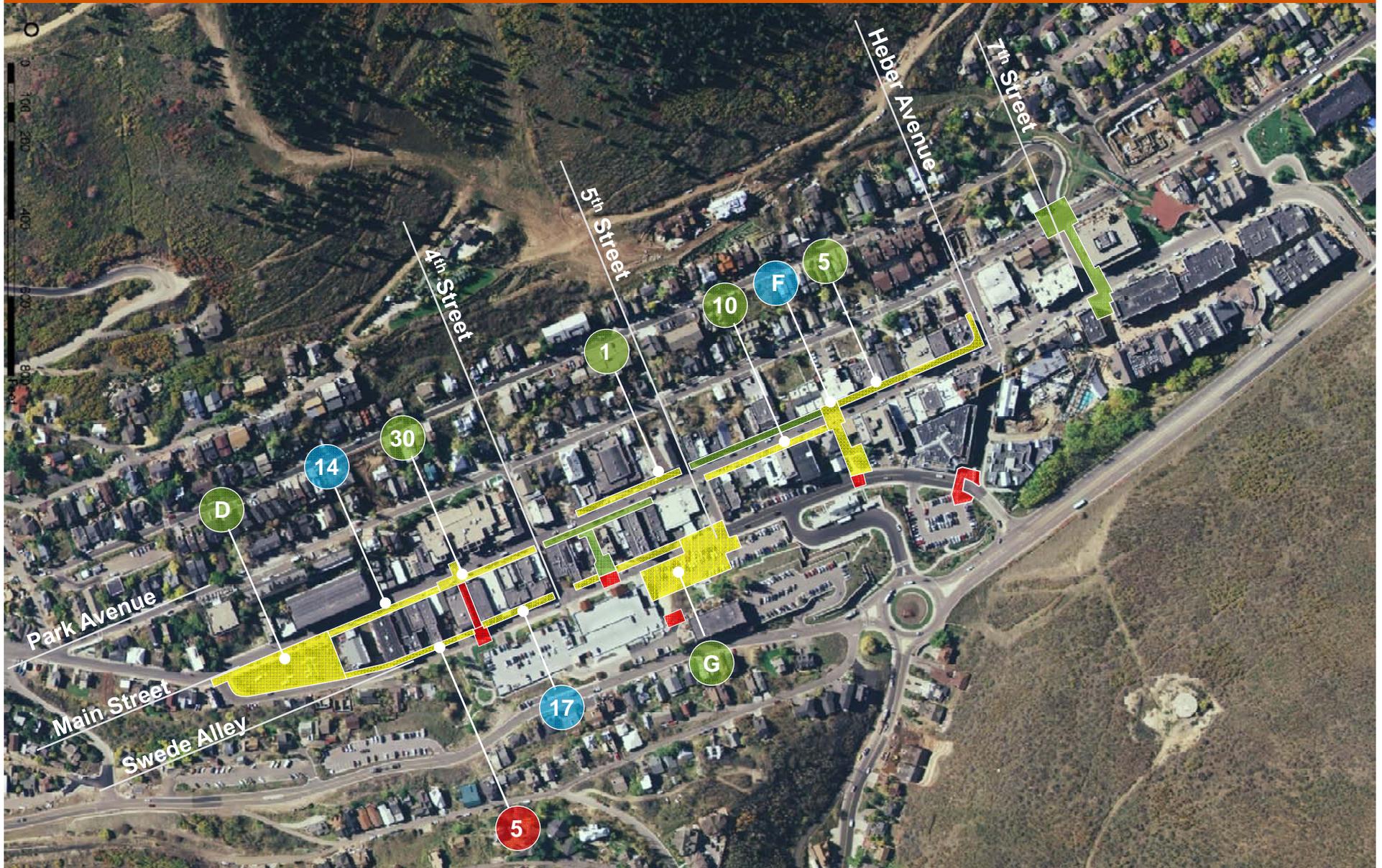
Historic Park City Enhancement Plan  
Park City, UT



General Presentation  
June 2012



# CY2014/FY2015 Construction Projects



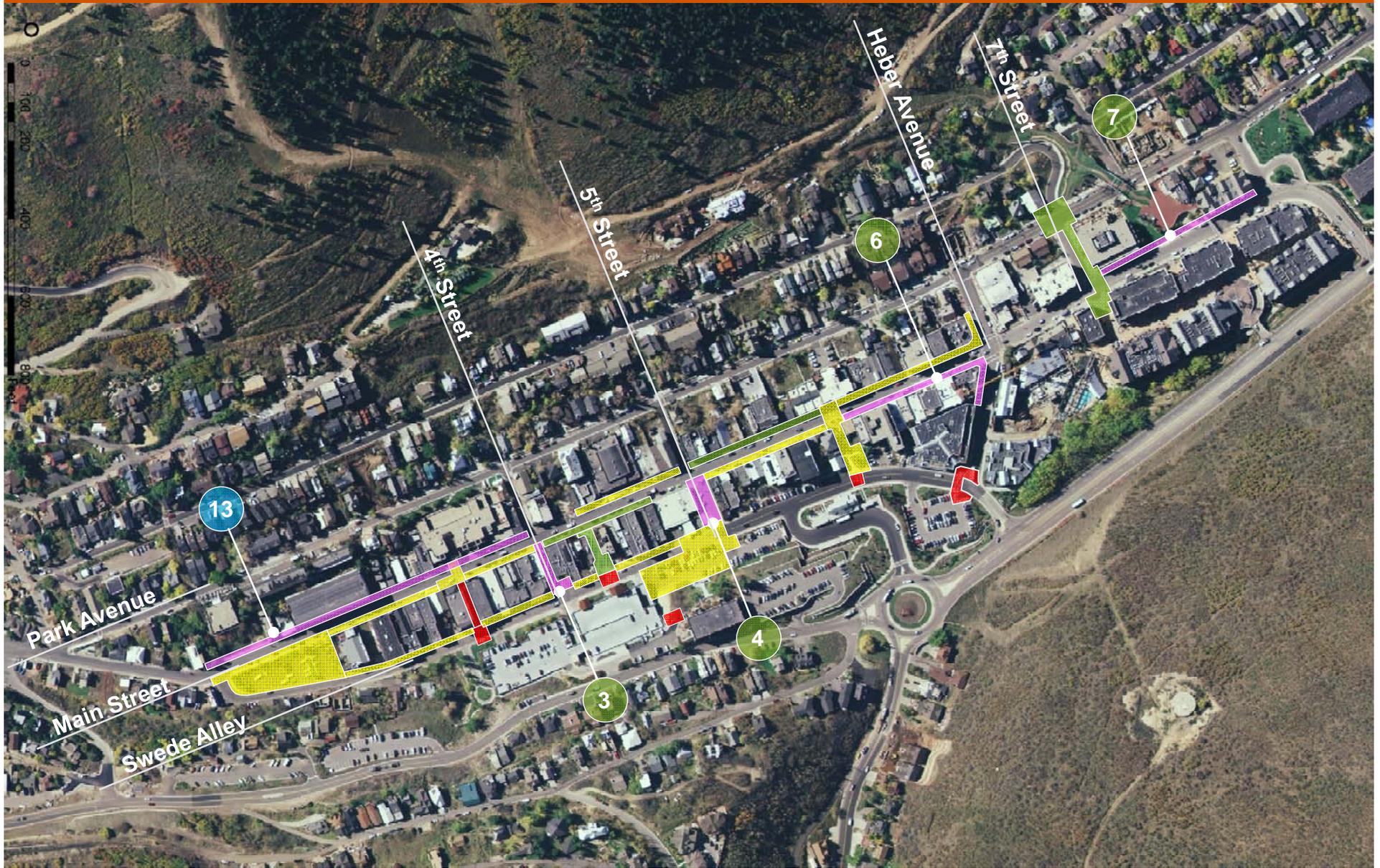
Historic Park City Enhancement Plan  
Park City, UT



General Presentation  
June 2012



# CY2015/FY2016 Construction Projects



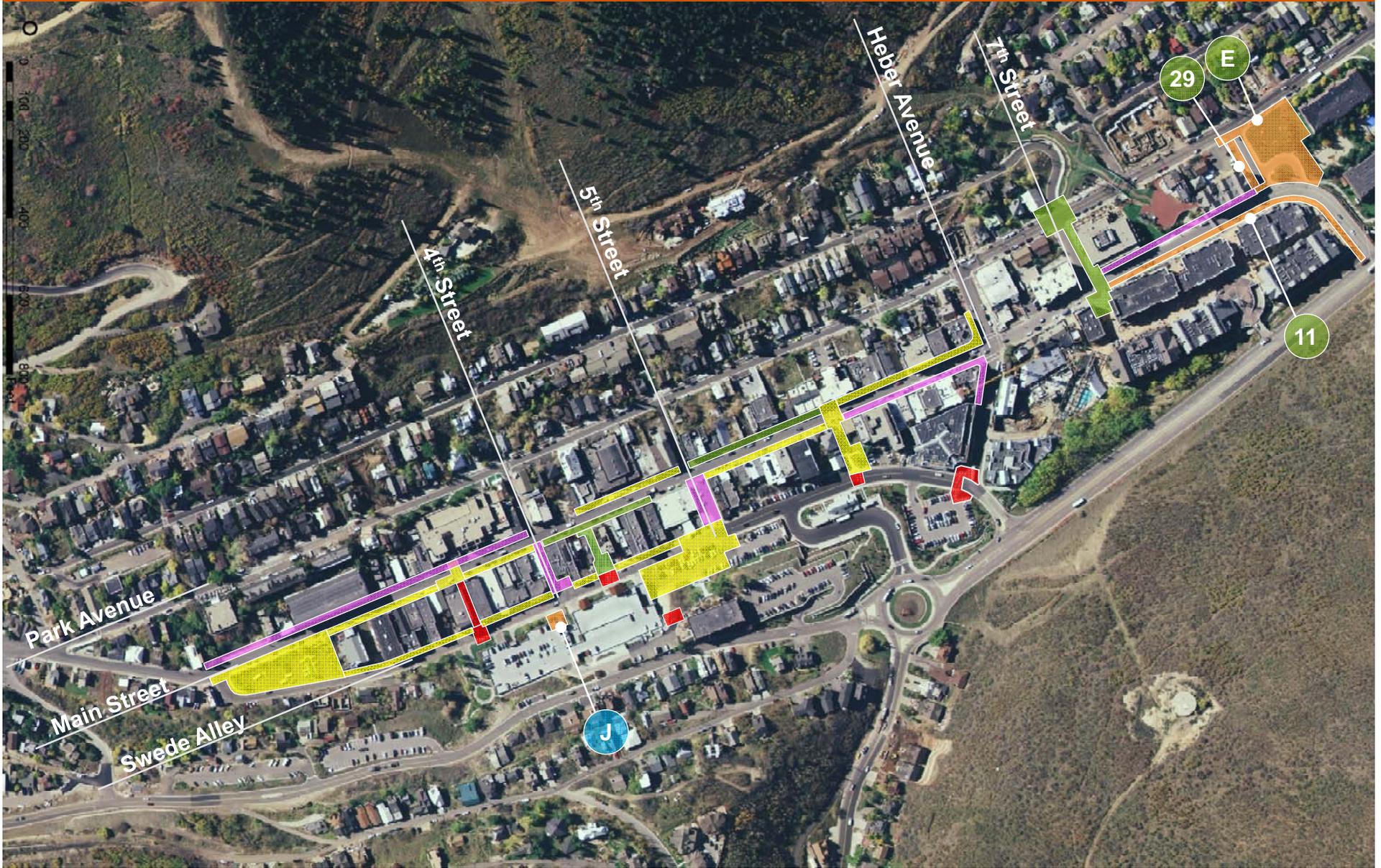
Historic Park City Enhancement Plan  
Park City, UT



General Presentation  
June 2012



# CY2016/FY2017 Construction Projects



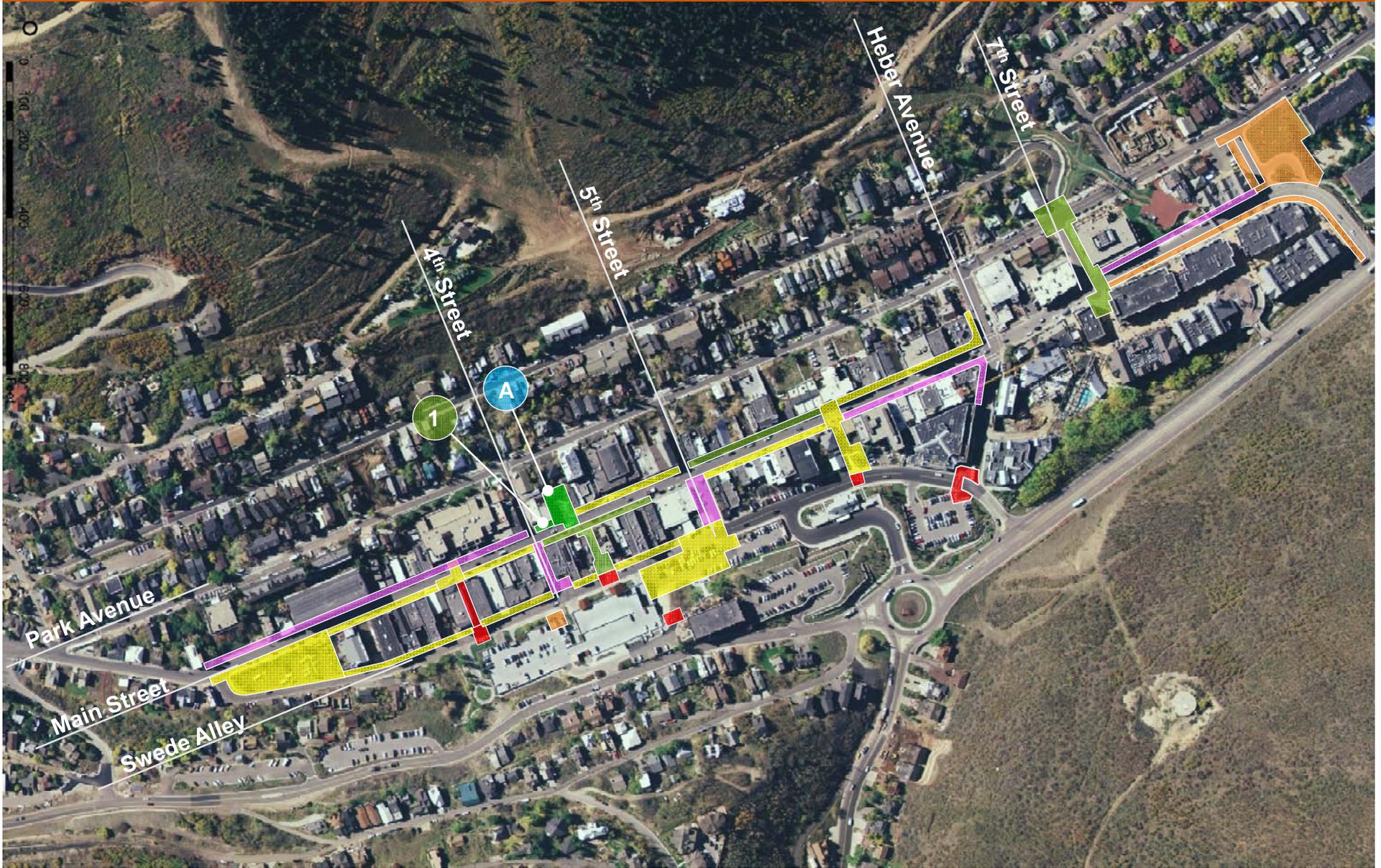
Historic Park City Enhancement Plan  
Park City, UT



General Presentation  
June 2012



# CY2017/FY2018 Construction Projects



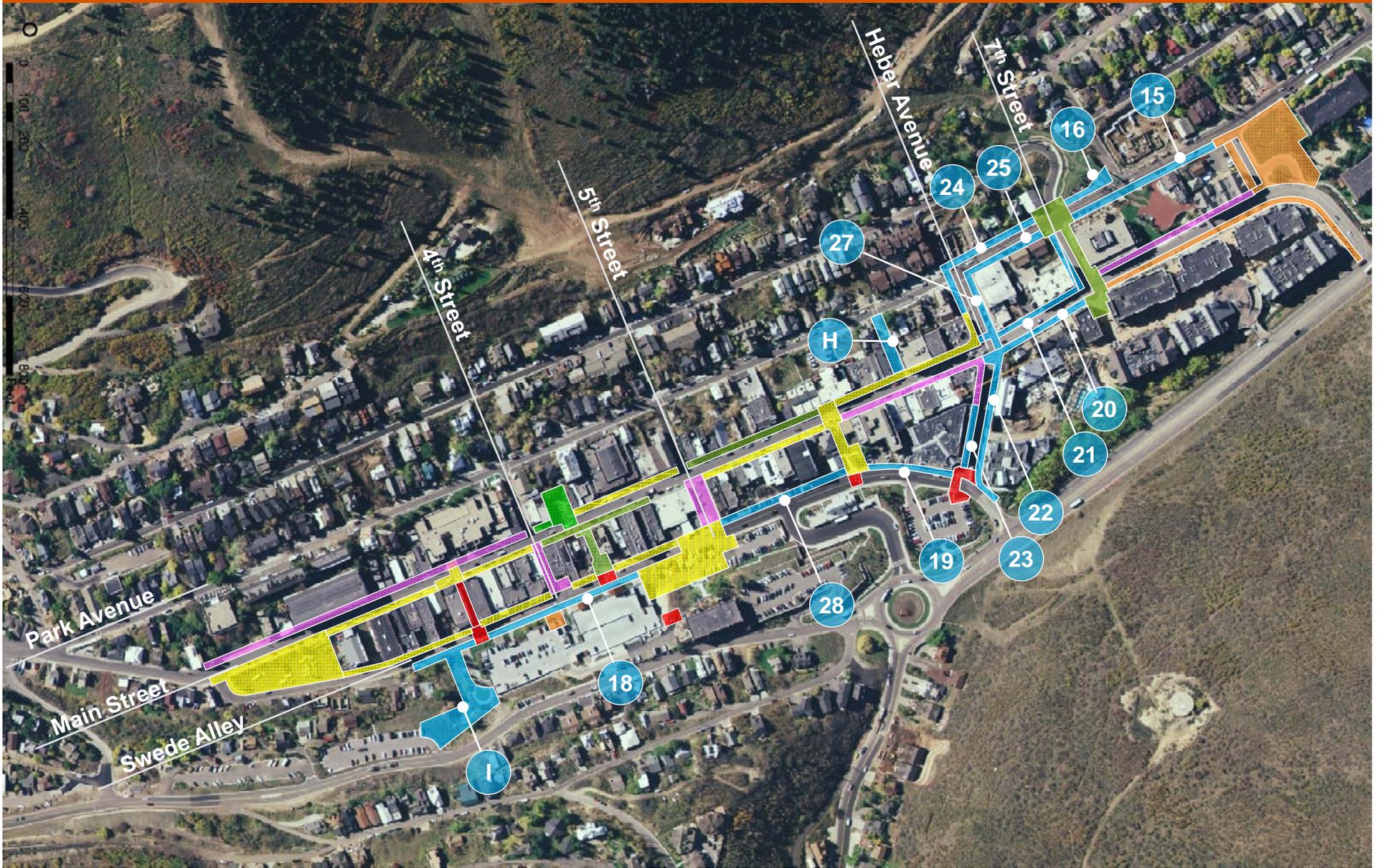
Historic Park City Enhancement Plan  
Park City, UT



General Presentation  
June 2012



# Long Term Projects (6-10 years)



Historic Park City Enhancement Plan  
Park City, UT



General Presentation  
June 2012



## **Position Statement: Infrastructure**

It is the objective of the HPCA to promote Historic Park City as a fun, friendly and vibrant destination. Smart infrastructure, that supports both car and pedestrian traffic, is essential to fostering an alluring and navigable environment. Our District should encourage visitors to linger, circulate and explore throughout the District. To accomplish this, we need to: 1) reduce physical impediments such as difficult sidewalk navigation; and 2) create attractions/draws along the street (from top to bottom) such as parks and art that encourage exploration. We are confident that easy access, a friendly atmosphere and prolonged exposure to our businesses will increase sales and diversify revenues.

**Definitions:** We are using a broad definition of infrastructure which includes: parks, public art/attractions, sidewalks, streets, signage, lighting, snow management and public transit. In summary, any physical component within the District that is mandated/managed by the City.

**Recommendations:** In July 2011, the HPCA and City collaborated and prepared recommendations for public space improvements and pedestrian enhancements for the Historic Park City area. Based on discussion and input from the HPCA Infrastructure Subcommittee, HPCA Board and PCMC Staff, the specific improvement recommendations of this study focus on three primary categories – infrastructure (utilities), uses and attractions (activities/plazas/pocket parks) and pedestrian enhancements (streetscape). This focus is intended to create a visionary, yet achievable plan for the next five to ten years and allowed the process to prepare specific design concepts and cost estimates.

Through continual surveying of members the following is the list of project types by priority.

1. Public Plazas,
2. Streetscape Improvements (light poles, furniture, and sidewalks), and
3. Sidewalk Improvements.

**Actions:** The HPCA will strongly advocate for funding of the above mentioned projects within a 5 to 7 year timeframe with an approximate value of \$10 million. Through the coordination and approval of the projects, the HPCA will actively work with PCMC to ensure the improvements continue to meet the goals, as outlined, and that the management of the construction project is coordinated to the maximum benefit and minimum impact of the businesses.

Exhibit D

Downtown Projects Email from HPCA to Mayor & City Council

Date: May 15, 2012

Mayor and City Councilors-

The membership of the HPCA is looking forward to your scheduled discussion of Capital Improvement Projects at your meeting this Thursday. The HPCA would like to emphasize the efforts made over the last two years from our organizations to receive public input and prioritize improvements. As recent as a survey conducted in March, our membership continues to set the construction of public spaces as the top priority, especially the Brew Pub Plaza. We ask that you consider the overall economic impacts that visitor attractions, such as the plaza, can produce for the City.

With regards to the Brew Pub Parking Lot, the HPCA requests the City Council look at the improvements with what will best benefit the economics of Main Street and the investments made by private property owners over the years.

Historic Park City continues to be the gem of Park City that is used to market the area to visitors and tourists. The addition of visitor attractions will strengthen the draw to the area. Historic Park City provides a substantial amount of tax revenues for Park City and improvements that attract more visitors to the district will increase future revenues to the City.

We'd like to thank you in advance for your thoughtful consideration of the issue and hope to have you support the full list of improvements for the area.

-Alison Butz, Maren Mullin, Stephanie Johnston and Rick Anderson

Alison Butz

Historic Park City Alliance

[www.historicparkcityutah.com](http://www.historicparkcityutah.com)



**PARK CITY COUNCIL WORK SESSION MINUTES  
SUMMIT COUNTY, UTAH  
JULY 12, 2012**

**Present: Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek; and Liza Simpson**

**Tom Bakaly, City Manager; Mark Harrington, City Attorney; Bret Howser, Budget Manager; Matt Twombly, Project Manager; and Jonathan Weidenhamer, Economic Development Manager**

**ICMA Team: Todd Aernie, Nelsie Smith and Marc Landry**

**Katie Wright, PC Foundation; Alison Butz and Mike Sweeney, HPCA; and Dave Nicholas, IBI Group**

1. **Council questions/comments.** Linda Tillson introduced Tegan Davis, the new Youth Librarian who relocated from Colorado.

Dick Peek reported that Habitat for Humanity dedicated the Marsac house which will be occupied by a family of four. The Historical Society received a clean audit for the year. Cindy Matsumoto reported on the Library Board meeting which was attended by the new appointees. Alex Butwinski relayed that he attended an Art Board meeting. Andy Beerman announced that the USOC decided not to pursue a Winter Olympics for 2022 but to focus on the Summer Olympics in 2024 or the Winter Olympics in 2026 which will provide more time to prepare a bid.

Liza Simpson attended the Fire Board meeting where the fire impact fee study was reviewed and adopted at the next meeting. Almost all of the impact fees are decreasing because the district is getting closer to build-out and the implementation of legislative changes to the calculation. The Mountainlands Community Housing Trust met. She congratulated the Friends of the Farm on its new interpretive trail. She commented on the great paving job in Swede Alley and the Transit Center.

The Mayor spoke about welcoming a national Burger King conference and learning about converting recycled frying oil into a new biofuel available to the public. He and staff met with the latest Air Force team and he attended the dedication of the Habitat for Humanity house. He welcomed Candace Watkins, former Mayor of Covington, Louisiana to the meeting.

2. **2030 Strategic Plan – International City Management Association.** Bret Howser introduced Nelsie Smith, Marc Landry and Todd Aernie. The steering committee included City employees Pace Erickson, Jessica Moran, and Jason Glidden and Katie Wright, from the PC Foundation, representing the general public. A community open house was held last night and all input will be considered in a final draft document. Marc Landry referred to helpful information gained from the 2009

Community Vision with the strong message to *keep Park City, Park City*. He explained that every year ICMA selects approximately 15 individuals to attend a leadership program and they are part of that group.

Nelsie Smith reiterated that the foundation for this project is the Community Visioning which provided a lot of information as a basis for the vision. The team was in Park City in March and April. In March, a series of meetings were held with stakeholders and Council provided additional input in April. She noted that about 15 people attended the open house last night and the feedback was positive. Adaptive reuse of historic properties has been highlighted. The documents that correspond with Park City 2030 will continue to evolve over time to reflect the current needs of the community. She explained that the eight goals established by the City Council were redefined into four goals. Each of these priorities has desired outcomes and indicators. In April, historic preservation appeared to be lost and not highlighted as a priority. She referred to five strategic approaches which are overarching and the fundamental basis for decision-making in Park City. Park City character and regional collaboration used to be goals but the Team felt they are the means to get to the end.

Todd Aernie stated that Council adopted eight biennial strategic plans which have been refined and a scorecard has been incorporated. Measures have been assigned to the desired outcomes and indicators. Gold, silver and bronze are the scores; gold is turning toward the vision, silver is stable and bronze is turning away from the vision. Staff will report back to the Council on the status of priorities which will tie into the business plans and budgeting for outcomes. He referred to the proposed scorecard which will provide a great snapshot of the status of goals. He discussed the importance of balancing priorities so they don't compete against each other.

Marc Landry explained that the biennial plans take into account Council priorities and desired outcomes; the scorecard and the action plan are tied together. Staff will prepare business plans which will include specific operational items and the BFO process is in place. He pointed out that the draft templates of the biennial plans and business plans are examples. The General Plan and Strategic Plan need to work together and the score card is essential for the elected officials and the community to measure success. Mr. Landry felt the next step is for Council to consider adopting the 2030 Strategic Plan and for staff to refine the biennial plans and develop business plans. In some areas, staff has already done that. He thanked staff members, the stakeholders and elected officials for their feedback.

Liza Simpson referred to regional collaboration and felt that it needs to be expanded beyond Summit County and the state or it could be less specific. She asked how median income compared to median home price can be used as a key indicator. Ms. Smith explained that these are written as aspirational commentaries, recognizing that there are challenges, to help gauge success. Todd Aernie added that these will tie back into outcomes.

Bret Howser pointed out that there is little control for some key indicators to dictate outcomes. It was decided to keep them in the document anyway, monitor the trends and do our best to manage the outcomes. The City will not score in the top in all instances because many of these goals will be mutually exclusive and it will be a balancing act over the long haul.

Dick Peek referred to the statement about strategic approaches being the overarching way to filter elements of the Plan and Nelsie Smith stated that this needs to be incorporated in the final document. Mr. Howser relayed that the priorities and the outcomes should drive how the City operates and the strategies created in the business plans. The five general approaches should also drive how the strategies are created.

Andy Beerman felt that this will be a beneficial tool for the City and should dovetail nicely with the General Plan work. He explained that his concern is not attaining gold medals on everything but is more related to excellence and the indicators. He felt the focus should be on excellent scores as opposed to a combination of those and it is more meaningful from a public perception point of view. He suggested adding two desired outcomes, a multi-seasonal economy of jobs and support of local businesses. There are two key indicators relating to the school system for which the City has very little control and he questioned if their inclusion is appropriate. Nelsie Smith indicated that this was discussed at length and the group didn't want any resident to feel his needs are not being met. She felt Park City provides services reaching this population that influence reading proficiency and ensures graduation rates.

The Mayor asked if members are comfortable consolidating eight goals into four goals but articulating the approaches. He added that he felt there was overlap with eight. He spoke about kids growing up in this town and not being able to stay to make a living here without working for the resorts or the tourism industry.

Andy Beerman suggested that retention be a desired outcome for City employees as well as the ability to move upward within the organization. He asked if it makes sense to conduct a Community Visioning exercise every ten to twelve years. The Mayor believed that these have been done about every five years at varied levels but the last one was different than previous ones. Liza Simpson suggested morphing it with the recommendation that the long-range strategic plan be updated every four years. Maybe there is a way of updating the biennial plans without reinventing the wheel. The Mayor pointed out that part of the last Community Visioning was specifically focused on rewriting the General Plan. Mr. Beerman felt that a community-wide evaluation of our values should be conducted every ten to twelve years and maybe every four years to look at the Plan and make needed modifications. He felt that the icons used for the strategy points are not intuitive; Mr. Howser agreed and stated that staff will work on this.

Nelsie Smith emphasized that the communication piece for the community is the biennial plan which will be written in a way that is easy to understand.

Alex Butwinski referred to the statement, *the resort experience continues to exceed expectations*, and felt it is unclear as to whose expectations and Bret Howser agreed that *visitor* should be added for it to make sense. Mr. Butwinski wasn't convinced about using Olympic medals as icons measuring success. He pointed out conflicting language on public art. Ms. Smith felt that the scorecard should be clear and it probably will be changed. She spoke about the importance of the public understanding the biennial plans.

In response to a comment from Dick Peek, Marc Landry described the document as evolving and fluid. Mr. Peek felt that the details of the key strategies and desired outcomes need to be finalized before adoption which is tentatively scheduled on July 26. Mr. Bakaly explained that the teams will develop the business plans and Council is adopting the structure, key indicators, and desired outcomes. Discussion ensued about holding a work session on the Strategic Plan before adoption. The Mayor pointed out that there is no commentary on preserving Park City's brand. Nelsie Smith stated that it is an outcome as part of the world-class multi-seasonal resort destination and the outcomes should represent Park City's brand. Liza Simpson interjected that she uses *community* and *brand* synonymously. The Mayor invited public input.

Katie Wright referred to concerns about including School District data as key indicators. She relayed that just about every community uses third grade reading levels as an indicator of future success. She encouraged Council to keep those indicators in the document and to maintain collaboration with other groups.

**3. Downtown Projects.** Jonathan Weidenhamer expressed his appreciation to members for giving direction on the Resort Communities Sales Tax increase because one of IBI's deliverables is to provide a phasing plan. The projects are broken down to immediate needs which are intended to be done this summer. Short term needs are those in a one to five year time frame including streetscape and sidewalk, plaza and past due projects. Longer term needs are six to ten years out. Immediate needs can be funded within the existing budget estimated at \$638,000. He felt these projects are priorities and influences the long term success of downtown. Design fees are budgeted at \$200,000 and staff recommends proceeding with the design and engineering of the streetscape and sidewalk projects which will allow construction next year. Regardless of the outcome of the Resort Communities Sales Tax initiative, staff is recommending streetscape and sidewalk improvements which are critical infrastructure needs.

Mr. Weidenhamer noted that staff is asking for direction on the timing of the plaza work and staff is recommending 2014 for the Brewpub, City Hall Plaza, and Transit Center (bear bench pass-through). The Brewpub cannot be done any sooner because of design demands and is contingent on Resort Communities Sales Tax approval. There are economies of scale in building that with the City Hall Plaza. He stated that staff is recommending to begin the design next summer and construction in 2014.

Mayor Williams pointed out that the City Hall Plaza did not make the list of HPCA priorities. He is unsure if money should be spent on the design on the Plaza until there is more information on a Main Street ski connection to Deer Valley. Alex Butwinski strongly felt that City Hall is an iconic structure and although it may not be a Main Street priority, it should be a priority of the City Council. If the initiative passes, the money will start coming in the second quarter of 2013 and by the beginning of 2014, the City will have a chunk of money. The City Manager clarified that it won't be a big chunk because it will kick in after the winter season but there are ways to bridge a short term loan. Mr. Butwinski believed that timing and prioritization can be modified.

Cindy Matsumoto felt that budgeted improvements should move ahead and a more lengthy discussion would be appropriate after November when available funding is known. This will influence decisions on plazas and she felt it important to set aside funds for sidewalk maintenance. Dave Nicholas believed there are immediate fixes as a part of an overall project, but the strategy in sequencing is considering the most deteriorated sections that were reasonable from a construction perspective and maximizing the construction timing as well as balancing disruptions. Ms. Matsumoto felt that some sidewalks need immediate attention whether they are part of this project or not and the Mayor agreed that some sections of sidewalks are hazardous. Tom Bakaly interjected that if the tax passes, the sidewalks will be replaced next year but acknowledged that some repairs may need to be made now. Alison Butz pointed out that change in the seasons affect the sidewalks and curbs and Mr. Bakaly again stated that staff can check surface levels and make needed repairs.

Liza Simpson referred to Mr. Butwinski comments about showcasing City Hall. Even though Main Street is the main attraction for people, they all get there through Swede Alley and it should be attractive. She felt there is ample time to decide on the design of the plazas. Cindy Matsumoto asked about the historic wall project and Jon Weidenhamer explained that there were sales tax bonds issued for a Swede Alley OTIS project but over the last two years OTIS was pared down to infrastructure-based projects and the streetscape projects became less of a priority.

Andy Beerman felt that the schedule is sensible. It may not be exactly what the merchants wanted, but it makes a lot of sense. He disagrees with some members on the City Hall Plaza. Revealing the historic wall will improve the area and the focus should be on infrastructure and potential return of investment rather than aesthetic projects.

Dick Peek pointed out that \$6 million was spent on the Marsac Building renovation. The grandiose stairway into town was used for generations and it dumps into an asphalt field. A lot of money was spent on the transit center and parking garage and Swede Alley is a great place to have a public plaza. He felt that the Brewpub Plaza with a Deer Valley connection could significantly boost our economy.

Mr. Weidenhamer understood that three Council members consider the City Hall Plaza a priority and design could begin in 2013. Ms. Simpson clarified that she was not suggesting accelerating the project, but views Swede Alley as a priority because it is the entrance to the Main Street shopping district. The Mayor felt it would be helpful to discuss this further and to take a look at the concept plans. Jon Weidenhamer noted that the plan presented in April has been modified to reduce impacts on parking and circulation. Mr. Bakaly stated that it seems that a majority is interested in the City Hall Plaza project but a work session would need to be held after November.

Liza Simpson asked why the dumpster behind Ciseros is there when there is a trash compactor a block away. Alison Butz commented that it is heavily used by merchants and installing a trash compactor in the Brewpub Plaza has been suggested to eliminate the need for the dumpster. Mr. Weidenhamer explained that there has been talk about screening it in the short term. Ms. Simpson pointed out that the Swede Alley dumpster is convenient for adjacent businesses but other Main Street businesses do not have that benefit.

Mike Sweeney explained that the HPCA trash committee feels that the dumpster is the best option and saves money for the street.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
JULY 12, 2012**

**I ROLL CALL**

Mayor Dana Williams called the regular meeting of the City Council to order at the special time of 5 p.m. at the Marsac Municipal Building on Thursday, July 12, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Jon Weidenhamer, Economic Development Manager; Francisco Astorga, Planner; and Mark Harrington, City Attorney.

**II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

1. 7700 Marsac Avenue Subdivision - Thomas Eddington announced that if anyone is at the meeting for the 7700 Marsac Avenue Subdivision, it was originally contemplated to be heard tonight but will not, and the project will be renoticed. There was no one in attendance that had input.

2. Swearing in Vai Lealaitafea as Police Sergeant; Juan Pablo Torres and James Rodrigues as Police Officers – Police Chief Wade Carpenter commented on Vai Lealaitafea service on the force and introduced Officers Torres and Rodrigues. Mayor Williams administered the oaths of office.

**III PUBLIC INPUT (*Any matter of City business not scheduled on the agenda*)**

None.

**IV MINUTES OF MEETINGS OF JUNE 7, 2012 AND JUNE 14, 2012**

Alex Butwinski indicated that he has several corrections to both sets of minutes and would like them continued. Cindy Matsumoto, "I move to continue the minutes". Alex Butwinski seconded. Motion unanimously carried.

**V RESIGNATIONS AND APPOINTMENTS**

Consideration of two appointments to the Recreation Advisory Board for terms expiring July 2015 and one unexpired appointment for a term expiring July 2014 – The Mayor recommended the appointment of Kathy Kahn and Alisha Niswander for terms expiring 2015 and Michael Barille for a term expiring 2014. Dick Peek, "I so move". Liza Simpson seconded. Motion unanimously carried.

**VI NEW BUSINESS**

1. Consideration of an Ordinance approving the 573 Main Street Three Lot Subdivision Plat Amendment, located at 573 Main Street, Park City, Utah – The Mayor opened the public hearing; there was no input. Alex Butwinski, “I move we continue an Ordinance approving the 573 Main Street Three Lot Subdivision Plat Amendment, located at 573 Main Street, Park City, Utah to July 26, 2012”. Liza Simpson seconded. Motion unanimously carried.

2. Consideration of an Ordinance approving the 80 Daly Avenue plat amendment located at 80 Daly Avenue, Park City, Utah – The Mayor opened the public hearing; there were no comments from the audience. The Mayor requested a motion to continue to August 9<sup>th</sup>. Cindy Matsumoto, “I so move”. Liza Simpson seconded. Motion unanimously carried.

3. Consideration of a Master Festival License for the Montage Concert in the Sky, as conditioned, to be held on September 1, 2012 – Jonathan Weidenhamer stated that parking was an initial concern but the organizers have been working on mitigating impacts of the event and have agreed to all conditions of approval. Mayor Williams disclosed that his band has played twice at the Montage this summer.

Alex Butwinski asked about controlling parking and if there is a penalty for not complying with conditions of approval. Mark Harrington explained that conditions have worked well for compliance and on occasion additional bonding is requested to cover potential City costs. Staff is comfortable with current conditions and enforcement for this one day event. Mr. Butwinski requested that if this doesn't work for some reason that there be follow-up with the City Council on this application. Mark Harrington commented on tweaking events as they evolve. It was pointed out that attendance is expected at 1,100.

Andy Beerman recommended that the 75 parking spaces reserved for employees be provided for guests and that the Montage staff be encouraged to take public transportation or carpool. Jon Weidenhamer explained that employees will be shuttled and those 75 parking spaces are part of a private agreement for Deer Valley employees. It is hoped that Deer Valley employees will agree to shuttle. There is written approval from the HOA to use an additional 126 spots at the Ontario Mine Bench if needed. The Mayor opened the public hearing. There was no input. Liza Simpson wished the organizers success.

Andy Beerman, “I move we approve the Master Festival License allowing the Montage Concert in the Sky as described”. Liza Simpson seconded. Motion unanimously carried,

4. Consideration of an Ordinance approving the Courchevel Condominiums at Deer Valley Fourth Amendment, located at 2700 Deer Valley Drive East, Park City, Utah – Planner Francisco Astorga explained that the City Council approved the Third Amendment last month. The request is to convert attic space and this should be the

last one because of parking requirements. Liza Simpson asked about HOA approval and Mr. Astorga explained that it has approved the modification. Alex Butwinski asked that the Planning Commission vote be included in staff reports. Dick Peek, "I move that we approve the Courchevel Condominiums at Deer Valley Fourth Amendment to the Condominium Record of Survey". Alex Butwinski seconded. Motion unanimously carried.

## VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and a joint meeting with the Planning Commission convened on the Balanced Growth Study findings, prepared and presented by Charles Buki, czb.

## MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Jon Weidenhamer, Economic Development Manager; Bret Howser, Budget Manager; Phyllis Robinson, Public Affairs Manager; Linda Tillson, Library Director; Thomas Eddington, Planning Manager; Diane Foster, Deputy City Manager; and Mark Harrington, City Attorney. Liza Simpson "I move to close the meeting to discuss personnel, property and litigation". Alex Butwinski seconded. Motion carried unanimously. The meeting opened at approximately 3 p.m. Andy Beerman, "I move to open the meeting". Liza Simpson seconded. Motion unanimously carried.

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 Janet M. Scott, City Recorder

