



PARK CITY COUNCIL RETREAT MEETING MINUTES
1400 SULLIVAN ROAD
PARK CITY, SUMMIT COUNTY, UTAH 84060

September 21, 2021

The Council of Park City, Summit County, Utah, met in open meeting on September 21, 2021, at 10:30 a.m. at the City Park Pavilion.

ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

Matt Dias, City Manager, welcomed those in attendance and those listening via Zoom to the retreat and reviewed that at the last retreat Council was assigned to different taskforces. This retreat would focus on the progress of each City pillar and its associated taskforce.

Mayor Beerman thanked staff for preparing for the retreat and locating the meeting outside for COVID-19 purposes.

STRATEGIC PILLARS UPDATE

Authentic Local Culture:

Council Member Henney stated his group wanted to bring new voices to the Authentic Local Culture pillar. He indicated there was work to do with the community. Authentic local culture was fundamental to Park City because it was the bedrock of the community and the other pillars rested on this pillar. The taskforce was looking at this bedrock lens, and they agreed that authentic local culture meant different things to different people. The business community identified a business model that was appealing to them, but it was felt that was the thing that threatened the bedrock of authentic local culture. The

group had a list of what authentic local culture felt like and looked like. Some events made authentic local culture as well as restaurants, neighborhoods, schools and more. Some people liked trails and open space, some liked the arts. The definition was not exclusive to any one pillar. Some commonalities were that people chose to live in Park City. The group was trying to identify the components of feeling welcomed to what made people feel like they belonged. Other issues discussed by the group included concerns that Park City felt increasingly transactional, pressures felt like threats, and the pride in the community.

Katrina Kmak, Youth Services Librarian, introduced the taskforce members. Tate Shaw, Assistant Recreation Director, asked some in the audience questions on what brought them to Park City and why they stayed here. Some came for work, family, and skiing. They stayed because of the welcoming atmosphere, it felt right to be here, and for the quality of life. Shaw defined the words authentic, local, and community. He stated people stayed because of the community and the local groups that residents were involved with. Some in the group felt the sense of community was threatened and that the City was becoming more transactional. He stated the reasons people came here and what kept people here were the same as they were over the years. The group discussed many questions, including what made them proud to live in Park City. Some people said there was more hostility in Park City and some said there was a divide from those that say, "I have lived here longer than you."

Jenny Diersen, Special Events Manager, reported on the progress the group made since the last retreat: the Chamber of Commerce was focusing on environmental sustainability, a temporary art district would be active through October, staff had spread out City events, there was a focus on trails, there was a Rich Martinez sculpture and celebration, and the Transit to Trails program was a success. These were some things in place that helped people feel part of the community. She asked if the group could look into developing a culture statement, if they could collaborate with other taskforces as topics were discussed, and if they could bring in additional members.

Council Member Henney stated as soon as something was defined, some would be excluded from the definition. The group felt the pillar needed to be defined to battle the threats of the community. In defining "authentic," he felt it was a place where everyone could be themselves.

Council Member Gerber asked if other communities had a value statement, to which Shaw stated he didn't know of any. Council Member Joyce liked the idea of a statement but asked how a statement would make a difference. Council Member Doilney stated a culture statement was a seed that people could identify with. Council Member Joyce thought people would have to see the statement and take it to heart and act on it, or the statement did nothing. Council Member Worel commented the statement was in line with social equity. Council Member Gerber stated a statement would evolve with the

community. Council Member Doilney thought the group should continue their work, even if they didn't know if they would succeed with a culture statement.

Mayor Beerman favored having the group collaborate with the other taskforce groups. He liked that the group wanted to include different opinions. He thought this was a community of pride. He noticed it was trendy that people came to Park City and then spread hate on the town. He hoped the community could truly like where they lived. Shaw stated there was a difference between being a visitor and a resident. He wanted people to feel like they belonged.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Social Equity and Affordability:

Council Member Doilney stated this taskforce went along with the Authentic Local Culture pillar and noted belonging was key. People were in different groups: gender, race, ethnicity, etc. He wanted every guest to feel like they were locals. The butterfly effect was the "why" the City had a Social Equity pillar. When social equity became a pillar, the awareness was elevated. He thought everyone in the community deserved respect.

Lynn Ware Peek, Communications Liaison, reflected on the reasons why she came to Park City, and she thought everyone should have those reasons because that created belonging. She gave examples of businesses and nonprofits that worked with Latino interns, buses had Pride Month wraps, and the formation of the LGBTQIA+ taskforce. She introduced the taskforce members.

Cami Richardson, LGBTQIA+ Taskforce, thanked the City for creating the taskforce, and stated this came down to DEI - Diversity, Equity, and Inclusion. The purpose of the taskforce was so that those in this community could feel loved. She encouraged all to foster the LGBTQIA+ group. She indicated the taskforce was prepared to do fundraising and they needed financial help from the City as well.

Joe Urankar, LGBTQIA+ Taskforce, indicated people wanted to belong to the community. Minorities and queer people had economic pay gaps. If the gaps weren't filled, the minority groups would be pushed out of town. He gave statistics for the queer population regarding suicide and poverty. He stated minorities gave great cultural contributions to communities. He hoped the City would invest in the LGBTQIA+ community and in other minority groups.

Ken Fisher, Recreation Manager, asked Council what role the City played in Social Equity and recommended that there should be someone in the City that owned social equity.

Council Member Gerber thought it was amazing how far social equity had come in the community since it was elevated to a critical priority. She also thought it was beneficial to have a dedicated staff member that could collaborate with the local nonprofits and evaluate what the City was doing to follow best practices regarding equity.

Council Member Joyce noted there was discussion on if the City should own social equity or just fund and facilitate it and indicated the Community Foundation was designated as the owner. Council Member Doilney stated the group asked who the messenger would be, and he didn't think it should be the white men. Fisher stated there was discussion on what the City could do to bring more awareness to social equity, such as including a social equity impact in staff reports. Ware Peek felt there needed to be a dedicated person in charge of social equity from the City. Mayor Beerman stated great progress had been made and the City was a leader in gender neutral bathrooms, gender pay equity, and more. He liked having the cross-departmental teams instead of one staff member leading for the City. He favored the City being a facilitator and collaborating with the other local entities.

Council Member Worel favored having the nonprofits take the lead in social equity. One staff member took the lead for the City part-time a few years ago and it was not successful. She thought there needed to be clear expectations if the City were to proceed in that direction or the City could continue to invest in the nonprofits. Council Member Doilney understood the City chose not to fund the continued efforts of the Community Foundation. He thought Council could explore hiring staff or allocating funds to nonprofits. Council Member Gerber thought every entity in the City should take ownership of social equity. Everyone should take ownership and nobody should wait for someone else to make suggestions. She favored hiring a staff member dedicated to social equity within the City to make sure all were doing a better job. Council Member Henney stated great things had been accomplished. He heard someone from the City was needed to make the effort more robust. He thought the City had taken the first step and he wanted to hear from the Community Foundation and other entities to know what was needed to continue progressing. Then he would feel more comfortable making a change. He didn't want to change something that was already working and wanted to know that the stakeholder groups supported this change.

Dias summarized the City wanted to be a leader in social equity, but not the exclusive owner of it in the community. Long term though, he thought the organization could use an internal resource for DEI.

Council Member Henney asked if there were funds for the LGBTQIA+ taskforce. Dias stated there were administrative funds that could be used for this group. Council Member Worel stated Mountain Mediation was a resource and she hoped the City could partner with them on some of the facilitation. Dias asked if they could be included on the taskforce.

Mayor Beerman opened the meeting for public input.

Gretchen Lee, Mountain Mediation Executive Director, made an inaudible comment.

Tana Toly thought small businesses should have some part in Authentic Local Culture and drug and alcohol abuse should be a focus of Social Equity.

Mayor Beerman closed the public input portion of the meeting.

The Council members and staff took a lunch break. Upon return, the following was discussed:

STRATEGIC PILLARS UPDATE

Transportation Innovation:

Julia Collins, Senior Transportation Planner, reviewed the transportation projects currently in progress, and noted there were three million transit riders per year. Twenty five percent of the City buses were electric, the City had a bike share program, and there were dedicated transit lanes on SR 224 and SR 248. She stated the projects were hard and took time, but the City was leading the nation in progressive transit options. She reviewed the major capital investments for SR 248, including shoulder transit lanes, another signal, improved pedestrian crossings, and a park-and-ride at Quinn's Junction.

Alex Roy, Senior Transportation Planner, explained the capital projects for SR 224, including a dedicated lane for transit, bus stop enhancements, traffic analysis and parking payment software. He stated the Walkability (WALC) Committee was reinstated and there were recommendations forthcoming on the remaining \$4.4 million in Active Transportation funding. Collins reviewed the neighborhood services and pilot programs, including Transit to Trails which provided transit to Bonanza Flat trails, People-First Streets program, and more. Roy also stated work was being done for a new long-range transportation master plan, an active transportation plan and a five-year short-range transportation plan.

Kim Fjeldsted, Transit Manager, stated the 14 electric buses that were purchased would arrive beginning mid-2022. A new transit software purchase would increase efficiency. The partnership with High Valley Transit was going well. They met weekly to relate updates. Mayor Beerman asked about the Bus Rapid Transit (BRT) grant for the park-and-ride on SR 224. Collins stated the grant was still being determined. Collins reviewed that in the past 14 years, the goals of public transportation had evolved to Transit First. The taskforce was looking at the direction of transportation for the City.

Council Member Worel stated the taskforce and staff thought they needed to verify that the goals and vision for Transportation remained the same before moving forward with

the long-range transportation plan. The taskforce felt land use planning should be a large component of the plan and part of the solution. Consideration should be made for cars and transit should be easy for patrons to use and should be consistent year-round. They also wanted to get the biggest bang for the buck as they considered future projects. They wanted to narrow the vision statement for Transportation and asked if it could be simplified. The current Transportation statements:

Vision 2020: Envisioning bold, multi-modal transportation solutions

PC Forward: Park City's transportation system embraces bold innovation to provide safe, year-round transportation options that promote a connected, inclusive, and multimodal "car-optional" mountain community and culture.

General Plan: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small-town character.

Council Member Gerber thought the statement was already simplified. Council Member Doilney indicated Transit was important, but families should feel comfortable taking a car when multiple stops were needed. Council Member Worel stated the taskforce discussed the same issue. Council Member Joyce asserted the statement should be to get cars off the road - whether or not it was locals or visitors. He thought it was common sense to distinguish when Transit would be the first priority. He hoped staff would prioritize what would get the most cars off the road and then work on that first, and then go to the next highest thing. Council Member Gerber stated this was not an easy fix. It would be a generational issue as young people came to town and didn't have cars, or people moved here from different parts of the country. Big events and holidays would be a priority. She was excited to see the walkability opportunities around town and felt they were meaningful to people.

Mayor Beerman stated the mission statement was great and Council Member Joyce hit the "what" of the problem, which was to reduce congestion. He noted the roads couldn't be widened, so other solutions were needed to mitigate the problem. Council Member Henney stated there was no data that would necessitate a change to the statement. Council Member Worel indicated the taskforce wanted a definition for car-optional and they wanted to wordsmith the statement. Council Member Henney referred to Council decisions on various Transit solutions to congestion and parking. Council Member Gerber wasn't opposed to wordsmithing the statement, but the principles of what the City was doing were the same. Council Member Doilney stated representatives from the City's two biggest employers were on the taskforce. He noted those employers did a good job with their employees, but then those same employees went to a second job on Main Street. He asked if those partners were offering solutions that would benefit the whole community. Roy indicated the members of the group hadn't brought up their issues, although the Historic Park City Alliance (HPCA) had addressed concerns. The

taskforce was looking at the small business community. Council Member Gerber asked if the taskforce had ideas on principles that could be implemented. Council Member Worel indicated there weren't discussions on implementing programs yet because they were waiting for Council direction. She noted both resort representatives on the taskforce desired rideshare and parking for their employees, but they wanted to be part of the solution for the community.

Mayor Beerman didn't want the policy changed. Council Member Worel stated they didn't want to change policy, but they were checking in to make sure the policy hadn't changed post-COVID. The Council members were comfortable with the current policy. Council Member Henney asked if the taskforce would help with questions posed by the Planning Commission. Council Member Worel stated the Planning Commission would have the necessary tools they sought when the long-range transportation plan was finished. Dias stated the infrastructure needed to catch up with the City aspirations. He noted some of the taskforce members wanted investments in parking as well as the car-optional projects. Council Member Doilney wanted to remember riders were still in their cars because of COVID and the City didn't need to change the goals because things would eventually return to normal.

Council Member Gerber stated there were some parking improvements, but there were opportunities to make more parking improvements. She thought new ways of looking at current parking infrastructure could be looked at for managed parking. Those principles had room for improvement. Roy stated staff looked at parking apps, flexible parking rates, and other means to maximize parking efficiency.

Collins summarized that Council supported wordsmithing the vision statement, but policies on "car-optional," "parking management," and "Transit First" had not changed. There was support for making this statement a simple elevator phrase. Council Member Henney stated the taskforce challenged the statement, but there wasn't a reason for the challenge. Collins asked if a resolution should be adopted with the transportation policies outlined. Mayor Beerman stated Vision 2020 was approved and the General Plan was approved, so he didn't think a resolution was needed. Collins reviewed the goal for the taskforce was to reduce congestion through transit options. Collins asked if there should be a Council liaison for the active transportation plan. It was indicated Council Member Worel was liaison for Transportation and it was indicated the active transportation plan was part of that, so Council Member Worel could serve in that capacity.

Environmental Leadership:

Clint McAfee, Public Utilities Director, updated Council that Public Works would begin the ice pigging project in October. This project used ice to remove buildup in the waterlines. The Spiro Tunnel remodel was finished. It provided 25% of the City's water

supply. He also announced upcoming water discussions with Council at the September 23rd meeting.

Luke Cartin, Environmental Sustainability Manager, stated Mountain Towns Climate Action Planning was underway and would roll out in late fall. The waste characterization study put out a first draft and Cartin displayed the results. He noted that he and others would launch a residential compost push in a few months.

Heinrich Deters, Trails and Open Space Manager, discussed the City's wildfire preparedness plan. He displayed the committee members and noted collaboration between entities was a must with wildfires. He recommended pile burning for abatement instead of hauling the debris to reduce the cost. He indicated he put out an RFP and would do an extensive mapping exercise, where they would gather information on terrain, access, proximity to utilities and roadways, etc. Deters wanted to get that data and share it with the community. The entire cost for the project was up to \$28 million. Council Member Joyce stated when fire mitigation was discussed, cost estimates varied. He stated cleanup costs depended on the type of forest and indicated mitigation would be ongoing. He thought that Council should discuss a timeline for mitigation and prioritize it. Deters stated a grant writer was hired to find funds to help with the project. He asked if pile burning was acceptable.

Bryce Boyer, Summit County Fire Warden, stated the Division of Air Quality had requirements on burnings, and indicated in an incorporated area, restrictions were intensive, with a 45-day window in the fall and a 60-day window in the spring for pile burning. For fuel reduction purposes, there were ways to go around the restrictions, including having a burn plan and having permits issued. He hoped to work with PCMC on this project and he hoped the City would put a plan together and then educate the public. Pile burning was a cost-effective way to manage forests and if this was not an option, the cost would be much higher than \$28 million. Mayor Beerman asked if mastication, or mulching on site, was an option. Boyer stated there were some areas where that would make sense. Burning was appropriate in other areas. Mayor Beerman indicated fire was easier to implement and was more cost effective, but he thought there would be sensitive areas next to the urban interfaces where that would not be desirable for a number of reasons, including nuisance and perception, and the residents might desire the more complicated approach. He hoped that would remain an option as all alternatives were considered. Boyer noted fires put nutrients back in the ground as well as addressed bug issues.

Council Member Doilney asked that information be distributed on other cities' efforts that could help educate the public, and also information provided so the public could learn how to do it on their own properties. McComb stated there would be an event on lessons learned from the Parley's Canyon Wildfire. This would help the public learn about managing their properties. Kathryn McMullin, Summit County Emergency

Manager, stated they were coordinating with fire agencies on how to communicate with the community and be an example to them. Mayor Beerman stated Colorado would map out the natural breaks ahead of time, and he asked if Boyer was thinking of management in that way. Boyer stated the agencies represented on the Western Summit County Fuels Reduction Committee were collaborating.

Deters asserted forest management was a community effort. He indicated the first project would begin September 27th on Treasure Hill. Steve Zwirn, Park City Fire District Battalion Chief, stated perception in the community was a valid concern. For many years, residents heard burning was wrong. Now the perception was shifting and it needed to be conveyed to the public.

Steve Graff, Deer Valley Resorts Mountain Operations Director, indicated he had 10 staff working 30 hours per week on fuel cleanup. He thought burning was a healthy practice and looked forward to working with the City. Council Member Joyce stated this was an area where the City needed to take a leadership role.

OTHER UPDATES

Housing Task Force:

Jason Glidden, Housing Manager, reviewed the affordable housing goal of completing 800 units by 2026. He stated a developer was selected to partner on Homestake affordable housing units. They were currently fact finding and there were discussions on setting a memorandum of understanding (MOU). The goal was to build 75-100 affordable units on the site.

He updated Council on the Clark Ranch property and stated a land planning professional was hired to survey the property to determine the amount of acreage that was buildable. He noted he should have that information by December. The annexation and zoning of the property was progressing.

Glidden indicated staff was working on a plat amendment for Woodside Park Phase II and on a plan for two sheds located on the property. Staff had also applied for a grant for the affordable housing project.

Glidden displayed a proposed housing budget for the different projects, which had a combined total of \$25.5 million. Regarding the goal to reach 800 units, the City currently had 136 units, and ongoing projects from the City and developers would result in a total of 871 units.

Elyse Kats, Housing Analyst, reviewed current initiatives, including the lite deed restriction pilot program, the five-year housing needs assessment update, accessory dwelling units code amendments, and implementing housing software. Future initiatives

included partnering with some nonprofits for housing, having a community accessory dwelling unit program, looking at curbing impacts of short-term rentals and making long-term rentals more appealing, and looking at options for preserving aging units.

Council Member Gerber reviewed the makeup of the taskforce and noted subcommittees were created to focus on health and housing, diversity and inclusion, business and economy, and development and finance. She indicated affordable housing was needed for workforce housing, for the vulnerable populations, and to create a complete community. She reviewed topics the committee would focus on, including the 2021 Needs Assessment, creating a list of objectives for housing goals, looking at the long-term housing plan and evaluating potential land uses.

Council Member Gerber stated there was \$25.5 million in the Housing Fund and a discussion was needed to figure out a way to create an ongoing budget for housing. The group was evaluating the need for staff and additional land as well. She discussed considerations for public/private partnerships, rental models and re-sales. She thought it was important the community saw the value in affordable housing and having vibrant communities.

Council Member Henney stated he was the Fire District liaison and having affordable housing for fire, police, teachers, etc., was a top goal for them. He knew the Fire District had land and that could be a possible partnership. He also noted Mountainlands Community Housing Trust completed a housing project where 30% of the buyers were from the Latinx community. He attributed that to having staff members that were Latinx who got the word out. He knew there was a housing need from that demographic. He also indicated it would be beneficial having someone on the committee who represented the Board of Realtors. Glidden stated he had been talking with the Board of Realtors and indicated the housing staff would be meeting with their group to discuss and educate them on affordable housing.

Mayor Beerman thought the City might implement a Housing Authority. Many in the City didn't think the City should be a developer. He stated having a separate Housing Authority was giving up control, but it would separate the regulators and the legislators. He also thought it would bring in more stakeholders. He asked if Council should have a discussion on creating a separate City Housing Authority. Council Member Gerber explained how some other cities handled their affordable housing projects. She also thought the 2021 Needs Assessment would determine 15% of workforce in town was not enough.

Council Member Doilney stated the Citizens' Open Space Advisory Committee (COSAC) did a good job buying open space and he thought having a Housing Authority would be beneficial. He agreed the 800-unit goal should be looked at. Council Member Worel indicated Council should discuss having a separate Housing Authority and she

would also like someone with finance expertise in Affordable Housing to add that perspective.

Council Member Henney asked if the committee would decide who the housing would be built for. Glidden indicated the taskforce was asking if the demographics matched the housing needs and if the people in the units matched the demographics. Council Member Henney thought there was a housing need for Park City's workforce, the community builders, and others. Dias asked if the needs assessment could get to the fundamental question of who the City was building the housing for. Glidden stated it was possible to break it down into groups. The assessment could also look at different types of housing. Dias thought Council needed to be comfortable with the answer of who it was for, because opportunities would arise to fill gaps in the housing inventory.

Council Member Doilney favored working to create funding instead of relying on grants that so many others were applying for as well. Council Member Worel asked which communities used excise taxes. Council Member Gerber referred to Colorado, and noted cities were taxing nightly rentals to support affordable housing. Council Member Joyce stated some Transient Room Tax (TRT) funds went to affordable housing. Council favored looking at expanding the Housing Authority. Mayor Beerman indicated the State was in the midst of a housing crisis, so this could be a time to lobby the State to create a tax for affordable housing.

Council Member Joyce thought Council should discuss what the City should do with the funds it currently had. He suggested prioritizing the money in affordable housing to become more efficient with the projects. He thought Homestake was a good example of an efficient project. He hoped Council would allocate funds to the top priorities. Mayor Beerman stated there were many priorities on many fronts in the City. Council Member Joyce asserted the visioning process did not make people prioritize. Council Member Doilney stated every street in town had a different top priority, and the City had to consider all priorities. Council Member Gerber felt there were opportunities to better use resources.

Mayor Beerman opened the meeting for public input.

Shirin Spangenberg, small business owner, appreciated Council's discussion, but she wanted to see solutions regarding getting workforce in the community today and not five years from now.

Adjournment:

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly multi-story structures with dark roofs, are densely packed in the lower half of the frame. In the background, steep, snow-covered mountains rise, with some rocky outcrops visible. The overall atmosphere is cold and serene.

COUNCIL RETREAT

Transportation Innovation Task Force





First Electric
BIKE SHARE
system in the
n a t i o n

Approximately
40,000
daily auto trips on
gateway corridors



Approximately
25% OF BUSES
are battery-electric



Approximately
3 MILLION
regional transit
riders annually

Embracing bold, multimodal transportation solutions:



TRANSPORTATION
INNOVATION

TRANSPORTATION



Major Capital Investments



Policy

TRANSPORTATION



**Neighborhood Services
and Pilot Projects**



Transportation Blueprints



TRANSPORTATION
INNOVATION

TRANSPORTATION



Transit Operations Update

TRANSPORTATION

History:

2007 — Walkability Bond

2011 — Traffic and Transportation Master Plan

2014 — **Park City General Plan**, “*encourage alternative modes of transportation on regional and local scale to maintain small-town character*” & “*Prioritize efficient public transportation over widening of roads to maintain the Small Town experience.*”

2014 — Carmagedon

2018 — **Complete Streets Resolution 01-2018**

2018 — “**A well-utilized reliable bus system**” was the top scoring project from the PC Forward Values Survey

2019 — Feb 7 Council Retreat discussed **Transit First Policy/Philosophy** and one year after the implementation of paid parking, Council reaffirmed **Parking Management strategies**

2019 — May JTAB, **Transit First Policy** discussion

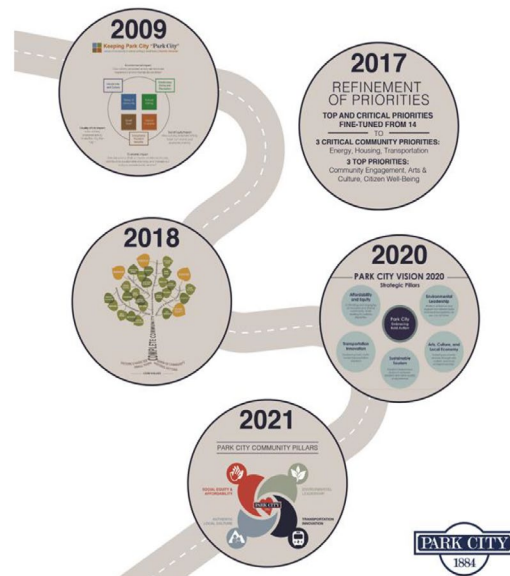
2020 — Vision 2020 reaffirmed **multimodal strategies**

2020 — Modal hierarchy adopted by Council, **prioritizing AT and transit**

2020 — Council Meeting, **embraced “car-optional” goal**

2021 — Council Retreat, **confirmation of Vision 2020**

PARK CITY COMMUNITY VISIONING & STRATEGIC PLANNING ROADMAP



TRANSPORTATION
INNOVATION

PILLAR TASK FORCE

Task Force Meetings:

- July 9, 2021
- September 3, 2021
- September 17, 2021

Membership:

- Steve Issowits & Victoria Schlaepfer - Deer Valley Resort;
- Michael Lewis & Josh Scheetz- Vail Resorts;
- Clive Bush - Park City Resident;
- Eugene McCarthy – Summit County Resident/Transit Rider;
- Caroline Rodriguez - Summit County/High Valley Transit;
- Ginger Wicks – HPCA;
- Jennifer Wesselhoff - Park City Chamber;
- Meeche White - National Ability Center;

COUNCIL DISCUSSION

1. Transportation Vision Statement

Are the principles of “Car-Optional,” “Transit First” and “Managed Parking” still the appropriate vision for Park City?

2. Should there be a Council liaison for the Active Transportation Plan.

— COUNCIL DISCUSSION - VISION —

- Vision 2020: Envisioning bold, multi-modal transportation solutions
- PC Forward: Park City's transportation system embraces bold innovation to provide safe, year-round transportation options that promote a connected, inclusive, and multimodal “car-optional” mountain community and culture.
- General Plan: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small-town character.



An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly with dark roofs, are densely packed in the lower half of the frame. In the background, steep, snow-covered mountains rise under a dark, twilight sky. The overall mood is serene and wintry.

ENVIRONMENTAL LEADERSHIP PILLAR





- **Net-zero Carbon** - Support net-zero carbon goal through conservation, renewable energy, fleet electrification and sequestration.
- **Zero Waste Economy** - Pursue zero waste by 2030 by embracing a circular economy, where we reduce the consumption culture, design out waste and pollution; keep products and materials in use; and regenerate our natural systems.
- **Community Education** - Embed ambitious environmental 'living laboratory' and educational initiatives into local school systems, community at large and visitor interface locations.
- **Natural Environment** - Sustain healthy and regenerative ecosystems with a protection plan, that creates safe corridors and habitat that negates the impact of roads, trails and development for soils, water, and wildlife.



Public Utilities



Flushing at 6 ft/s



Foam Swabbing



Ice Pigging



Spiro Tunnel Ribbon Cutting

October 5, 2021 – 5 pm



Future Council Agenda Items

- Judge Tunnel and Empire Creek Update
- Potential Additional Conservation Actions, specifically a rate adjustment
- Option to further regulating the water efficiency of new construction, as a step towards incentives to convert existing landscaping
- \$65 Million in water revenue bonds to be sold on September 30th

Environmental Sustainability

Figure 5-2 Divertibility of Restaurant & Bar Refuse

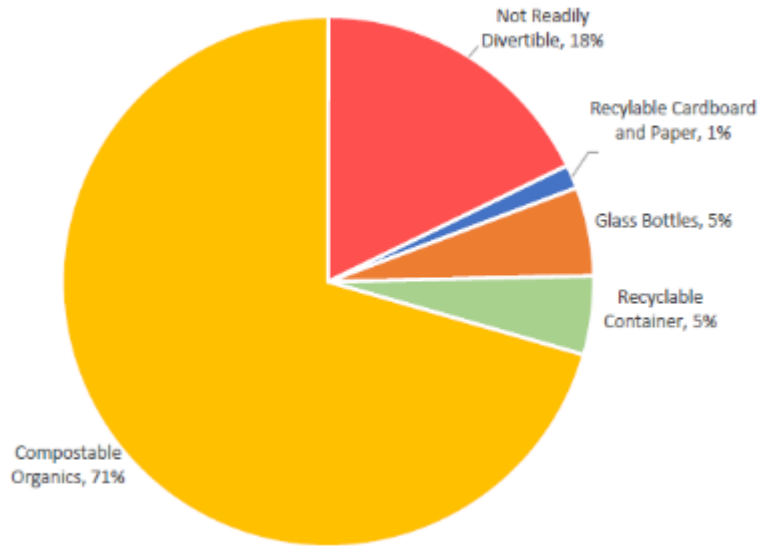
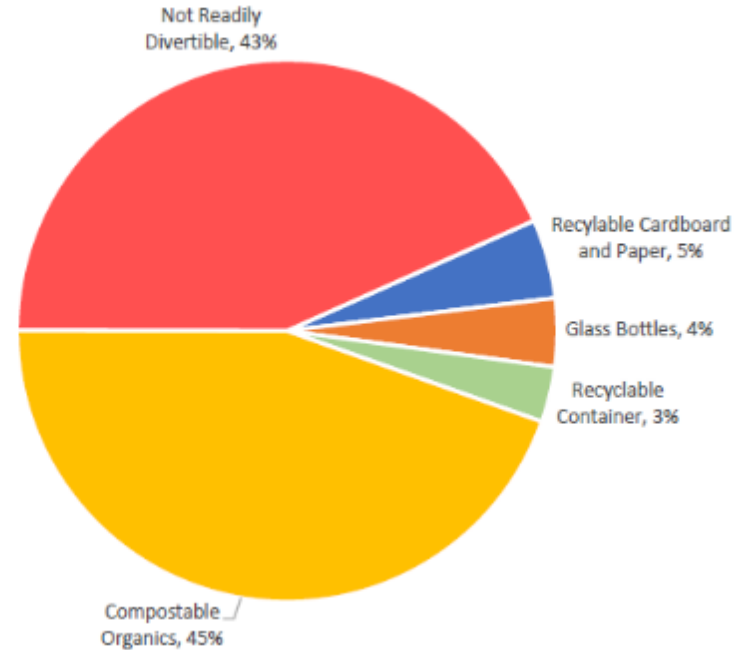


Figure 7-2 Divertibility of Residential Waste



DRAFT

Wildfire Mitigation

Park City Municipal Corporation adopted the Community Wildfire Preparedness Plan (CWPP) in 2021. The Plan provides an outline 'to build a fire resilient community' with the intent of 'identifying and committing to additional actions in the areas of wildfire mitigation, prevention, and preparedness.

Consistent with the statement above, Park City's CWPP has identified the following Goals and Action items specific to this presentation.

- Funding and Grants
- Wildfire Mapping RFP
- Pile Burning

CWPP GOALS/ACTION ITEMS		
GOAL	ACTION ITEM	RECOMMENDATION
PREPAREDNESS		
Goal B.4	Finance and Funding	September Retreat Presentation
		FY23 Budget Process
		Grant writer
Goal B.3	Burn Programs, notifications & regulations	Rossi Hill Burn Pile Pilot Program
MITIGATION		
Goal C-1	Evaluate City-owned lands, fuel breaks, reductions	Wildfire mitigation mapping/analysis
	Recreation/trails- open space fuel breaks	
	Pre-disaster mitigation grants	Grant writer for BRIC, etc.
Goal C-2	Fuels reduction programs	Treasure Hill Project
		On-going defensible space



Planning & Committees

WILDLAND URBAN INTERFACE (WUI) - Regulatory

- 2020 revisions to Municipal Code:
- Adopted 2006 Utah Wildland Urban Interface Code as amended
- Implemented Wildland Urban Interface standards

WESTERN SUMMIT COUNTY FUELS COMMITTEE - Mitigation

Objectives are to 1) coordinate Western Summit County agency wildfire fuels reduction projects, 2) support and encourage collaborative efforts at the local level. Focus is reduction of hazardous fuels and improving forest health.

- Voting members include:
- Summit County (including Fire Warden and Public Lands)
- Park City Municipal Corporation
- Deer Valley Resort
- Park City Mountain Resort
- Park City Fire District
- Wasatch County
- Utah Bureau of Land Management Fuels and WUI Representatives
- Utah Division of Forestry, Fire and State Lands Representative
- Rocky Mountain Power
- Dominion Energy
- HOA Representative-at-Large/Park City

FORESTRY BOARD - Planning/Preparedness

Mission is to promote stewardship of Park City's forests, while enhancing the natural ecosystem, sustainability, quality of life, and community protection

What is at stake?

Summit County Tax Assessor 2020 estimated property values for Park City:

- \$11,637,579,052

Fire Suppression

Economic Impact

- Infrastructure/Property loss
- Unemployment
- Community
- Business/Tourism

Human Health

Natural Environment

- Watershed
- Wildlife
- Ecosystem

- [Wildfire Community Impact Study I](#)
- [Wildfire Community Impacts Study II](#)



ENVIRONMENTAL
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FIRE	TYPE OF IMPACT	REPORTED IMPACTS
Hayman Fire (2002)	Short-Term Expenses	- American Red Cross relief - Property & home insurance claims - Flood damage and mitigation - Grants & loans for uninsured property losses - Federal suppression activities - State/Local suppression activities
	Long-Term Damages	- Loss of wilderness/wildlife areas values - Loss of endangered species habitat - Power lines replacement - Human casualties - Rehabilitation projects (soil erosion) - Damaged recreational facilities - Loss of property tax revenue - Loss of business revenue - Loss of natural resources
Old, Grand Prix, & Poudre Complex (2003)	Short-Term Expenses	- FEMA relief - American Red Cross relief - Federal suppression activities - State/Local suppression activities
	Long-Term Damages	- Power lines replacement - Infrastructure repair - Property & home insurance claims - Recovery & water quality mitigation
Schultz Fire (2010)	Short-Term Expenses	- Fire evacuation relief - Structural damage to homes - Federal suppression activities - State/Local suppression activities
	Long-Term Damages	- Devalued assessed property values - Loss of endangered species habitat - Human casualties - Flood response - Flood mitigation - Restoration (mud, debris, polluted soils, etc.) - Unpaid labor - Increased insurance premiums
Rim Fire (2013)	Short-Term Expenses	- Emergency road, trail, & watershed shut down - Purchase of emergency energy - Federal suppression activities
	Long-Term Damages	- Degraded ecosystem services* - Forest carbon sequestration loss - Devalued assessed property values - State/Local suppression activities
Loma Fire (2016)	Short-Term Expenses	- Federal suppression activities - State/Local suppression activities
	Long-Term Damages	- Degraded ecosystem services* - Soil carbon sequestration loss - Ongoing ecosystem service loss - Repair of gas/electric utilities & infrastructure - Devalued home & property values - Resource mitigation - Restoration (planning & mapping, fieldwork, etc.)

*Including diminished aesthetic values, biological control, forest carbon sequestration, habitat, recreation & tourism, climate change control, soil erosion control, water quality, and watershed protection, wildlife habitat, etc.

Mitigation Programs & Methods

Defensible space is *the buffer created between a structure/home and the wildland area that surround it. This space is needed to slow or stop the spread of wildfire.*

- PCMC performs this mitigation, on city-owned open spaces, where are structures/homes are within the 100' buffer.
Private homeowners are responsible for work on their property.





Mitigation Programs & Methods

Fuel reduction removes vegetation to lessen threat of wildfire. The objective is to remove enough vegetation (fuel) so that when a wildfire burns, it is less severe and can be more easily managed.

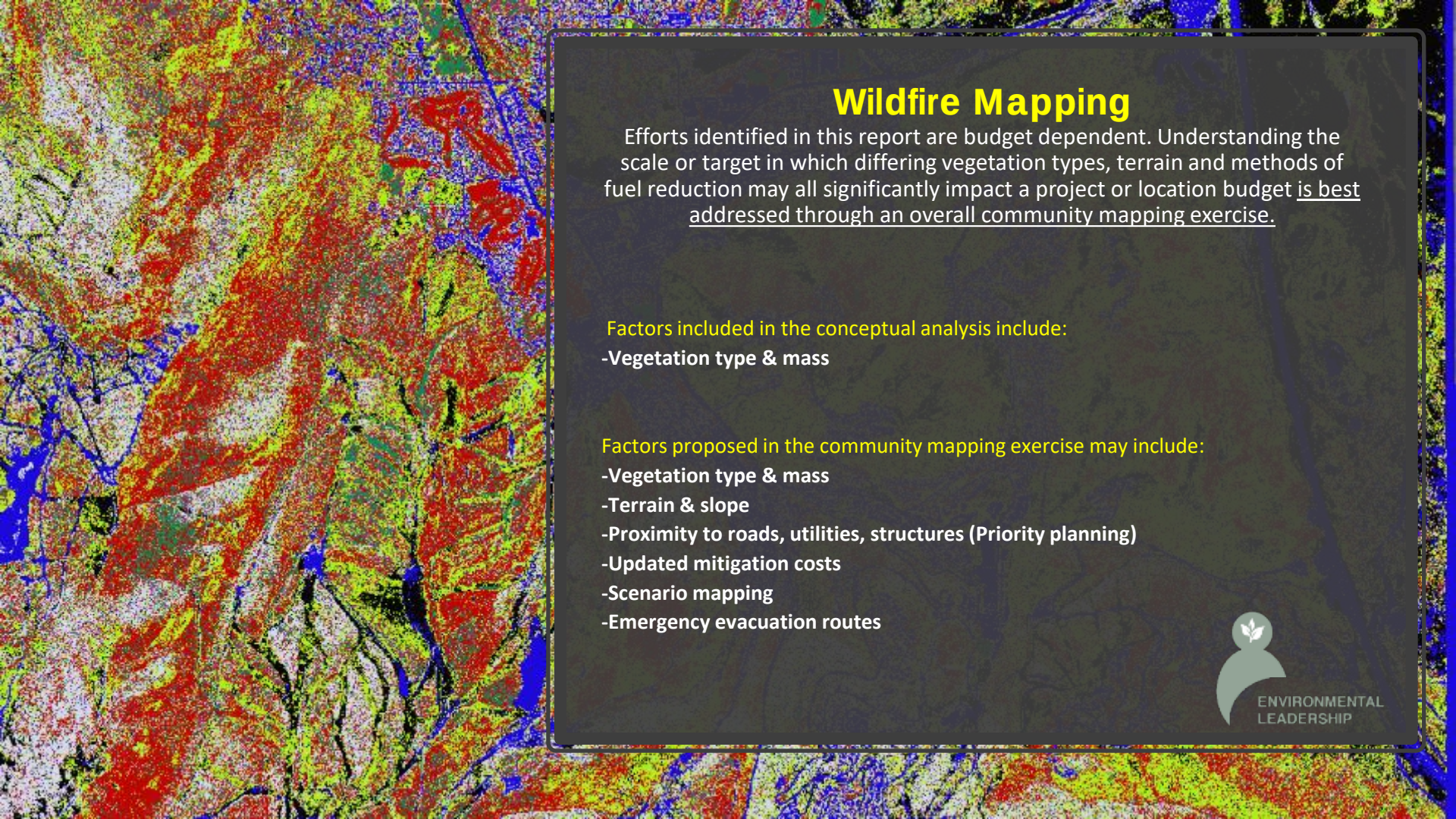
Thinning forested areas with chainsaws or other equipment.

- Removing brush and small trees that act as ladder fuels
- Reducing the quantity of grasses and shrubs
- Haul away, chip or create 'burn piles' to effectively remove the fuels.



ENVIRONMENTAL
LEADERSHIP





Wildfire Mapping

Efforts identified in this report are budget dependent. Understanding the scale or target in which differing vegetation types, terrain and methods of fuel reduction may all significantly impact a project or location budget is best addressed through an overall community mapping exercise.

Factors included in the conceptual analysis include:

- Vegetation type & mass

Factors proposed in the community mapping exercise may include:

- Vegetation type & mass
- Terrain & slope
- Proximity to roads, utilities, structures (Priority planning)
- Updated mitigation costs
- Scenario mapping
- Emergency evacuation routes

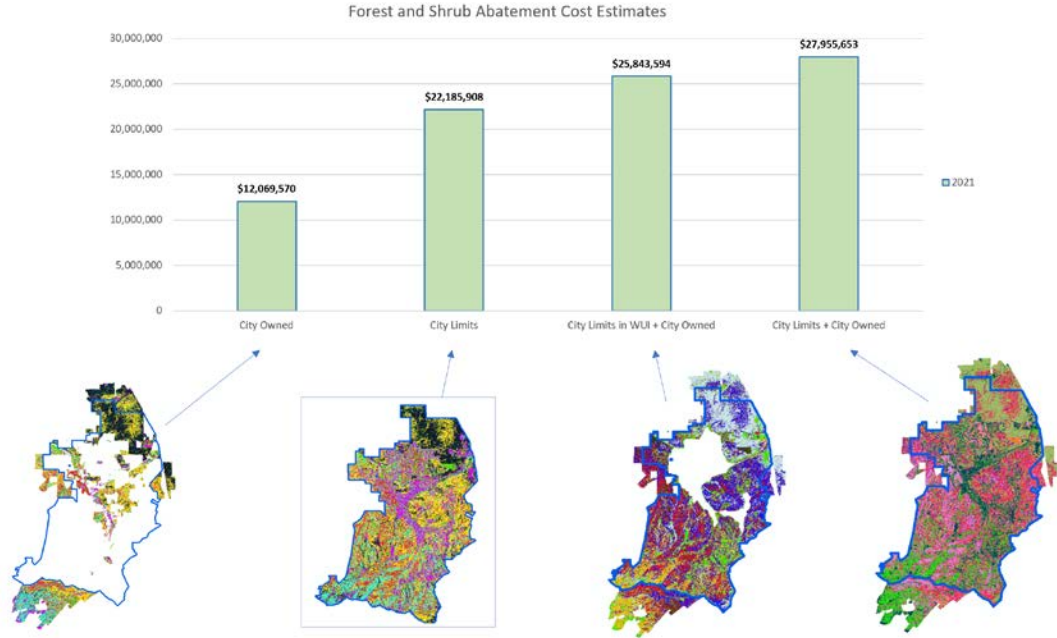


A per acre cost for specific vegetation was provided:

- Sage/Scrub Oak/Brush- \$3000/acre
- Aspen Forest- \$1100/acre
- Coniferous Forest- \$1600/acre
- Riparian, Impermeable, Agricultural- \$0/acre

Variables: Abatement Method, Access, Terrain, Removal Method

***These are estimates based on limited data and are subject**



Pile Burning Discussion

- Photo of work performed by Snyderville Basin Special Recreation District (SBSRD) in Summit Park
 - Recommending Pilot Project
- Purpose- Cost effective tool for removing fuels and sometimes the only option.
- Permitting- Required permitting addresses conditions, including air quality



Discussion Points

Staff has started several initiatives and would appreciate Council, discussion comments.

1. Financing & Funding (Goal B.4)
 - September Retreat
 - FY 2023 Budget
2. Pre-disaster mitigation Grants Grant (Goal B.4 & C-1)
 - **Grants submitted (Federal/State)**
3. Evaluation of City-Owned Land, fuel breaks (Goal C-1)
 - **Request for Proposals (RFP) Community Wildfire Mapping**
 - Prioritization of Projects
 - Scenario
 - Comprehensive budgeting
4. Fuels Reduction Programs & Burn Program (Goal B-3 & C-2)
 - **Pilot projects (pile burning project Rossi Hill)**
 - Ongoing Defensible Space
 - Treasure Mitigation

CWPP GOALS/ACTION ITEMS		
GOAL	ACTION ITEM	RECOMMENDATION
PREPAREDNESS		
Goal B.4	Finance and Funding	September Retreat Presentation
		FY23 Budget Process
		Grant writer
Goal B.3	Burn Programs, notifications & regulations	Rossi Hill Burn Pile Pilot Program
MITIGATION		
Goal C-1	Evaluate City-owned lands, fuel breaks, reductions	Wildfire mitigation mapping/analysis
	Recreation/trails- open space fuel breaks	
	Pre-disaster mitigation grants	Grant writer for BRIC, etc.
Goal C-2	Fuels reduction programs	Treasure Hill Project
		On-going defensible space



THANK
YOU

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with snow-covered mountains rising in the background. The houses and buildings are densely packed, and their roofs are covered in snow. The overall scene is serene and wintry.

Housing Update

City Council Mid-Year Retreat



Social Equity & Affordability



SOCIAL EQUITY & AFFORDABILITY

Cultivating and engaging an inclusive and diverse community, while working to address disparities



Housing Goals

1. **Housing Solutions** – Develop housing and implement policies to create more affordable workforce and family housing options
2. Additional **800 units** by 2026



Current Initiatives

Homestake

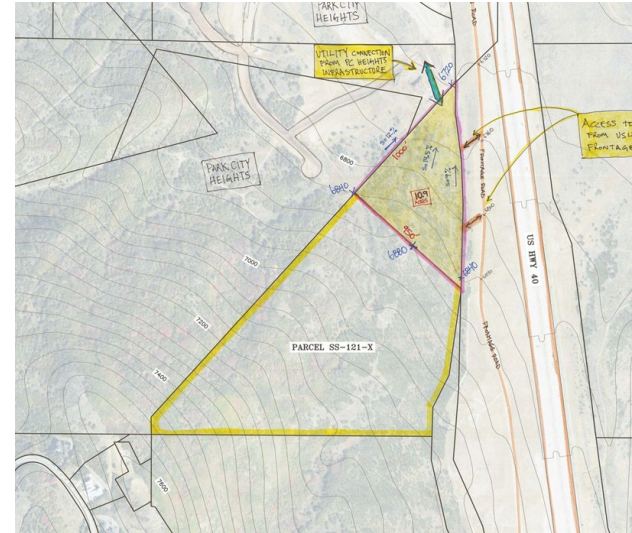
- Developer selected through Request for Qualification process
- Developer currently in “fact finding” stage
- City and developer working on Memorandum of Understanding (MOU)
- Project is expected to deliver 75-100 affordable rental units



Current Initiatives

Clark Ranch

- Selected professional land planner through RFP process.
- Two phased scope of service
 - First Phase is analysis of entire property west of HWY 40 to determine amount of building land base on topography, environmental challenges, access, and utilities. Anticipated completion December 2021
 - Second Phase is to work through the entitlement of the property including: annexation, re-zoning, and plat amendments. Anticipated completion June 2022



Current Initiatives

Woodside Park Phase 2

- Submitting plat amendment application with Planning Department
- Working on plan for two sheds located on property
- Applied for ARPA Grant Funds for the project



Housing Budget

Short-Term Plan

The Housing fund level is currently at \$25.5M. These funds come from bond proceeds from the Lower Park RDA, Fee In lieu payments, and property sales.

Project	Total Cost	PCMC
A&C	\$13,500,000	\$13,500,000
Homestake		\$2,000,000
Woodside Phase II	\$7,000,000	\$4,000,000
Clark Ranch		\$4,000,000
Live Park City Program		\$1,000,000
Future Housing Projects		\$1,000,000
Total	\$20,500,000	\$25,500,000



Progress toward the Goal

Project	Total Units	% of Goal	Completed	% of Goal
City Projects				
1450-1460 Park Avenue	8	1.00%	8	1.00%
Central Park	11	1.38%	11	1.38%
Woodside Park Phase I	8	1.00%	8	1.00%
Woodside Park Phase II (2024)	20	2.50%	0	0.00%
1875 Homestake (2023)	100	12.50%	0	0.00%
Transit Housing on Marsac	6	0.75%	6	0.75%
Art & Culture (2024)	60	7.50%	0	0.00%
Clark Ranch (2024)	150	18.75%	0	0.00%
				0.00%
Total City projects	363	26.63%	33	4.13%
Developer Obligations				
Emp Pass Lot 3 VEPN - Bldg 3	1.1	0.14%	1.1	0.14%
Emp Pass Lot 2 VEPN - Bldg 4	2	0.25%	0	0.00%
Emp Pass Tower Residential - Bldg 1	1	0.13%	1	0.13%
Emp Pass B2 East Subdivision	4.2	0.53%	0	0.00%
IHC (Old)	6.82	0.85%	6.82	0.85%
IHC (New)	20.42	2.55%	4.5	0.56%
Physicians Holdings	4.99	0.62%	4.99	0.62%
Park City Heights	79	9.88%	68	8.50%
Kings Crown **	12.91	1.61%	12.91	1.61%
National Ability Center	4.52	0.57%	0	0.00%
PEG Development (Resort Base) (2024)	88.93	11.12%	0	0.00%
Estimated Future Developer Obligations	282	35.25%	0	0.00%
Total Housing Obligations	507.89	63.49%	99.32	12.42%
Totals	871	108.86%	132.32	16.54%



Current Initiatives

—Live Park City – Lite Deed Restriction Program—

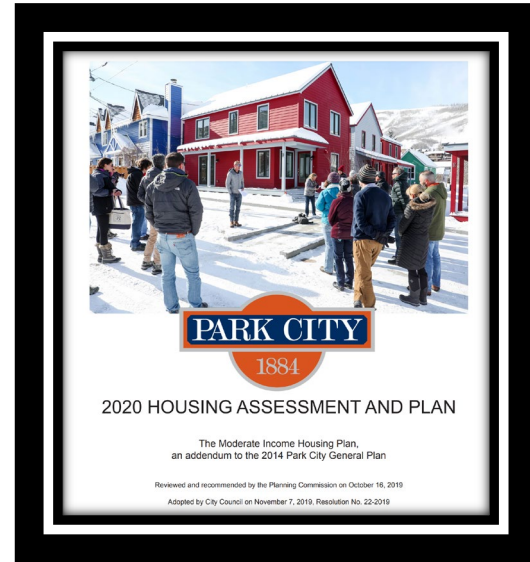
- The program could help Park City maintain a sense of community by incentivizing new and existing residents to place deed restrictions on their property in exchange for a cash payment from the City.
- Program would promote:
 - More full-time residents,
 - Encourage long term investments in employee housing,
 - Provide down payment assistance for those just out of the market, and
 - Create an option for current homeowners to ensure their home offers the ability for future residents to live and work in Park City in perpetuity.



Current Initiatives

———— 5-Year Housing Needs Assessment ————

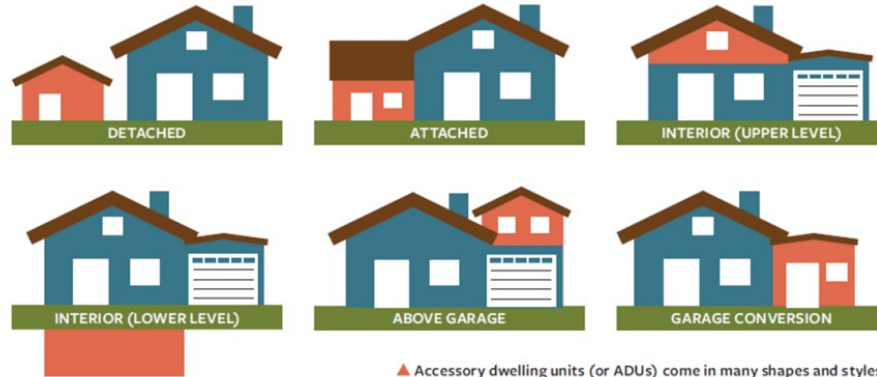
- State requirement to update every five years
- Last completed in 2016, adopted 2017
- Housing Task Force providing input on the areas of research and data needed.
- Will help to shape the Housing Long Term Plan



Current Initiatives

Accessory Dwelling Units (ADUs)

- Update to Land Management Code to meet State of Utah requirements for internal ADUs
- Analysis and propose changes to the Land Management code that will promote/incentives for Accessory Dwelling units (ADUs).



Current Initiatives

Housing Software

- Customer Relationship Management (CRM) software to manage and track participants in the program
- Software will be customized to assist staff with:
 - Application management – online application process, account creation
 - Asset Management – capital improvements, maximum resale value
 - Communication – upcoming events, educational opportunities, surveys
 - Compliance – annual compliance notice and online submittal and tracking
 - Data – information regarding participants, applicants, and units



Future Initiatives

Housing

- Explore a partnership with other nonprofit housing groups in the area (MCHT, Habitat).
- Community ADU program
- Develop housing opportunities for seniors and the neurodiverse population.
- Researching a host of alternatives to slow the growth of short-term rentals (STRs) and incentivizing long-term rentals
 - Changing of zoning,
 - Volume cap,
 - Increased license fees,
 - Increased enforcement of STRs
 - New incentives to keep long-term rentals or add additional dwelling units.
- Examine options for preserving and maintaining aging units.



Creation of Task Force

Purpose – is to bring a community and professional perspective to the housing issues in Park City and work towards creating objectives and measurables that will guide with City making progress towards community housing goals.

- A six-member task force was created.
 - **Becca Gerber** City Council Liaison
 - **Rory Murphy** - Local Developer - Co-Chair of Development & Finance Sub-committee
 - **Todd Hauber** - PC School District Co-Chair of Development & Finance Sub-committee
 - **Jennifer Wesselhoff** - Chamber of Commerce - Co-Chair of Business & Economy
 - **Jeff Jones** - Summit County - Co-Chair of Business & Economy Sub-Committee
 - **Kathy Osler** – Wasatch Pediatrics - Chair of Health & Housing
 - **Diego Zegarra** - Park City Community Foundation - Chair of Diversity & Inclusion Sub-Committee

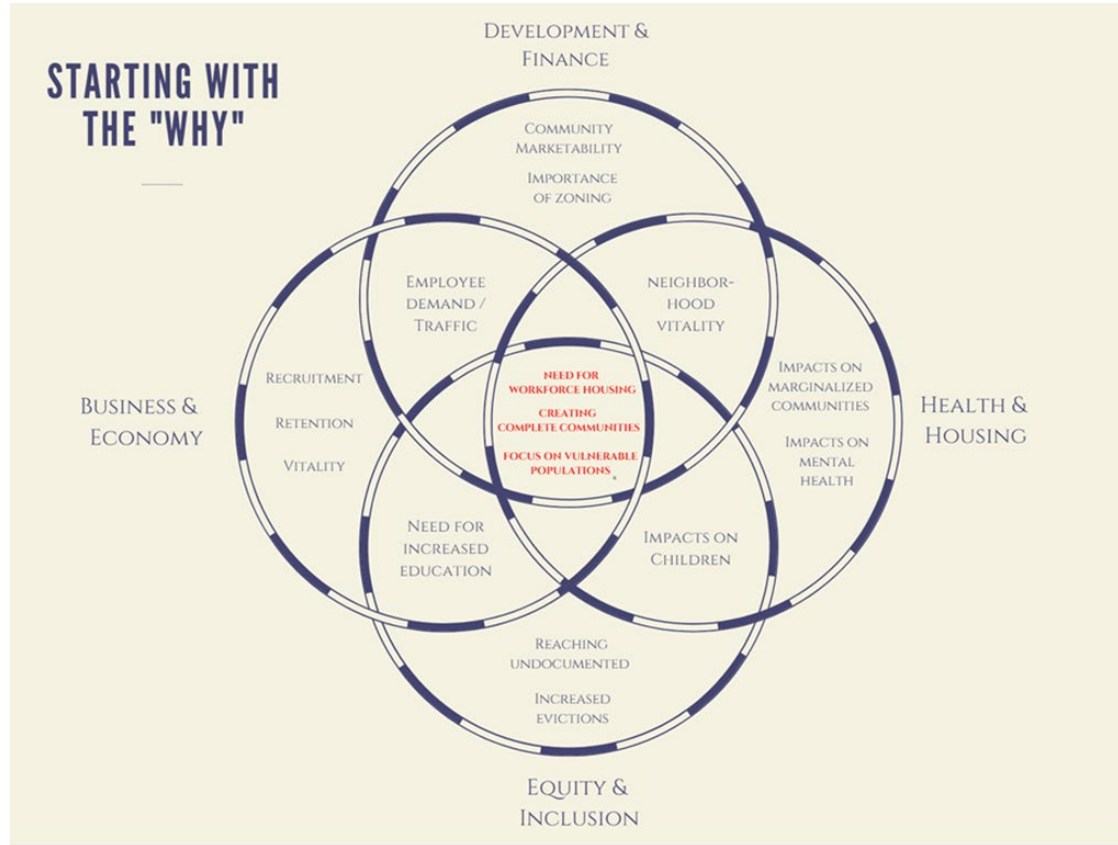


Subcommittees

- Due to overwhelming interest and need to ensure all areas of the community were represented, subcommittees were formed representing four major areas of the community.
 - **Health & Housing** – Chaired by Kathy Osler
 - **Diversity & Inclusion** – Chaired by Diego Zegarra
 - **Business & Economy** – Chaired by Jeff Jones & Jennifer Wesselhoff
 - **Development & Finance** – Chaired by Rory Murphy & Todd Hauber
- The chairs of each subcommittee report back to the Housing Task Force at the monthly meeting.



Starting with “Why”



Starting with “Why”



Upcoming Tasks

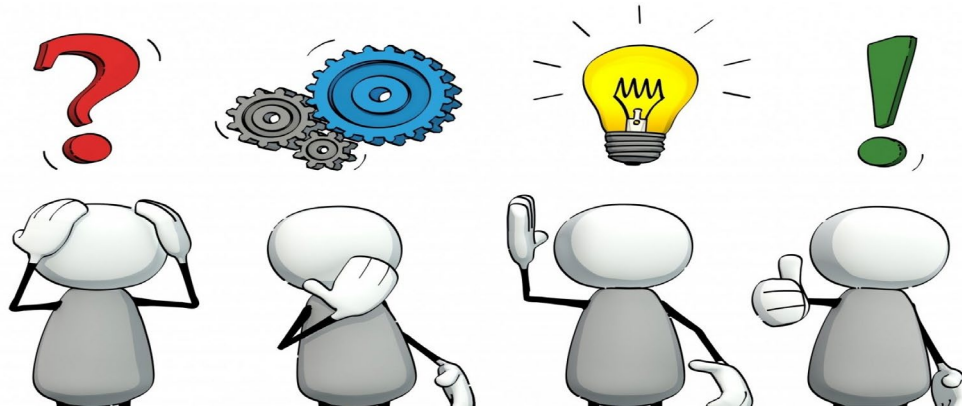
- Review Scope of Service for 2021 Needs Assessment
- Create list of objectives & measurables related to meeting housing goals
- Review outline for long term housing plan
- Re-evaluation of potential land uses



Policy Considerations

Housing

- Resources (Staff, Ongoing Funding, Land)
- Community Engagement/Education
- Financial Model (Partnerships, Rental Model, Re-Sale)
- Additional Land Use policy changes
- Regional Housing Authority



Questions

- Is Council comfortable with the current direction of the Housing Task Force?
- Are there additional future initiatives or desired outcomes that the City should be focused on?
 - Resources – (staffing, funding, land)
 - Regional Collaboration – (Housing Authority)
 - Policies – (Incentivizing Affordable Housing, ADUs)

