PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

June 20, 2019

The Council of Park City, Summit County, Utah, met in open meeting on June 20, 2019, at 2:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property at 2:05 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 4:00 p.m. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

STUDY SESSION

<u>Social Equity Update from the Community Foundation:</u>
Diego Zegarra and Ollie Wilder, Community Foundation, presented this item. Zegarra indicated his team was focusing on three specific results from the community survey: affordable housing, education with emphasis on early childhood education, and inclusion. With regard to affordable housing, they looked for gaps in getting correct information on affordable housing to qualified applicants. With regard to education, they focused on ages 0-3 and were advocates for a universal pre-kindergarten. They also hoped to close gaps on college access, digital access, and transition services for special needs populations. Council Member Joyce indicated the schools focused on filling needs Monday through Friday and he thought help was needed seven days a week.

With regard to inclusion, their short-term goals included community trainings, speakers, films, translation and interpretation services for meetings. Medium-term goals included having board diversity and campaign and living room conversations. Long-term goals included building a community-wide organizational capacity towards the facilitation of equity and inclusion conversations.

Zegarra stated his team defined the terms diversity, inclusion, and social equity so all would understand what was being discussed. Council Member Joyce asked why the Low Pay Level survey result was not being prioritized. Wilder stated some entities such as the school district had been working on raising wages, but his team wasn't sure they had a solution for low pay at this time.

WORK SESSION

Park City Vision 2020 Project Update:
Linda Jager, Community Engagement Manager, and Jed Briggs, Budget Manager, presented this item. Jager reviewed the timeline for the community visioning project. She stated the survey went out last week it would close July 28th. Council Member Henney asked if second homeowners would have a part in the visioning process. Jager stated the second homeowners were encouraged to fill out the survey as well. Council Member Joyce stated second homeowners seemed to be in town the week of July 4th, and he suggested focusing on outreach during that period. Council Member Ware Peek suggested the online survey give a time estimate so responders could plan accordingly.

Jager indicated outreach would go to community and business groups, events, and would include online surveys. The project would also include a think tank, workshops, individual surveys, and more. Council Member Joyce suggested sending out the surveys to the HOAs to relay to owners. Jager reviewed that she would be taking applications for those interested in being part of the think tank. Council Member Henney hoped to have targeted audiences reached through creative means. Council and staff brainstormed on ways to reach members of the community.

Mayor Beerman asked if gaps could be identified as surveys were assessed, so staff could reach out to those areas/groups. David Burele, the visioning consultant, indicated those gaps would be identified.

State Route (SR) 248 Corridor Improvement Project Update:
Alfred Knotts, Interim Transportation Manager, Andrea Clayton, Lockner, and Brian Allen, Utah Department of Transportation (UDOT) project manager, presented this item. Knotts announced there would be a public hearing on the environmental assessment June 26th from 4:00 p.m.-6:00 p.m. at Treasure Mountain Junior High School. Knotts reviewed the process for the SR 248 project. He stated the study area was from US 40 along SR 248 to SR 224 on Saddle View Way. He explained nine alternatives for this area, including a no-build alternative, and stated the preferred option was to widen the road for bus lanes. A video from the UDOT website was shown explaining the preferred build alternative. Council Member Worel asked how people could access that video, to which Allen responded that anyone could Google UDOT SR248 to find it.

Council Member Joyce stated the flow in and flow out of the ski resorts were congested because of the backup on Bonanza Drive and SR 248, and asked if the preferred option would help that flow. Knotts stated that was regional transportation planning and was part of the long range plan.

Council Member Gerber asked about including bike lanes in the underground tunnel so vehicles could make left turns. Knotts stated that was part of the walkability project, which was part of the corridor plan. Council Member Ware Peek asked if $60 million was the City's portion of the project. Knotts stated that was the total project cost.

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II) APPOINTMENTS

1. Consideration to Reappoint Alex Butwinksi and Beth Armstrong and Appoint Alyssa Kuhl to the Park City Public Art Advisory Board (PAAB), with Terms Ending After June, 2022, and Appoint Jennifer Gardner to Replace Kendra Kahlow with a Term Ending After June, 2020:

Jenny Diersen, staff liaison for PAAB, stated Butwinski and Armstrong were being appointed to a second term and Alyssa Kuhl was being appointed to a first term. Jennifer Gardner would fill a vacancy with a term ending June, 2020.

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

Council Member Ware Peek moved to reappoint Alex Butwinksi and Beth Armstrong and appoint Alyssa Kuhl to the Park City Public Art Advisory Board, with terms ending after June, 2022, and appoint Jennifer Gardner to replace Kendra Kahlow with a term ending after June, 2020. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
The Council members reviewed the events and activities they participated in since the last meeting. Council Member Henney paid tribute to Cyndi Schwandt, who had a tragic bicycle accident that ended in her death. He proposed naming a trail after her since she had been very involved as a Mountain Trails Ambassador. The Council agreed to have Heinrich Deters move forward on the process for naming a trail in Schwandt's honor.

Staff Communications Report:

1. **2019 Spring Runoff**

IV) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda.

Ed Parigian spoke on the five proposed market rate units in the Woodside Phase II Subdivision. He thought market rate homes would be sold to second homeowners. He didn't think the City should be a developer for market rate homes. He noted the benefits for using the subdivision for affordable housing and proposed alternatives including postponing construction.

Mayor Beerman closed the public input portion of the meeting.

V) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from May 16 and 29, 2019:
Council Member Gerber referred to the May 16th minutes, Page 11, Lines 15-22, and requested the wording be changed to "the RDA was bonded at 100%" in order to distinguish it from the City's bonding capacity.

Council Member Worel referred to the May 16th minutes, Page Nine, Lines 30-32, and stated her question was if Park City would be able to access the Arts and Culture district funds for the demolition and soil hauling.

Council Member Henney moved to approve the City Council meeting minutes from May 16 and 29, 2019 as amended. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VI) NEW BUSINESS

1. Consideration to Approve Resolution 14-2019, a Resolution Proclaiming June 2019, as Pride Month in Park City:
Council Member Gerber stated she was inspired by Heber City displaying Pride flags on its Main Street. Since the City was working on social equity, she wanted to have a resolution showing support for LGBTQ+ individuals in the community.

Council Member Ware Peek wanted to support the City's neighbors in Heber and noted Mayor Potter, Heber City's mayor, posted a wonderful note on supporting the LGBTQ+ children in our neighborhoods.

Mayor Beerman stated Park City was very welcoming of this group. Council Member Henney stated it was the difference between tolerating and celebrating.

Mayor Beerman opened the meeting for public input.

Karen Hammerman stated she was a volunteer for a LGBTQ+ suicide-prevention hotline called the Trevor Project, and she thanked Council for letting people know that the City affirmed with LGBTQ+ identities.

Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber moved to approve Resolution 14-2019, a resolution proclaiming June 2019, as Pride Month in Park City. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

2. Consideration to approve Ordinance No. 2019-33, an Ordinance Adopting a Revised Budget for FY2019 and a Budget for FY2020 for Park City Municipal Corporation and its Related Agencies:

Jed Briggs and Nate Rockwood, Budget Department, presented this item. Briggs reviewed some changes to the current 2019 budget, including police equipment and a budget increase for the World Championships held in February. There was an Engineering budget increase for complex projects as well as Transit interfund transfers. Council Member Henney asked about the $60,000 increase in special contracts. Briggs stated the funding was approved, but the numbers were not shown in the budget.

For 2020, some changes to the tentative budget included an increase for the Building Department, especially for code enforcement. There was also a change to the self-insurance fund, an internal service, which included claims, a safety program, etc. Briggs stated Parking was in the Transit Fund and he proposed to keep it in a separate fund within the Transit Fund.

Council Member Joyce asked what the total impact was compared to what the budget was before it changed. Briggs stated interfund transfers were included in the calculations and they were taken into account when considering the 4.5% cap.

Council Member Henney asked about the special service contracts. Briggs stated $630,000 was allocated to the contract fund, and noted last year it was $540,000. Council Member Henney stated Mountainlands Community Housing Trust was not pleased with the $15,000 donation it received from the City. They felt their service was very extensive and so they were considering reducing their scope of work. Council Member Gerber agreed that Mountainlands' involvement with affordable housing was extensive. Council Member Joyce was on the committee and explained they were looking for a group to be the hub and also to be able to address the educational needs regarding affordable housing. Mountainlands' proposal was very strong for the hub, but Habitat for Humanity was stronger in its educational proposal. Therefore the money was split between the two entities. He suggested Mountainlands come back and ask for money to fill another need within the Social Equity strategic plan. Council Member Worel agreed with Council Member Joyce. Council Member Henney suggested meeting with them to discuss the next round of service needs. After some discussion, it was decided to talk with both organizations before allocating the special contract funds and revisit this topic in the first Council meeting in July.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Mayor Beerman referred to Page Four of the budget summaries and asked why the property taxes were estimated to decrease in 2020. Rockwood stated that would not go down, and the number was an error. He also indicated the tax rate was being certified tomorrow.

Rockwood discussed the budget request for $50,000 for the Marsac gate. He noted the funding for the project had been requested since 2015 and was now being funded. He explained the gate allowed vehicles to turn around when roads were too hazardous for travel. It was estimated that the road was closed three times per year for periods of four to 12 hours. Police officers were required to be there to help travelers turn around. Council Member Gerber asked if Royal Street was safer than Marsac during bad weather. Corey Legge, Engineering Department, responded in the affirmative, noting the slower speed limit and lower grade. Council supported this project.

Rockwood discussed the Water Fund including the five year capital improvement projects (CIP), bonding, and rate analysis. Mayor Beerman asked about the $6.3 million allocated for the Golf Maintenance Shed and Quinn's upgrades. Clint McAffee stated $5 million was allocated for the Golf Building and the rest was for office space at Quinn's and additional maintenance buildings. He noted $4 million was originally estimated for the golf building but the actual estimate came in at $5 million.

Rockwood explained the water rate model was spread out over the next 50 years with 3% rate increases each year. Zions Public Finance ran the bond numbers to verify that the City's bond strategy was valid. He indicated all the bonds planned for CIP would be 15 year bonds.

With regard to the Transit Fund, Rockwood stated the downtown circulator study and the total cost for the pedestrian tunnel currently under construction were both added in the budget. He also noted that the City collected a monthly amount from the County for bus replacement costs. An analysis was made to ensure the payments from the County and City for the past 15 years were accurate and that figure was reflected in the budget.

Council Member Joyce moved to approve Ordinance No. 2019-33, an ordinance adopting a revised budget for FY2019 and a budget for FY2020 for Park City Municipal Corporation and its related agencies. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

3. Consideration to Approve Ordinance 2019-31, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Officers for Fiscal Year 2019-2020 in Park City, Utah:

Todd Andersen, Budget and Performance Analyst, presented this item and noted this item was passed at the last meeting, but for noticing purposes, this item needed to be approved again.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Ware Peek moved to approve Ordinance 2019-31, an ordinance establishing compensation for the Mayor, City Council, and statutory officers for Fiscal Year 2019-2020 in Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

4. Consideration to Approve Resolution 12-2019, a Resolution Adopting the Fee Schedule; and Replacing and Repealing Resolution 31-2018 In Its Entirety:
Andersen reviewed this resolution was passed at the last meeting but needed to be adopted at this meeting because of the public notice requirement. He indicated the amendment from the last meeting with the word “indigent” was updated and removed.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Worel moved to approve Resolution 12-2019, a resolution adopting the fee schedule; and replacing and repealing Resolution 31-2018 in its entirety. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

5. Consideration to Approve Resolution 15-2019, a Resolution Adopting the Park City Comprehensive Emergency Management Plan (CEMP):
Mike McComb, Emergency Program Manager, presented this item. He stated this was an annual process that complied with the National Incident Management System (NIMS) and made the City eligible for federal funding.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Ware Peek moved to approve Resolution 15-2019, a resolution adopting the Park City Comprehensive Emergency Management Plan (CEMP). Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

6. Consideration to Approve Ordinance 2019-34, an Ordinance Approving King's Crown Condominium Plat, Located at 1271 Lowell Avenue, Park City, Utah:
Laura Kuhrmeyer, Planner I, presented this item.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve Ordinance 2019-34, an ordinance approving King's Crown Condominium Plat, located at 1271 Lowell Avenue, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

7. Consideration to Continue an Ordinance Approving Twisted Branch Subdivision within the Flagstaff Mountain Development Area, Located South of Pod B2 and the Montage Resort and North of Pod D and the Red Cloud Subdivision:

Bruce Erickson, Planning Director, presented this item and requested a continuation for this subdivision approval.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Worel moved to continue an ordinance approving Twisted Branch Subdivision within the Flagstaff Mountain Development Area, located south of Pod B2 and the Montage Resort and north of Pod D and the Red Cloud Subdivision to a date uncertain. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

8. Consideration to Approve a Request from Deer Valley for an Increased Level of Service (LOS) for Traffic Mitigation for Two Events Including the Level 4 Special Event Deer Valley Music Festival and the Level 4 Special Event Deer Valley Concert Series:

Jenny Diersen, Jonathan Weidenhamer, Alfred Knotts, and Andrew Leatham were present for this item. Diersen stated there was a request to increase the level of service for the summer concert series and the music festival. She felt this was an opportunity for the City and Deer Valley to partner and increase transit use. The request was for the City to pay for the transit, and Deer Valley would pay other hard costs such as police services and parking management. She stated winter events were different than summer events and this was an opportunity to try new things for the future.
Diersen proposed paying for the associated transit costs with Economic Development funds. She recommended approving this request and noted it supported the City's priorities.

Council Member Henney asked if the 3,000 people threshold would make roads fail. Diersen stated Deer Valley had parking for 1,200 vehicles, so anything over that required the use of public transit. Council Member Henney asked if the events were capped. Diersen stated 5,000 people could attend each event. Weidenhamer stated 5,000 attendees would make roads an inconvenience with longer wait times, but it was not considered a failure in the system.

Council Member Ware Peek asked to what degree the City could prioritize Transit. Knotts stated there would be a change in the circulation plan giving the buses priority. There would also be signal timing to increase traffic flow. Diersen stated by adding three buses, there would be a modified line going from the high school to Deer Valley.

Council Member Worel liked that Special Events would pay the $30,000 for the increased transit, and asked about the funding for future years. Diersen stated the average number of events that attracted 3,000 people were nine per year, which was a cost of approximately $3,000 per event for Transit. Council Member Worel understood having the City pay for it this year, but didn't know if the City should pay for it going into the future. Weidenhamer stated next year staff might ask for a budget increase, or they might request that the cost be paid for through the event permit process.

Council Member Joyce stated the City wanted people going to and from events on buses, so this should be the new normal. Council Member Gerber agreed, and asked if Deer Valley had considered paid parking, with Transit as the free alternative; and suggested considering this for the future.

Mayor Beerman opened the public hearing.

<u>Coleen Reardon</u> Deer Valley Marketing Director, stated Deer Valley and the City had the best interest of the community. She indicated events in the summer were the resort's business, but there weren't a lot of profits. She hoped for future discussions on the relationship between Deer Valley and the City.

Mayor Beerman closed the public hearing.

Council supported the recommendation. With regard to overflow parking on the loop, Council Member Worel asked why the “No Parking” signs were on the loop, and wanted an answer before allowing parking. Council Member Gerber felt better about allowing parking on the side of the road during summer months since there were sidewalks. Captain Leatham stated the roads looked different in the summer since there was not snowpack narrowing the roads like there was in the winter. Council Member Ware Peek stated people walked and biked on that road and she felt anything to make driving to Deer Valley less convenient was the goal so people would opt to take the bus. Council Member Worel requested that staff reevaluate the “No Parking” signs on that road.

Council Member Joyce felt the overflow parking was a problem in the winter, but less of a problem in the summer. He proposed having the parking along the side of the road this year while developing a plan. Council Member Henney stated 1,200 cars were creating congestion and then additional cars along the road added to that congestion. He was concerned with the impact to delivering an effective transit solution. He liked the paid parking idea and thought this plan would evolve to incentivize the use of transit in the future.

Mayor Beerman asked how this transit plan worked with the World Championships. Diersen stated last year it took an hour to get down from Deer Valley, but this year with the increased transit, it only took 20-25 minutes. She felt positive that having a direct line from the high school would make a big difference. Council Member Gerber requested that options be considered to stagger arrival and departure times.

With regard to parking along the road, the majority of Council agreed to parking for this year while future plans were developed that did not include the roadside parking. Council Members Worel and Ware Peek did not favor parking on the road.

Mayor Beerman summarized that the City would pay this year, as recommended by staff. Council favored enhanced transit, and the Council members were interested in hearing about opportunities of increased transit when it was not required. They would allow the overflow parking with the restrictions discussed. Council was uncomfortable with overflow parking and would like to see solutions involving transit in the future.

Council Member Gerber moved to approve a request from Deer Valley for an increased level of service (LOS) for traffic mitigation for two events including the Level 4 Special Event Deer Valley Music Festival and the Level 4 Special Event Deer Valley Concert Series as summarized by Mayor Beerman. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

9. Affordable Housing Update: Pricing at Woodside Park Phase I:
Jason Glidden, Rhoda Stauffer, and Anne Laurent, Affordable Housing Department, presented this item. Glidden reviewed the pricing strategy and asked if Council was favorable. Council Member Henney preferred the townhomes be classified as two bedroom two bath and calculate the Area Median Income (AMI) accordingly. He indicated the investment unit which was one bedroom one bath could be taken into consideration. Glidden reviewed Council noted in previous meetings that there was no obligation to rent the accessory unit, and stated families could use that accessory space. He indicated the pricing based on two bedroom two bath would be $319,000 compared to the original $359,000.

Council Member Gerber stated the original idea was to create the accessory units because Council wanted options for rentals. She felt that the accessory units were not meeting the intent and suggested the City might want to consider retaining the accessory units. Laurent stated the accessory units were part of the main units, but modifications were made to optimize the potential outcome of having them as rentals.

Council Member Henney was concerned people wouldn't qualify for financing. Mayor Beerman suggested opening the units to 80%-100% AMI. Council Member Gerber commented that would help the people at the higher end of the spectrum. Mayor Beerman thought the lower AMIs such as 60% should be targeted for rentals. A majority of Council wanted a 60%-80% AMI qualification for the one bedroom unit, a 80%-100% AMI qualification for the three bedroom units, and a 120%-140% AMI qualification for the homes. Laurent stated they would move the units from affordable status to attainable status. Rockwood stated the RDA funds required 80% AMI maximum. Laurent stated the housing rules were changed from 100% to 80% AMI maximum because all the developers priced their units at 100% AMI. Discussion continued on buyers qualifying for financing.

Council Member Worel thought Council and staff needed to determine the subsidy and stick to it. The subsidy was currently set at 20%, but went up to 36% on this project. She also indicated it would be a stretch to get people into these affordable units. She hoped lessons were learned that could help in the future. Laurent stated higher density projects would be more affordable. Glidden stated there were cost overages because two historic homes needed to be remodeled.

Council Member Joyce asked how the townhomes would be treated when looking at families that would match. Laurent stated the qualifications needed for the units would be clearly set out when marketing started.

Mayor Beerman reviewed that Council thought pricing was high and the townhomes should be reduced 10%, to $323,000, with a slight bump up for those with additional space. Council Member Gerber proposed charging less for the interior townhomes that didn't have a window.

Council Member Worel suggested marketing the units and come back if they didn't sell. Dias stated this could come back to another meeting with amended pricing. Mayor Beerman asked if Council wanted price reductions. Laurent stated staff was comfortable with lowering the townhomes to 70% AMI.

Rockwood suggested the City should test the market at 80% AMI and lower the sales price to 70% AMI if the units didn't sell. Council Members Worel, Joyce and Ware Peek favored Rockwood's suggestion.

Glidden referred to the unit proposed for a City executive. He explained four options regarding taxes that would be paid by the executive occupying the unit. Council Member Joyce asked why Summit County was used in figuring the numbers, to which Glidden stated the federal government used county numbers. Glidden stated staff recommended to retain the unit for future executive recruitment. The other option would be to sell the unit at an attainable rate.

Council Member Ware Peek thought this project was all affordable/attainable. Council Member Gerber asked if Woodside II was allowed to sell units at market rate. Rockwood stated it was a tax issue. Woodside II was bonded to allow for market rate units, but Woodside I was not. Woodside I could sell units at market rate if there was a deed restriction prohibiting nightly rentals.

Council Member Worel asked how the subsidy level would be affected if Unit 4 was sold at market rate. Glidden stated the subsidy would actually increase because it would include the construction costs. Laurent added that selling the unit at market rate would increase the amount of money the City would have for the next housing project.

Council Member Joyce asked if money could be reallocated to pay for the unit from a different fund and then sell it at market rate. Rockwood stated that was possible, but he would have to look at prior fiscal years to see if it was allowable. He thought RDA funds were used on the unit. This would have to be done before the end of FY 2019. Council Member Joyce favored selling the unit at market rate and if that was not plausible, he favored retaining the unit. Council Member Ware Peek favored selling it with the deed restriction against nightly rentals. Rockwood stated the City could retain the unit and rent it as a nightly rental.

The majority of Council favored selling it at market rate if possible, with the second choice of retaining it and renting it.

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

10. Discuss Selection Process for Affordable/Attainable Housing Sales:
Jason Glidden, Rhoda Stauffer, and Anne Laurent, Affordable Housing Department, presented this item. Laurent proposed three selection process options: completely random, weighted into priority groups, or based on points. She noted the weighted option was the most defensible. With regard to a waitlist, she gave options of carrying over the applicants from Woodside Phase I to be used when Woodside Phase II was completed, or requiring that interested people apply again. She displayed a list of proposed qualifications for applicants.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Worel asked if Ivory Homes had its own application process for Park City Heights, to which Laurent responded in the affirmative. Council Member Joyce did not favor the random selection option and felt there would be pushback from the community if that was selected since many residents only responded well to affordable housing when they were told it was for essential community workers. Council Member Gerber thought housekeepers, landscapers, waiters, etc. should be equally valued and considered to receive affordable housing. Council Member Worel agreed with Council Member Joyce that pushback might occur, but since the City was focused on social equity, she thought it would be better to have a random selection.

Council Member Ware Peek stated she was part of the community builder list which was displayed on the Council's screens, and she realized those on the emergency responders list should receive priority over those on the community builder list. Mayor Beerman stated first responders should receive priority and favored the weighted option. Council Member Henney was concerned that Council wasn't considering diversity in these lists. He favored the weighted option. Council Member Gerber preferred the random selection.

The majority of Council favored the weighted priority list option. Council agreed to the categories of professions to receive priority and favored having a waitlist after the lottery for those interested in Woodside Phase II.

Mayor Beerman asked about the net worth limit as it affected senior citizens. Stauffer indicated a majority of cities limited the net worth to $100,000 and felt Park City was very generous in its allowance for net worth.

The Council approved the selection criteria for affordable/attainable housing applicants.

11. Consideration to Approve an Interlocal Cooperation Agreement, in a Form Approved by the City Attorney, to Support the Central Wasatch Commission (CWC) in an Amount Not to Exceed $100,000:

Matt Dias, Assistant City Manager, and Alfred Knotts, Interim Transportation Manager, presented this item. Dias reviewed the CWC discussion at a previous meeting. He stated CWC requested $100,000 from the City to support its program.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Joyce expressed his concerns with the reduction of membership contributions as seen on CWC's financial statement, to which Dias responded that contributions were given on different payment schedules per entity, plus there was a startup contribution from the State. Council Member Joyce was also concerned with expenses, which stayed fairly level year to year. Dias indicated the proposed contributions going forward would be $840,000 per year.

Council Member Joyce thought the City should contribute something, but not $100,000. There was discussion on the savings as shown in the budget versus the actual savings amount. Council Member Worel wanted a seat at the table, but was not convinced Park City should pay $100,000. Council Member Ware Peek questioned some of the projects, but supported Dias' recommendation, although she felt the request was disproportionate compared to the requests made to other entities. Council Member Henney agreed with the other comments and wanted an explanation of the surplus funds. He wanted a seat at the table, but wasn't sure what amount was appropriate. Council Member Gerber favored continuing this item.

Council Member Worel moved to continue an Interlocal Cooperation Agreement, in a form approved by the City Attorney, to support the Central Wasatch Commission in an amount not to exceed $100,000 to June 27, 2019. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO JUNE 27, 2019
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VII) ADJOURNMENT

VIII) PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Lynn Ware Peek Board Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	**Present**
None	**Excused**

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chair Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve Resolution RDA 02-2019, a Resolution Adopting the Fiscal Year 2019 Revised Budget and the Fiscal Year 2020 Budget for Park City Redevelopment Agency:
Nate Rockwood, Budget Department, was present for this item.

Chair Beerman opened the public hearing. No comments were given. Chair Beerman closed the public hearing.

Board Member Ware Peek moved to approve Resolution RDA 02-2019, a resolution adopting the Fiscal Year 2019 revised budget and the Fiscal Year 2020 budget for Park City Redevelopment Agency. Board Member Worel seconded the motion.

RESULT: APPROVED
AYES: Board Members Gerber, Henney, Joyce, Ware Peek and Worel

IV) ADJOURNMENT

IX) PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Lynn Ware Peek Board Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	**Present**
None	**Excused**

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chair Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve Resolution MBA 02-2019, a Resolution Adopting the Fiscal Year 2019 Revised Budget and the Fiscal Year 2020 Budget for Park City Municipal Building Authority:

Nate Rockwood, Budget Department, was present for this item.

Chair Beerman opened the public hearing. No comments were given. Chair Beerman closed the public hearing.

Board Member Gerber moved to approve Resolution MBA 02-2019, a resolution adopting the Fiscal Year 2019 revised budget and the Fiscal Year 2020 budget for Park City Municipal Building Authority. Board Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Board Members Gerber, Henney, Joyce, Ware Peek and Worel

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

____
Michelle Kellogg, City Recorder

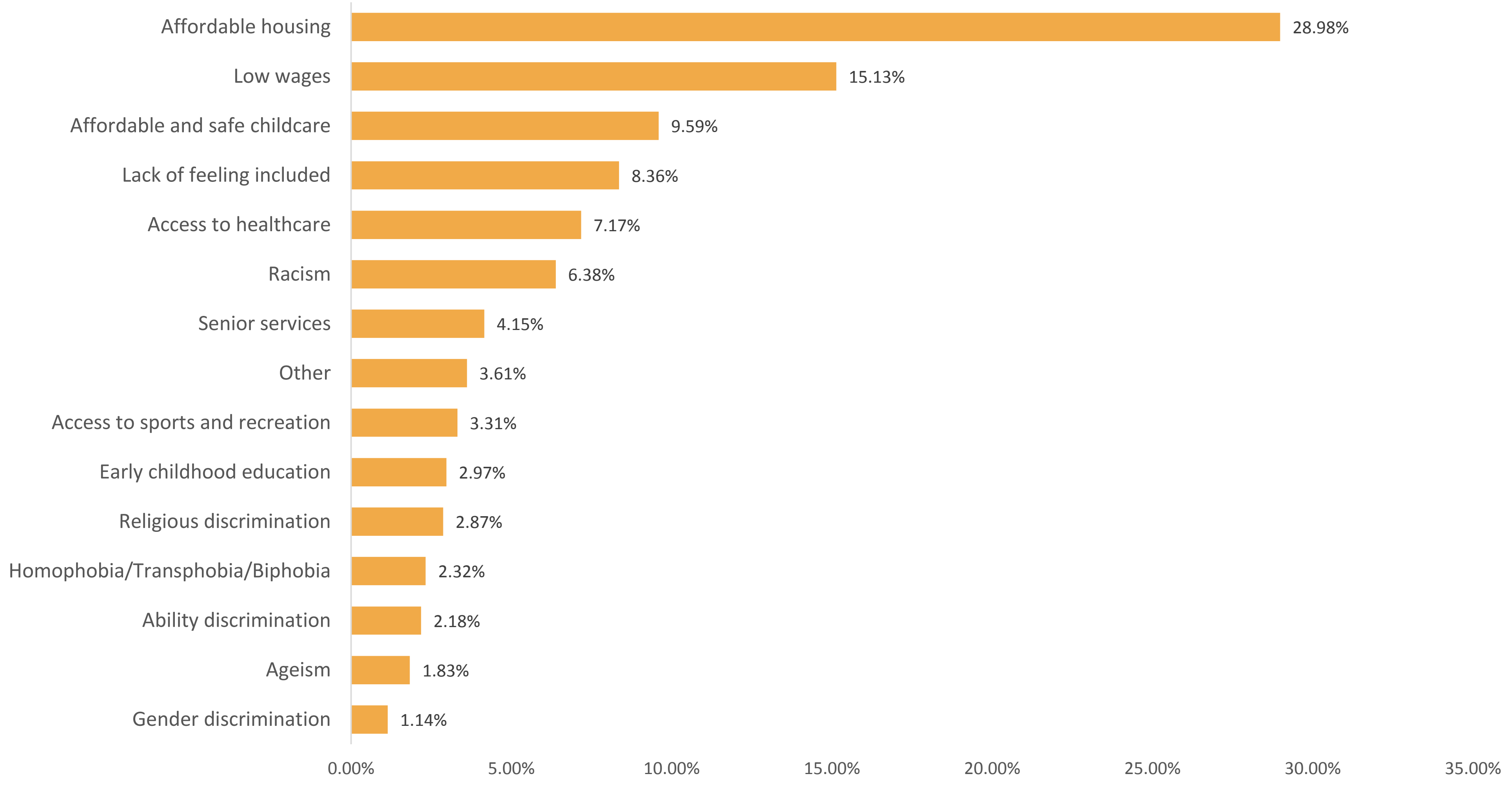
Social Equity Initiative Update

PARK CITY
COMMUNITY
FOUNDATION

Project Timeline

Oct 2018	Prepare initial plans
Nov 2018	Bring community partners together, form Social Equity Advisory Committee
Dec 2018	Define Vision Statement; create initial task forces
Dec 2018 – March 2019	Gather data and input from diverse communities; complete a gap analysis, launch Social Equity Community Survey
April 2019	Use data and gap analysis to prioritize desired outcomes; form outcome-specific task forces
May-June 2019	**Task forces select priority actions, set specific goals, methods, and indicators**
July 2019	Write strategic plan; review strategic plan
Aug 2019	Approval of strategic plan

What are the most important social equity issues facing Park City and/or Summit County today?



Note: Percentages do not sum to 100%, because respondents could choose more than one option. *n* = 706.

Where we are in the process

- Transitioned from data gathering to further convening and development of the strategic plan.
- Social Equity Strategic Plan top priorities:
  - Affordable Housing
  - Education, with an emphasis on Early Childhood
  - Inclusion
- Other featured topics: Health, Transportation, Household Income.

Affordable Housing – gaps & opportunities

- Education & Outreach
  - Centralized information for qualified applicants
  - Awareness of financing options and process timeline
- Advocacy
  - More affordable-housing-friendly policies and procedures
  - YIMBY
- Other
  - Rentals & Seasonal Housing
  - Role of businesses

Education (emphasis on Early Childhood) – gaps & opportunities

- Early Childhood
  - Expansion of interventions for 0-3 age group
  - Advocacy for universal pre-kindergarten
- Other
  - Extended learning opportunities
  - Digital access
  - Transition services for special needs populations
  - College access

Inclusion – gaps & opportunities

- Short-term
  - Community trainings, speakers, films, and other education vehicles
  - Translation and interpretation services for services and meetings
- Medium-term
  - Board diversity campaign toolkit
  - Living room conversations/salons
- Long-term
  - Building community-wide organizational capacity towards facilitation of equity and inclusion conversations

Other updates

- Annual nonprofit workshop on May 8 with the Center for Equity & Inclusion – 76 attendees from 34 organizations.
- Takeaways include shared language and framework, as well as an increased emphasis on internal capacity building.
- Facilitated discussion with City managers on June 13 focused on Equity and Inclusion. Departments invited to individually meet with Park City Community Foundation staff and further explore what might equitable practices look like for them.

Some definitions

- Diversity: The full range of differences, visible and non-visible, that make each individual unique. Diversity enriches our community.
- Inclusion: An environment that engages diverse perspectives, differing ideas, and individuals from different backgrounds to help define policy and practice, and help shape culture.
- Social Equity: Social Equity aims to address disparities in outcomes due to race, ethnicity, income, ability, age, gender, sexual identity, and other factors. It assumes that everyone starts from different places.

    In our community, resources must be allocated to help close significant disparities in housing, education & childcare, and inclusion.

Thank you

PARK CITY COMMUNITY FOUNDATION

Park City Community Foundation is grateful to the dozens of community members, organizations, and Park City Municipal representatives who have volunteered their time to serve on taskforces. Their expertise and advice have been invaluable in shaping the work.

PARK CITY

VISION 2020

Community Visioning Update

June 20, 2019

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PARK CITY
VISION 2020

Background Research

TASK 1
Development and Presentation of Project Plan

- Initial meetings, call and interviews
- Develop detailed project plan and schedule
- Background research/Review of existing plans and documents

Think-Tank, Data Visualization

TASK 2
Implementation: Scenarios of the Future

- Weekly status call or meeting; monthly status report for Council
- Pre Think-Tank surveys
- Park City Vision 2020 Think-Tank
- Scenarios of the Future Report
- Community stakeholder engagement; visioning workshops, focus groups, interviews, city events
- Data collection – Community stakeholder surveys
- Data visualization platform

Engagement Summary, Think-Tank Reconvene

TASK 3
Synthesize and Analyze Results

- Data analysis and Community Stakeholder Engagement Summary
- Reconvene original Think-Tank Group
- Statement of Community Ideals and Core Values/Initiatives and prioritization matrix
- Incorporate input and finalize Park City Community Vision and Action Plan Report

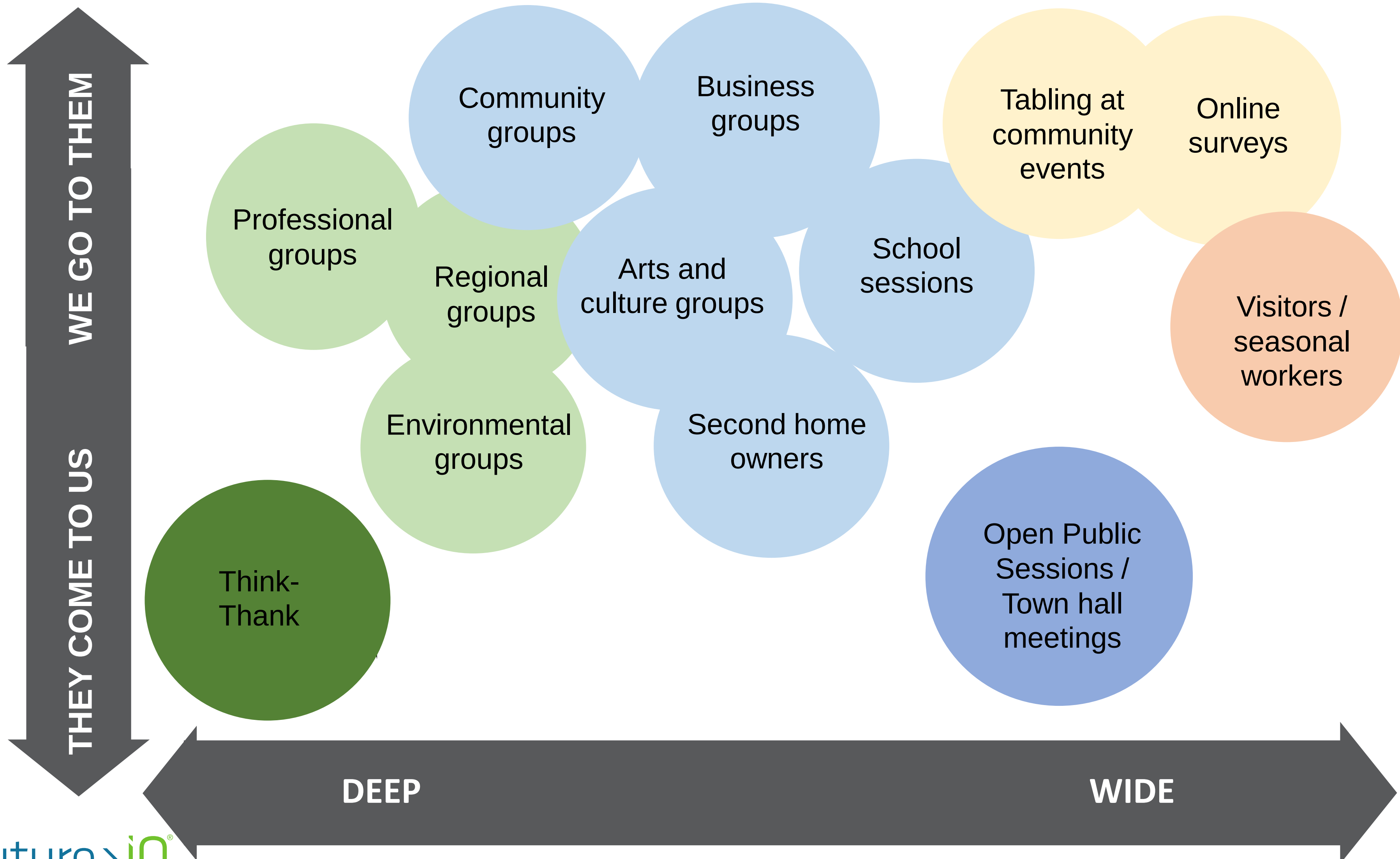
Park City Community Vision and Action Plan

TASK 4
Park City Community Vision and Action Plan

- Creation of graphic representation of Community Vision, Ideals and Core Values
- Presentations of Park City Community Vision and Action Plan to City Council and the community

January 2020

Stratified and Structured Engagement



Park City Vision 2020 Portal

The 'go to' place for the Park City Vision 2020 project

https://lab.future-iq.com/park-city-community-visioning-2020/

https://lab.future-iq.com

Coppell Vision 2040 »

Hilton Head Island - Our Future »

Park City 2020 »

Extensive Community Survey
June - July 2019

Park City Vision 2020 Think-Tank Workshop
July 29/30, 2019

Community Engagement
August - October 2019

Reconvened Think-Tank
Nov 21, 2019

Focus Groups
Nov 2019

Data-driven consensus-based vision
Jan 2020

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PARK CITY
VISION 2020

ENGAGEMENT METHODS

- Think-Tank
- Face-to-face workshops
- Detailed individual surveys
- Translated versions
- Online portal
- Paper surveys
- Profile filters to allow deeper insights

Park City Vision 2020 Community Survey

- Runs June – July 28, 2019
- Survey can be taken at https://www.research.net/r/ParkCityVision2020
- Spanish Version
- Used to understand community members perspectives about key trends shaping the future of Park City, as we start the visioning process
- Initial results will inform Think-Tank Workshop – July 29/30
- Results produced on interactive Data Visualization Platform
- Overall results inform Vision and Strategic Plan

Park City Vision 2020 Think-Tank

Monday July 29: 5-8pm - Miners Hospital

Tuesday July 30: 11am-2pm – Miners Hospital

Think-Tank Overview

- Launch event for Park City Vision 2020
- Determination Park City's "future readiness"
- Review global, national and local trends and the impact on Park City
- Explore community survey results
- Formulation of the different plausible scenario 'spaces' and development of detailed narratives and descriptions of each scenario
- Examination of the impact and consequences of each scenario on various aspects of Park City
- Identification of the preferred future and critical actions steps to achieve the preferred future

Ideal Think-Tank Participants

- An interest in the future of Park City
- Representing diverse groups within community
- A knowledge and experience of living and/or working in Park City, and a willingness to share this knowledge at the Think-Tank
- To be forward thinking and positive
- Committed to giving up time to attend and actively participate at **both** of the Think-Tank sessions

PARK CITY VISION 2020

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Community Engagement Workshops and Living Room Sessions

- **Thursday August 1: 2-3 workshops & targeted community groups**
- **Friday August 2: 2-3 workshops**
- **September – dates to be confirmed**
- **October – dates to be confirmed**

Community Engagement Workshops

- 90 minute workshops
- Open to all members of the community
- Brings results of the Community Survey, Think-Tank scenarios and preferred/expected future to the wider community via presentation
- Discussion follows with the community members
- The Vision Survey will be completed by the community members, which will input into the results going forward

PARK CITY VISION 2020

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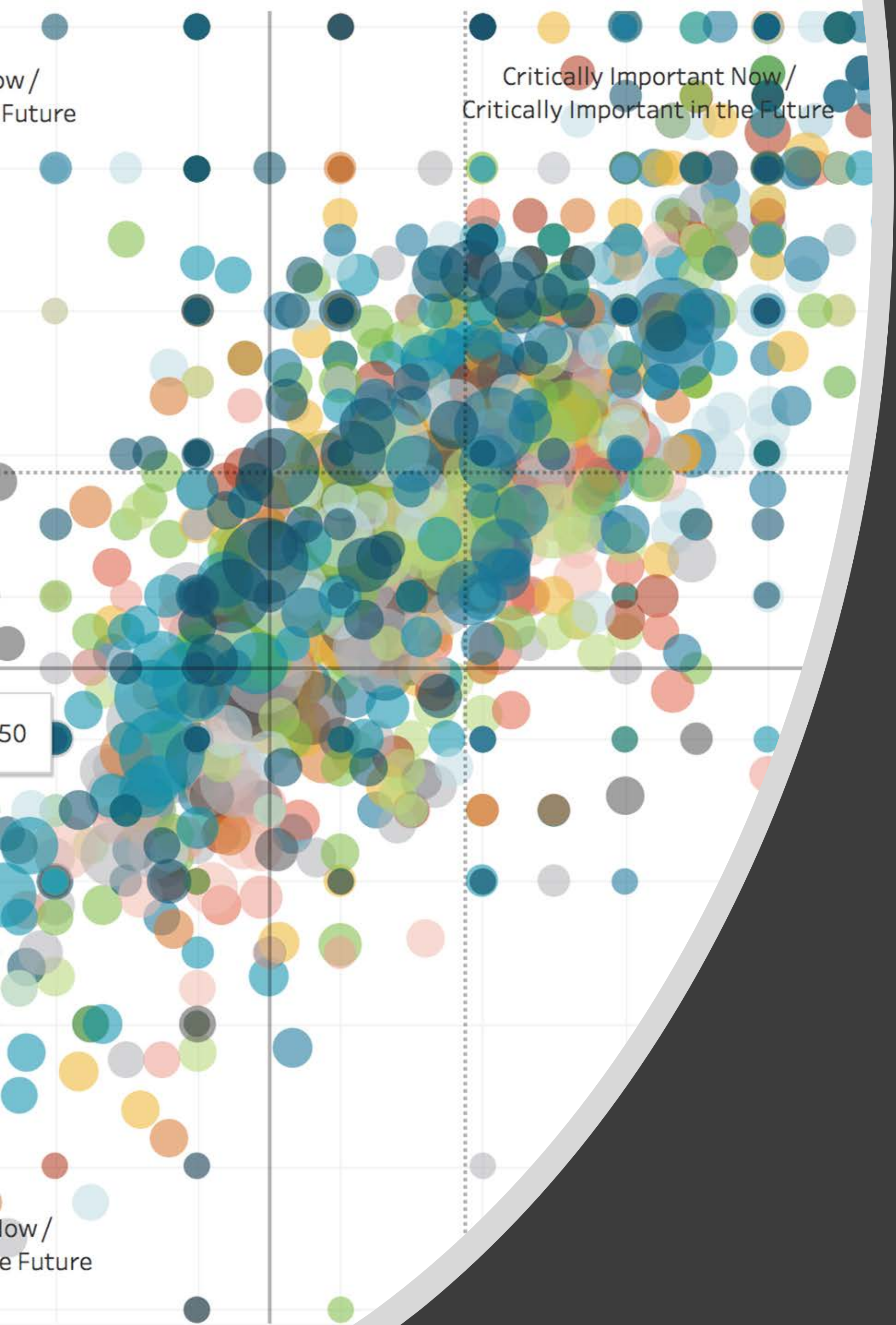
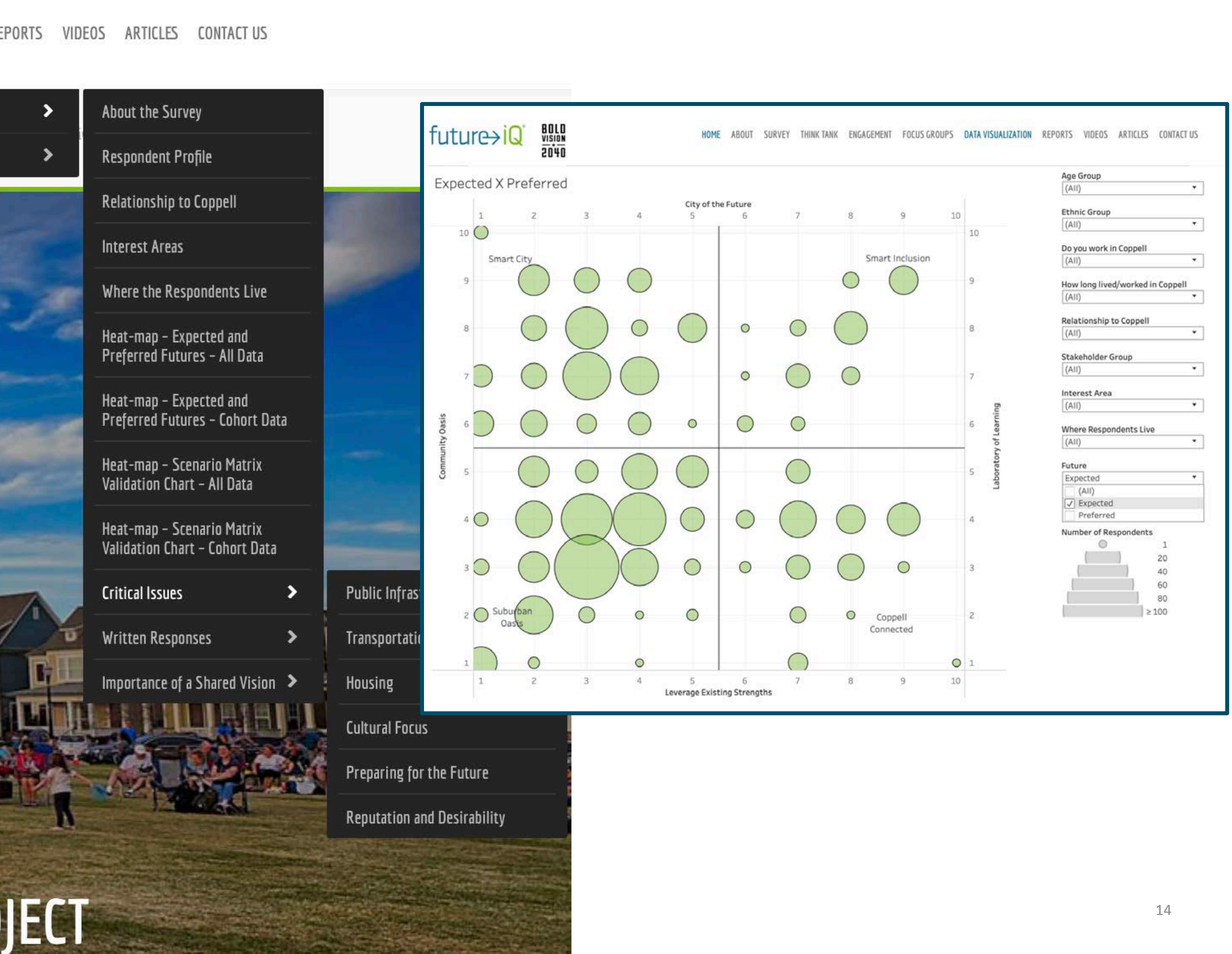


Data Visualization

- Survey results presented on innovative and interactive data visualization platform
- Enables stakeholders to examine data, explore levels of alignment or divergence around key topics
- Stakeholders can selectively filter to view perspectives from own sector or other profile category



EPORTS VIDEOS ARTICLES CONTACT US
About the Survey
Respondent Profile
Relationship to Coppell
Interest Areas
Where the Respondents Live
Heat-map – Expected and Preferred Futures – All Data
Heat-map – Expected and Preferred Futures – Cohort Data
Heat-map – Scenario Matrix Validation Chart – All Data
Heat-map – Scenario Matrix Validation Chart – Cohort Data
Critical Issues
Written Responses
Importance of a Shared Vision
Public Infras
Transportati
Housing
Cultural Focus
Preparing for the Future
Reputation and Desirability
JECT
future→iQ
BOLD VISION 2040
HOME ABOUT SURVEY THINK TANK ENGAGEMENT FOCUS GROUPS DATA VISUALIZATION REPORTS VIDEOS ARTICLES CONTACT US
Expected X Preferred
City of the Future
Smart City
Smart Inclusion
Suburban Oasis
Coppell Connected
Community Oasis
Laboratory of Learning
Leverage Existing Strengths
Age Group
Ethnic Group
Do you work in Coppell
How long lived/worked in Coppell
Relationship to Coppell
Stakeholder Group
Interest Area
Where Respondents Live
Future
Expected
Preferred
Number of Respondents

Follow up Events

Focus Groups – November 20 & 22

Reconvened Think-Tank – November 21

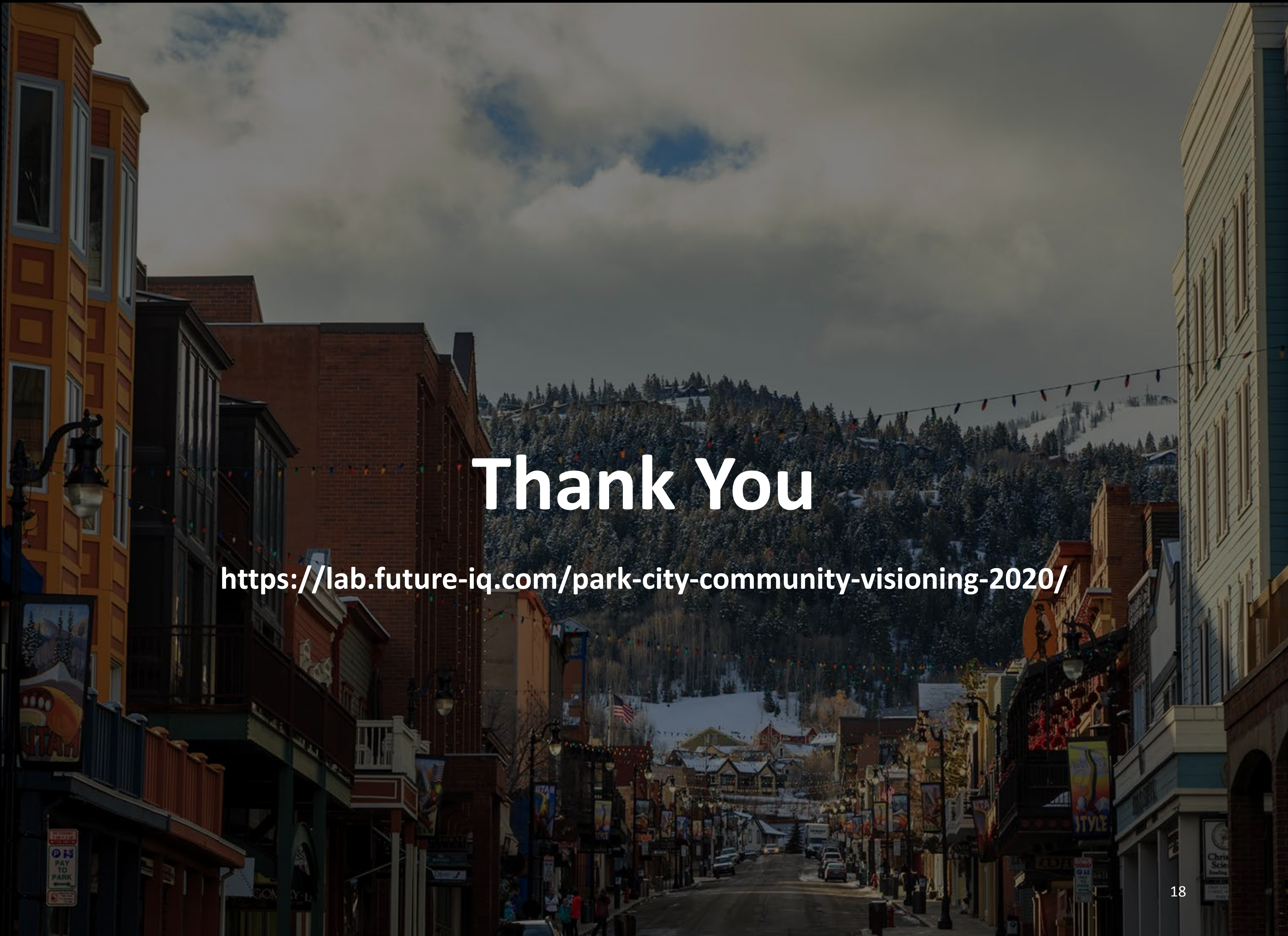
Diverse and Broad Outreach

- **Youth Sessions**
- **Senior Sessions**
- **Spanish Speaking Engagement Sessions**
- **Spanish translations of surveys and materials**

*** Will align with City's Social Equity listening tours**

Next Steps

- Community Survey runs through July 28
- Think-Tank Workshop
- Think-Tank Report
- Community Engagement Workshops
- Vision Survey
- Data Visualization Platforms for Community and Vision Surveys
- Reconvened Think-Tank
- Focus Groups
- Stakeholder Engagement Summary
- Park City Community Vision and Action Plan Report
- Presentation of the final report to Council and Community



Thank You

https://lab.future-iq.com/park-city-community-visioning-2020/

Deer Valley Concert Series & Deer Valley Music Festival

Why we are here:

Deer Valley requested an increase in Level of Service for enhanced Transportation for 10 of Concerts. Per Code, approval/denial of material changes to event scope for transportation and public safety levels revert back to authority of the City Council.

Deer Valley Concert Series & Deer Valley Music Festival

Recommendation: Understanding the City's Priorities, Goals and Policies, Staff recommends:

- City pays for increased Transit ($30K);
- DV pays for increased Transportation Mitigation (Police Services) estimated at $80K and pays for hard costs such as parking management estimated at $45K.

Alternatives:

1. Status Quo – Do nothing – the show will go on per existing permit.
2. Consider Fee Reduction – Deer Valley has applied for 100% Fee Reduction, Staff recc. Council could consider a 25% Fee Reduction, but increased Transit not eligible.

Questions for Council to Focus On:

1. Should we implement increased Transit and Transportation Planning when its not required?
2. If so, who should pay?
3. Does CC want to preclude overflow parking on the Loop?

Housing Selection Process

June 20, 2019

Why we need a process

- Need buyers for City developed projects
- Woodside Phase I nearing completion
- Woodside Phase II 2020 completion

Goals of process

- Transparent and fair
- Reasonable and understandable
- Qualified buyers
- Compatible product with household size

Selection Options

Random

- Applicants are selected at random to establish an order list.
- Most defensible from challenges of favoritism or mistakes.
- Does not offer special consideration for specific categories of qualified applicants

Weighted

- Applicants are categorized into priority groups that offer a better statistical chance of selection.
- Categories have a clear definition
- Definitions of and how many priority groups may be hard to agree upon.

Points

- Defined qualifiers are assigned points
- Qualified applicants who are awarded the most points receive order priority.
- Qualifiers can be challenged as subjective/inappropriate, or incorrectly applied.

Waitlist

- Option 1 – carry over any qualified applicants that did not receive a Woodside Phase I home and maintain the on the order list. Any new applicants will be added to the list in order of when the are received.
- Option 2 – no not maintain a waitlist of applicants between the Woodside Phase I and II projects. Hold a new selection process when the Woodside Phase II project is nearing completion.

Qualifications

- See Attachment F of staff report
- Do not own other real estate
- 80%AMI or less for affordably priced units
- 150%AMI or less for attainably priced units
- Net worth does not exceed 4X AMI per applicable household size
- Full time employee/business owner within the PCSD boundaries for past 2 years or retired from 2 years of employment within the PCSD boundary
- Able to obtain needed financing to purchase the unit without a co-signer (cash gifts allowed up to 30% of sales price)

Questions

- What is City Council's preferred selection process?
- If the Weighted or Point system processes are preferred, does City Council agree with the definitions, categories, and assigned points described in Attachments B & C?
- Does City Council want maintain a order waitlist or conduct separate selection processes for each of the Woodside projects?
- Does City Council agree with the established buyer qualifications described in Attachment F?

Woodside Park Phase I

Proposed Price Schedule

Questions for Council

- Does City Council support the updated pricing for Woodside Park, Phase I?

- Which option does City Council support for Unit #4 at Woodside Park Phase I?

Pricing Strategy

- Limit subsidy levels to an average of 20% of the construction costs across all projects.
- Keep sale prices at an affordable/attainable level.
- Subsidy level is necessary for the City to continue to fund and reinvest in future housing developments

Proposed Price Schedule

WOODSIDE PARK PHASE 1				
UNIT	BED RM	BATH	SALE PRICE	AMI
1333 Park Avenue	2	2	$ 498,000.00	120%
1343 Park Avenue	3	2.5	$ 565,000.00	120%
1353 Park Avenue	1	1	$ 205,000.00	60%
1354A Woodside	3	3	$ 359,000.00	80%
1354B Woodside	3	3	$ 359,000.00	80%
1354C Woodside	3	3	$ 359,000.00	80%
1354D Woodside	3	3	$ 359,000.00	80%
TOTAL SALES REVENUE			**$ 2,704,000.00**	
			AVERAGE AMI	**89%**

The proposed subsidy level for Woodside Phase 1 would be at 32%. This percentage was calculated after removing the construction cost associated with unit #4 in the event that City Council directs staff to retain the unit.

Executive Housing Survey

- 56% of municipalities had residency requirements for their top managers.
- Primarily in the form of a 3 bedroom condo, single family home, or townhome.
- The few cases where the unit is sold to the employee, the municipality retains the right to buy it back when they leave.
- When not used by City Manager, the City offered the city-owned unit for rent to other interested employees by way of a random lottery.

Taxation of Housing Benefit

- OPTION 1 – Provide Executive with house rent free (Market rate rent is around $3,500/mo). Employee would be taxed based on HUD's Fair Market Rent for Summit County ($2,078).
- OPTION 2 – Provide Executive a house at a discounted rent below market rate (rent $2,500/mo).If the amount is above HUD's Fair Market Rent for Summit County, the employee would not be taxed. If it is below the Fair Market rent, the employee would be taxed on the difference.
- OPTION 3 – Provide Executive with a housing stipend ($3,500/mo)The stipend would likely be all taxable income just like our current housing benefit.
- OPTION 4 – Sell the house to the Executive at a discounted rate; City retains first right of refusal. If the City sold the house to an employee at a discounted rate, The employee would be taxed on the difference between the market rate and the discounted rate

Options for Unit #4 at Woodside Park Phase I

1. Retain Unit #4 - Retain Unit #4 to allow more time to discuss options and/or use the unit for future executive recruitments. STAFF RECOMMENDATION

2. Sell Unit #4 at attainable rate - Sell Unit #4 at an attainable rate. Staff recommends the sales price set at 150% AMI or roughly $729,000.

*The option to sell the unit at market rate was removed based upon non-taxable bonds restrictions.

Empire Ave units
Analysis of Market Rate vs. 200% AMI

5 units at $1.4m (net)	$7,000,000
Less: extra to build high-end (5@$400k)	($2,000,000)
Proceeds: 6 units at $500k	($3,000,000)
Net	$2,000,000

Attainable price calc:

AMI	$75,000
200% of AMI	$150,000
Max Price (4xAMI)	$600,000

Justification for attainable:
City is contributing to 2nd home mkt at a critical time
City is contributing to Air BNB/VRBO problem
City is handing over prime location to 2nd home owners
City should not be in market rate development business
City is contributing to over-priced housing comps
Property remains deed restricted

Future:
Short-term thinking; giving up valuable affordable housing land
What percent of Woodside II cost is $2.0m?
$2.0m will be long forgotten and we're left with 5 more 2nd homes

Alternatives:
Change from market rate to attainable pricing
Delay construction...Woodside phase III?