



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

December 17, 2020

The Council of Park City, Summit County, Utah, met in open meeting on December 17, 2020, at 3:30 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

Council Member Worel moved to close the meeting to discuss personnel at 3:30 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

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

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

WORK SESSION

Nightly Rentals Discussion:

Rebecca Ward, Land Use Planner, Jonathan Weidenhamer, Economic Development Manager, Beth Bynan, Business License Specialist, Dave Thacker, Building Official, Captain Andrew Leatham, Police, and Minda Stockdale, Leadership, presented this item. Ward stated this session was to track nightly rental complaints and to improve business license compliance. She reviewed the requirements for owners of nightly rentals. Nine complaints had been formally filed since 2017, but there were other complaints that had been filed with Police or Code Enforcement.

Weidenhamer stated a Host Compliance contract went into effect this year and this service would help with nightly rental business license renewals and scheduling nightly rental business license applications. A new RFP would be issued in 2022 and the scope of service would be expanded to include a bi-lingual hotline and an online complaint

database with property owner representative information. Stockdale indicated there were 5,100 nightly rentals in the City limits and the software had identified 2,000 of those. Two letters had been sent to owners in an effort to increase the number of rentals in compliance.

Mayor Beerman asked if the 5,100 units included condo/hotel units or only short-term rentals with AirBnB and such. Stockdale stated this included all nightly rentals. Council Member Gerber asked if a property management company had to license each unit in a complex. Stockdale affirmed each unit had to be licensed.

Council Member Worel asked if the City could work through VRBO and other companies to send notifications to property owners about the requirement to be licensed. Ward indicated she would look into that. Currently, the police were working on updating their software and sending noise and disturbance police reports to the Finance Department so they could be linked to business licenses. Parking was working on updating the Seven Day Lodging Parking permit so the license plate numbers would be linked to the business license. She also noted there was a webpage on the City website with information on nightly rentals so complaints could be tracked.

Council Member Doilney confirmed 212 nightly rentals came into compliance in the last 12 months. Council Member Gerber asked if property management companies could be required to show that all their units were in compliance. Weidenhamer stated the people participating in the community like bigger property management companies were compliant. The City was looking for the small virtual companies or individuals who were out of compliance.

Mayor Beerman stated many cities had to initiate lawsuits to get compliance. Council Member Doilney asked how Park City measured to other cities. Weidenhamer stated cities in Colorado had 80%-90 % compliance and Park City had less than 50 % compliance.

Council Member Joyce stated the State did not allow cities to go after nightly rentals to force them to comply. He asked if the City could work with the Utah League of Cities and Towns (ULCT) to explain this issue was about the safety of the units and have them try to change the legislation. Dias reviewed that in 2016, the legislature approved the bill that eliminated the cities' ability to regulate Transportation Network Companies (TNC). In 2017, they tried to do the same for nightly rentals, but Park City had limited success and got the law passed that was currently in place. Staff would continue to try to modify the law, but it was hard for ULCT to help since the law only applied to six cities out of 300.

Weidenhamer indicated the letters being sent to nightly rental owners would get progressively stronger, and he asked Council to wait awhile to see the results. Mayor

Beerman stated he was reaching out to other cities that were impacted. Sandy and Salt Lake were feeling the effects of nightly rentals so this problem was impacting many cities. Non-compliant nightly rentals were hurting the legitimate businesses in the City. Council Member Joyce stated there was a company in town that could report on the number of nightly rentals and other data, and they would report back at the first of the year.

Council Member Henney stated these companies/individuals operating without a business license were breaking the law. It was important to ensure ingress/egress, ventilation, windows, and more, and the City was tied by the legislature on compliance.

Park City Arts and Culture District - Follow Up Discussion and Feedback:
Mayor Beerman opened the meeting for public input.

Ed Parigian asked what the City wanted from this project. He worked up the numbers, but didn't know what the City wanted.

Mayor Beerman closed the public input portion of the meeting.

Council Member Henney asked about the cost of soils remediation and the remediation plan. Everitt stated the City was developing a small soils repository at the Gordo site by Quinn's Junction. Those costs were built in with the total construction excavation cost. There would be a cost associated with the construction and maintenance of the repository. Council Member Henney stated everyone thought the Council did a great thing when they purchased the land. He liked the Arts and Culture district concept, but not at any cost. He never looked at it as a profit situation, but to create community. The City had to deal with the flow and traffic at the intersection of Bonanza and Kearns no matter what was done with the property, or he was not going to support it. There had to be a tunnel or a bridge at that property. A priority needed to be given to transportation planning. Everitt understood Council Member Henney's point and also noted the transit stops at the Arts and Culture district on both sides of Bonanza Drive. He stated the bridge had been researched and staff explored a scenario for a bridge that included pedestrians and bikes. Council Member Henney liked the idea of a tunnel across Bonanza and thought that was a practical solution, although that added to the cost.

Council Member Gerber stated she knew the district would be a transit hub, but she didn't think this district would solve the traffic problem. She felt there should be a discussion and a separate plan for transportation. She wanted the area to be adaptive for aerial transportation. She felt the district could help with the traffic problems.

Council Member Doilney asked if the Arts and Culture district would prevent the City from addressing the number one City issue of transportation. He thought if the district moved forward there wouldn't be money left for transportation projects for a long time.

Council Member Gerber stated there were often new opportunities for funding that come along. This was more about using the money in a responsive way for the needs of the community. Council Member Doilney thought the City couldn't do all its projects simultaneously, and asked which project should be prioritized.

Council Member Worel stated the City wasn't alone in this project. Sundance and Kimball Arts Center were invited to be partners. They had spent a lot of money hiring architects to design this site and they would be impacted by the City's decision.

Council Member Gerber stated the Arts and Culture district hadn't received a lot of attention during the visioning process because the City had already done a big push and had already committed.

Council Member Joyce didn't agree that people didn't prioritize the Arts and Culture district because the City had already committed. He indicated there was a financial tradeoff. He reviewed all the bonding from the City and stated the money came from taxing the people. He suggested issuing a General Obligation (GO) bond so the other funds would not be depleted, noting this could be a question for the voters. Otherwise, the City would spend all its money on the Arts and Culture district and wouldn't have funds for any other projects. He thought doing this project would handcuff the City unless it got a GO bond.

Mayor Beerman agreed this project would eat most of the City resources for a few years. Council Member Joyce thought the City should look at the next wave of things to come, such as Phase Two of the Arts and Culture district, funding the Homestake and Munchkin walkability project, and the transportation plan for Bonanza and Kearns, and ask itself where the money would come from. He asked where the City was as far as capital versus what the City had done over the past few years, and wanted to know if there would be money left over after Phase I of the Arts and Culture district for these future projects.

Council Member Doilney asked if Sundance and Kimball wanted this project to be phased, and if they had transportation systems compared to the City's. Everitt stated starting the project would bring everyone onboard. Mayor Beerman stated they had been strong partners from the beginning, but due to COVID they were pausing. He asked if Council wanted to move forward with or without the partners or did Council need commitments from the partners. Council Member Henney stated he needed the partners to purchase the land since the cost of the project was so great.

Council Member Gerber agreed the partners needed to commit, and she wanted to move forward with the project in phases. The City did big projects in the past with open space and now it needed to invest in the community. This was an opportunity for innovative ideas in housing and transportation. She knew the pandemic weakened all

parties' financial positions, but she was optimistic they would come out strong on the other side. This was an important project the community was excited about.

Council Member Doilney stated asking for a financial commitment from the partners would help him feel more comfortable moving ahead with the project. The underground work that would be done would increase the value of the land. The additional phases could end up for sale since the City did not have a plan to pay for them, and it could take the profit and pay for other projects. He did not feel comfortable proceeding without knowing what the Sundance building looked like. He agreed the City was in a lot of debt for open space and this was a great project that would benefit the community.

Council Member Worel stated the City made a commitment to the community in 2017 when it announced the Arts and Culture district. She had concerns with the housing element cost and the market for that. The City had an obligation to honor its commitment to the community and its partners. She was comfortable where the City stood with the partners.

Council Member Joyce agreed the partners needed to have more skin in the game. He didn't think it was a good Arts and Culture district without the partners. He indicated arts and culture was last in visioning and other things were clearly more important to the community. He really wanted to see if the public would support a GO bond. Now, the City was telling the public it heard them, but it was spending all its money on the Arts and Culture district.

Mayor Beerman asked how important transit and walkability was to the project. Council Member Gerber stated the project didn't hinge on transit, but it should continue to be worked on. Council Member Doilney wanted to see what transit solutions would be delayed because of this project. Council Member Worel liked the connectivity to other parts of the City as part of the project, so she wanted to make sure transit and walkability enhanced the goal. Council Member Joyce agreed with Council Member Doilney and wanted to know how much would be left after this entire project was completed to tackle other transportation projects. Council Member Henney stated this project would address transit, walkability, housing, and connectivity. This was a community driven project and he did not want the transit solutions to be value engineered out of the project. A project of this scale had to meet these needs.

Mayor Beerman opened the meeting for public input.

Jocelyn Scudder, Arts Council Executive Director, stated the Arts Council strongly supported this project. She understood funding was a challenge. She agreed with getting a commitment from the partners, but asking for a check in the middle of a pandemic was harsh. She also supported the transportation and walkability solutions for this district. She asked to problem solve to figure out solutions to the Council's

concerns. She indicated the City had invested in recreation and open space and now it was time to invest in arts and culture. This project would tell the world that Park City valued arts and culture. She felt strongly this district should be developed.

Betsy Wallace, CFO, Sundance Institute, stated the City and Sundance had a strong partnership for many years. They were excited when asked to partner in an Arts and Culture district. They paused because of COVID-19, but planned to proceed after the pandemic and Sundance 2021.

Hillary Gilson worked at the Kimball Arts Center (KAC) and was part of the Advisory board. She thought the district would help her develop her career. She was excited for the affordable housing as well. She stated this district would address many issues.

Maggie Abuhaidar, past chair of KAC, stated she was the chair in 2017 when the letter of intent was signed. They had been an active partner, attending countless meetings, they had hired staff to raise funds and hired an architect. They attempted to sign contracts, but the City stalled. They could have already been in a new building, but wanted to be a part of this district. She reviewed all the steps the City had taken to move forward with the Arts and Culture district and she was confused at the conversation now taking place. She stated the KAC still wanted to partner with the City to make this project a reality.

Mayor Beerman closed the public input portion of the meeting and announced that more thoughts would be discussed in the regular meeting.

REGULAR MEETING

I) 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 Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present via technology
None	Excused

**Park City Arts and Culture District - Follow Up Discussion and Feedback
(continued from Work Session):**

Council Member Henney indicated in 2017 the project was estimated to cost \$60 million. Today the estimate was \$107 million, so this conversation was necessary. He thought Council was on the right path and would continue to figure it out.

Council Member Joyce agreed with Council Member Henney that the increased price and impact to other projects were concerns. He felt there were other issues the City needed to tackle. He stressed that there wouldn't be a district without the partners.

Council Member Worel stated she hadn't heard enough about the connectivity to the Sandy and Eccles. She also wanted to revisit the housing component of the district.

Council Member Gerber stated it would be helpful to see the rental model in order to see how that would work, and the cost of other housing projects such as Homestake. A discussion should take place on who would live in this housing. She was excited to see this district move forward. She knew arts and culture was important and it was evident during the pandemic.

Council Member Doilney agreed with all the comments. The difficult questions had to be asked because Council had to question moving forward at all stages to make sure it was viable. It was not irresponsible to ask the partners to commit. He looked forward to doing the project, but more work on the drawings was needed.

Mayor Beerman summarized Council looked for a path forward. The hitches were tied to financial constraints. The City needed to sit down with its partners to get firmer commitments. Their commitment was a critical part of the funding and it wouldn't be the same project without them. There were concerns with connectivity, walkability, and transit. Council needed to talk about how to pay for that. They also needed to discuss why housing was high and compare it to the cost of being done in other areas. Council wanted to see what the long-term financial model looked like for the project. In January, a couple scenarios of courses of action would be presented. His goal was to give direction to staff by mid-January.

Dias thanked Council for the meaningful discussion. He thought Council would hear from the community over the next few weeks, which would be beneficial in this process.

Council Member Joyce asked to look at the next 15 years to see what the City's income would be and how it would put money into capital. Dias clarified that Council Member Joyce wanted to see more strategic analysis on how maxing out the transient room tax (TRT) and pulling in other revenues from the Transportation Fund, Walkability Fund, and the Capital Fund would potentially impact – limit or otherwise – future decisions in the organization. Council Member Joyce stated he also wanted to see the funding for

Phase Two and the funding for roadwork and connections that weren't included in the district price.

II) APPOINTMENT

1. Consideration to Adopt Resolution 28-2020, a Resolution Appointing Council Member Max Council Member Doilney as Park City Municipal's Voting Member within the Central Wasatch Commission (CWC):

Michelle Downard, Resident Advocate, presented this item and reviewed the CWC purpose and goals.

Ralph Becker, CWC Executive Director, thanked the City for its participation in CWC. He expressed great appreciation for Mayor Beerman, who was on CWC and the Mountain Accord before that. He stated Mayor Beerman was engaged and a valuable participant that helped shape what the organization did. He noted this was a regional entity and it was essential for the Wasatch Front and Wasatch Back to be united.

Mayor Beerman thought appointing Council Member Doilney would bring in fresh eyes, which was good with upcoming projects. He hoped CWC would continue making projects to preserve water sheds and address access issues. Council Member Doilney stated he had attended a few meetings and it looked like CWC would be taking action on several items during the first quarter of 2021.

Council Member Worel thanked Mayor Beerman for all his work and time he put in on the CWC Board. She also endorsed Council Member Doilney.

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

Council Member Worel moved to adopt Resolution 28-2020, a resolution appointing Council Member Max Doilney as Park City Municipal's voting member within the Central Wasatch Commission. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Doilney reflected on a quote he saw, "Be the change you want to see in the world," which became his motto. He noted after making that his motto, he ended up on the City Council.

Council Member Joyce attended a Joint Transportation Advisory Board (JTAB) meeting and indicated they were making progress with the new arrangement with the County. He stated Kim Carson was leaving the County Council and she would be missed.

Council Member Worel had a hard hat tour of the new Kimball Arts Center location, and stated it would be fabulous. With the holiday and visitors in town, she encouraged all, including visitors, to please wear masks.

Council Member Gerber attended the Historic Park City Alliance (HPCA) meeting and wanted to remind everyone to shop local. She also attended the Recycle Utah board meeting and noted the recycle center asked for volunteers since this was a big time of year for them. She indicated the recycle center would be moving and for Council to keep that in mind as the Arts and Culture district continued to be discussed.

Council Member Henney highlighted an article in the newspaper about Rosie Brennan, who won two cross country world cups in Switzerland.

Mayor Beerman stated he and some others attended the Wasatch County Council meeting to discuss Bonanza Flat, and they left with a commitment to work out a public safety interlocal agreement. He was pleased to continue to work on the management of that space. He attended an employee meeting and listened to all the work accomplished during 2020. He was proud of what continues to happen in the City. He recognized the Employees and Managers of the Year: Becca Lael, Andrew Leatham, Emma Prysanka, Rebecca Ward, Mindy Finlinson, and Troy Dayley. Mayor Beerman also stated Saturn and Jupiter would appear as one on the Winter Solstice and that was known as the Star of Bethlehem. He hoped to take lessons learned in 2020 and come out stronger.

Staff Communications Reports:

1. Annual Report on Affordable Housing Development at Park City Heights:

2. Vision 2020 Update:

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

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

V) CONSENT AGENDA

1. Request to Approve and Accept the Fiscal Year 2020 Comprehensive Annual Financial Report (CAFR):

Mayor Beerman encouraged people to go to the back of the report that showed statistics on what the City had done over the past year and the comparison to previous years.

2. Request to Authorize the City Manager to Enter into a Five-Year Service Provider Agreement with the Mountain Trails Foundation (MTF), for Winter and Backcountry Trail Maintenance Services on the Park City Public Trail System in an Amount Not to Exceed \$75,000 Annually, in a Form Approved by the City Attorney:

Council Member Henney wanted to abstain from this item because of his connection to the board and asked to pull it off the Consent Agenda.

3. Request that the City Provide Rent Abatement for Tenants of City-Owned Properties through March, 2021 in the Amount of \$12,122:

4. Request to Authorize the City Manager to Execute a Professional Services Contract with Moreton & Company Insurance Services Co., for Insurance Placement Broker Services, in a Form Approved by the City Attorney and for an Amount Not to Exceed \$93,700:

Council Member Henney moved to remove Item Two from the Consent Agenda. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

Council Member Henney moved to approve Consent Agenda Items One, Three and Four. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Request to Authorize the City Manager to Enter into a Five-Year Service Provider Agreement with the Mountain Trails Foundation (MTF), for Winter and Backcountry Trail Maintenance Services on the Park City Public Trail System in an Amount Not to Exceed \$75,000 Annually, in a Form Approved by the City Attorney:

Council Member Joyce moved to authorize the City Manager to enter into a five-year service provider agreement with the Mountain Trails Foundation, for winter and

backcountry trail maintenance services on the Park City Public Trail System in an amount not to exceed \$75,000 annually, in a form approved by the City Attorney. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

ABSTAINED: Council Member Henney

VI) NEW BUSINESS

1. Consideration to Adopt Resolution 29-2020, a Resolution Welcoming the Return of Winter in Park City:

Heinrich Deters, Trails and Open Space Manager, presented this item and stated passing a snow resolution was a ski town tradition. He thanked teachers, frontline workers and everyone for all they had done in 2020, and indicated he wanted to end the year with a light-hearted resolution. Mayor Beerman agreed this was a note of gratitude for all who kept things going in the City.

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

Council Member Doilney stated he worked under Clint Dayley in former years and noted that it was a cool environment to work in. He thanked the Streets Department for all their work.

Jennifer Wesselhoff, Chamber of Commerce Executive Director, was present and read the resolution aloud with Council.

Council Member Henney moved to adopt Resolution 29-2020, a resolution welcoming the return of winter in Park City. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

Matt Dias stated Clint Dayley was retiring and had been with Park City for over 35 years, starting at 16 years old, and worked his way to the top. He treated everyone with respect and dignity. Dayley thanked the organization and the people he worked with.

2. Consideration to Adopt Resolution 30-2020, a Resolution Adopting a Utah Compact on Racial Equity, Diversity, and Inclusion:

Michelle Downard, Resident Advocate, presented this item and stated this resolution dovetailed with the difficulty of the pandemic in 2020 by calling out nationwide racial

tensions and calling for racial equity, diversity and inclusion. Mayor Beerman stated he learned of the compact on Monday and wanted the City to sign on. He thought there was solid bipartisan support for the compact in the legislature.

Council Member Doilney stated this was part of being the change in the world. He thought it was heartwarming that the signators developed this and put it out to the State. Council Member Gerber agreed and hoped Council could put a strategy and a plan for each of the points in the compact.

Council Member Worel stated this resolution built on the City's social equity priority and she was excited to expand on the compact as the community moved forward.

Council Member Joyce moved to adopt Resolution 30-2020, a resolution adopting a Utah Compact on Racial Equity, Diversity, and Inclusion. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. State of the Arts Presentation - Jocelyn Scudder, Executive Director of the Park City/Summit County Arts Council:

Jocelyn Scudder, Executive Director, displayed a presentation and discussed the Arts Council's new mission statement and core values. She stated this council was over Park City and Summit County. The Arts Council developed Project ABC, a plan which tracked progress and implementation supported by an advisory committee. The plan was community lead and informed with multiple levels of stakeholders. One priority was spaces - the need for space. Another was places and connectivity within those places.

Scudder displayed a report on the 2019 impact of the Arts on the City and County and stated the entire report was on their website. Arts and culture was growing in occupations and industries, outpacing overall growth countywide. It became an important piece of Summit County's economy and would continue to grow in importance in the coming years. The greatest concern was the data showing below normal wages for this sector of the workforce. She stressed arts and culture was a great contributor in the community.

Council Member Henney stated it was great to combine the data to show what art could do in the community. He thanked Scudder for the good work. Scudder stated there were many people in the arts and culture industry, not only artists, but all who supported the artists as well. Council Member Henney thought the creatives that made a community oftentimes left as the community flourished. They could no longer afford to live in the community they contributed to.

Council Member Worel stated Project ABC brought out artists that never participated before. She liked having data for the first time as well. She thanked Scudder for working with the nonprofits during COVID and helping them. Council Member Worel stated art brought people together from all cultures.

Council Member Gerber stated the food industry had artists who baked and created with food. Scudder stated culinary art was part of the arts, and data was collected on that sector. Council Member Joyce noted there was a thriving art community and the City would have no problem filling the Arts and Culture district.

Council Member Doilney indicated his family members were artists and they started the Corner Store. Scudder was pleased the Council was supportive of arts and culture and she appreciated the Council's leadership.

Mayor Beerman stated the data was great, but the bigger part was including the community in the Arts Council. He worked on two projects with Scudder and she was a pleasure to work with.

VII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

An aerial photograph of a mountain town at night, with snow-covered roofs and streets. The town is nestled in a valley, with steep, snow-covered mountains in the background. The lighting is dim, with some lights visible from the buildings.

NIGHTLY RENTALS

WORK SESSION



NIGHTLY RENTALS

INTERNAL TRACKING AND BUSINESS LICENSE COMPLIANCE

The Planning Commission recommended the City Council conduct a work session on Nightly Rental standards, noise and occupancy control, review criteria, and enforcement.

The Council agreed in July of this year.

The Planning, Finance, Economic Development, Building, Police, and Parking Departments collaborated and explored opportunities to improve internal tracking and business license compliance.

NIGHTLY RENTAL REGULATIONS

Rentals for less than 30 days are Nightly Rentals and

- Are allowed in most zones
- Require a business license
- Are regulated under the Business License Code
- Require a Conditional Use Permit in limited areas



NIGHTLY RENTAL

PROPERTY OWNER REQUIREMENTS

- Snow removal
- Yard and structure maintenance
 - Trash collection
 - Parking
 - Noise mitigation
- Occupancy compliance



NIGHTLY RENTAL

RESPONSIBLE PARTY REQUIREMENT

The Business License Code requires property owners of Nightly Rentals to designate a responsible party who lives within a one-hour drive and is available to respond to phone messages within 20 minutes.



NIGHTLY RENTALS

INTERNAL COMPLAINT TRACKING

Since 2017, nine formal Nightly Rental complaints were filed for

- Nightly Rentals operating without a business license
- Nightly Rentals operating in a zone where they are not allowed

NIGHTLY RENTALS

INTERNAL COMPLAINT TRACKING

There is an opportunity to also track Nightly Rental complaints specific to noise and parking violations.

Staff plans to implement the following to

- (1) increase business license compliance; and
- (2) improve internal tracking of noise and parking complaints

NIGHTLY RENTALS

IMPROVING BUSINESS LICENSE COMPLIANCE

The City extended a contract with Host Compliance (now Granicus) through June 30, 2021

Over the next six months, staff will maximize this resource and greatly expand the volume of compliance letters to owners operating without a business license

Additionally, staff will release a new RFP, aligned with the 2022 fiscal year, to expand the scope of service to include:

- A dedicated 24-7 bilingual complaint hotline
- A centralized online complaint database and dashboard with property owner representative information



NIGHTLY RENTALS

IMPROVING INTERNAL TRACKING OF COMPLAINTS

- Update the Police Department software so that noise and disturbing the peace complaints can be linked to Nightly Rental business licenses
- Update the 7-Day Lodging Parking Permit to link the permit to license plate numbers and to the property owner or responsible party for the Nightly Rental
- Create a City webpage that provides a one-stop shop for Nightly Rentals with the zoning map, property management responsibilities, information on building inspection requirements and process, FAQs, and the complaint form

NIGHTLY RENTALS

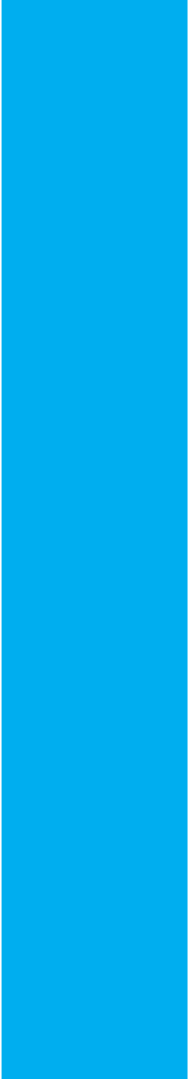
Are these steps consistent with City Council policy?

Are there additional steps City Council would like staff to explore?



Arts Council
park city
summit county

art connects us.

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- A solid blue vertical bar is positioned on the left side of the slide.
- About the Arts Council
 - Background/Project ABC
 - State of the Arts 2020
 - Why invest in Arts & Culture

Mission Statement

We serve our Arts & Culture community by driving creative programming, providing valuable resources, and cultivating connections.

Vision Statement

We envision a community where Arts & Culture is critical, where creatives thrive, and where all people connect through the arts.

Core Values

Community Driven

We actively engage through Arts & Culture to support and connect our diverse community throughout Summit County.

Impactful

We champion Arts & Culture through partnerships, advocacy, and community convenings.

Creative

We eagerly seek unique and innovative solutions. We are inspired to lead, not follow.

Bold

We believe in the power of pushing boundaries, questioning assumptions, and inciting awe. We do not exist merely as a reflection of today, but as a builder of tomorrow.

Excellence

We work to ensure that everything we produce is high quality and consistently delivers top value to our community.



About Us

Founded in 1986, the Arts Council of Park City | Summit County is one of the oldest non-profit arts organizations in Summit County. We serve artists, arts organizations, and community members in all areas of Summit County including Park City, the Snyderville Basin, Kamas, Coalville, Oakley, Francis, Peoa, Echo, Henefer, Wanship, Summit Park, Woodland, Samak, Marion, Silver Summit, and Hoytsville.

For the past 34 years, the Arts Council has advocated for and secured significant funding for Arts & Culture in Park City and Summit County including the RAP Tax legislation and the recent percent-for-arts policy approved by Summit County. We have built audiences for emerging and established local artists, and we have helped incubate and launch numerous arts programs and organizations such as Mountain Town Music, Park City Film, and both the Park City and Summit County Public Art Boards.

As an independent umbrella nonprofit organization, we play a critical role in documenting the value of Arts & Culture and in encouraging the growth of the local creative sector. We are the only organization in our community with this sole mandate.

BACKGROUND



The goal of the year-long planning phase was to develop a set of collective priorities and action steps, a roadmap for Arts and Culture, to serve the entire Summit County community including Park City, Snyderville Basin/Kimball Junction, and North and South Summit County.

The process was designed to identify needs and develop solutions that would benefit the community at large, grow investment in the creative sector, connect Arts and Culture to other city and county priorities, and support the long-term vitality of our Arts and Culture nonprofits.

A broad coalition of individuals from the nonprofit, business, government, creative, and philanthropic sectors came together to guide the process which was managed by the Arts Council.

History



SEPTEMBER 2015: Local Arts and Culture nonprofit leaders begin to organize and advocate for support to secure stability and growth within our creative sector.

FEBRUARY 2016: Both Park City Council and Summit County Council appoint a representative to act as a liaison to a countywide Arts and Culture Initiative Steering Committee.

MARCH 2016: The Steering Committee is formed with representatives from government, business, Arts and Culture nonprofits, and philanthropy. The committee begins to look at other plans, develops a definition of Arts and Culture, and starts to compile a list of Arts and Culture assets.

NOVEMBER 2016: The Steering Committee formally states its support for a collaborative, countywide Arts and Culture master-planning process, and the PCSC Arts Council is appointed to take the lead management role to move it forward.

DECEMBER 2016 – APRIL 2017: Outreach and fundraising efforts occur to generate community support and resources for the Arts and Culture master planning process.

History



MAY 2017: Project ABC publicly launches.

JUNE – OCTOBER 2017: Data-collection activities include a survey, interviews, workgroup meetings, community outreach, and engagement activities. More than 1,000 people share their ideas, needs, wants, and challenges.

NOVEMBER 2017: Data analysis results in the identification of draft Collective Priorities and Strategic Recommendations. The Project ABC Summit is held Nov. 14 with more than 80 people coming together during a five-hour work session to review progress and findings and begin action planning.

DECEMBER 2017 – MARCH 2018: Strategy review and meetings with key stakeholder groups are held to identify projects planned or in development that connect to specific recommendations. Three open houses offer an opportunity to gather final feedback from the community.

APRIL 2018: The Project ABC Plan is released with endorsements from key stakeholder groups. Implementation phase begins.

MAY 2018 - PRESENT: Arts Council manages the Project ABC Cultural Plan and tracks progress and implementation supported by an Advisory Committee. Project ABC Community Convenings are held surrounding topics relevant to the Plan.



**COMMUNITY CONVENING
PARK CITY LIBRARY
SPRING 2019**



STRUCTURE / PROCESS

Project ABC was designed as a multi-stakeholder initiative, conducted with community engagement at the forefront. The core intent of the process was to listen, document, and represent the needs of the creative sector as well as develop a set of recommended solutions. As a result, the Cultural Plan document is for widespread community use where various stakeholders can shepherd relevant pieces forward. The combined and collective activities of different groups aim to ensure that Arts and Culture in Summit County remain vibrant, collaborative, sustainable, and resilient into the future.

COLLECTIVE PRIORITIES



SPACES



DATA



PLACES



FUNDING



GOVERNANCE



FACES



PROGRAMMING



Spaces

DEVELOP, SUPPORT, AND PROTECT HIGH-QUALITY FACILITIES AND VENUES FOR THE CREATION, CULTIVATION, AND EXHIBITION OF ARTS AND CULTURE COUNTYWIDE.

A great Arts and Culture community requires great spaces for Arts and Culture to happen. These spaces range from large outdoor performance venues that seat several thousand to intimate black box theatres and listening rooms. They also include spaces for artists to live, work, and exhibit. The Summit County community has expressed a strong desire for more spaces that cultivate and support local Arts and Culture countywide. These spaces need to be accessible, flexible, and protected. In some instances, new facilities will need to be constructed, but adapting or supplementing the use of existing facilities is also a viable solution to cultivate more spaces for Arts and Culture.



Places

**SUPPORT THE DEVELOPMENT AND CONNECTION OF PLACES FOR ARTS AND CULTURE
ACROSS SUMMIT COUNTY GEOGRAPHIES.**

Arts and Culture is not limited to any one area, but exists in locations across Summit County. These hubs should be supported and cultivated in ways that are authentic, independent, and unique to the interests and needs of each specific community. A network of physical and programmatic pathways should be built to ensure unity and collective success. As new development happens in Summit County and as communities grow, Arts and Culture must be a critical part of decision-making and design. It cannot continue to be an afterthought. Arts and Culture can help Summit County develop in ways that hold onto the authenticity and history of our community and continue to improve our quality of life.



Faces

SUPPORT THE NEEDS OF PEOPLE AND ORGANIZATIONS THROUGH ARTS AND CULTURE IN SUMMIT COUNTY.

Arts and Culture in Summit County has, undoubtedly, reached such a high level of success to this point because of the passionate artists and nonprofits that have shouldered it forward. Further support of these admirable people and organizations is needed, and pathways to success for new artists and organizations should be cultivated. Another facet of this priority is to evolve Summit County into a net exporter of creative talent rather than an importer and programmer for talent from other places. Our young and rising artists must be fostered and supported in the same way our athletes are.



Data

DEVELOP SYSTEMS AND TOOLS THAT USE DATA TO DRIVE DECISION-MAKING AND TRACK THE FUTURE OF ARTS AND CULTURE IN SUMMIT COUNTY.

As Arts and Culture becomes increasingly important in Summit County, better data are needed to quantify impact, track results, and inform decision-making. In order to truly understand the scope and scale of Arts and Culture in Summit County, and to move forward as a premier Arts and Culture community, significant improvements are needed in the way we collect and use data. Enhanced data collection will enable more defensible economic impact analysis, help Arts and Culture organizations track progress, provide better connections throughout the creative community, and will ultimately help Arts and Culture flourish.

Arts & Culture Impact

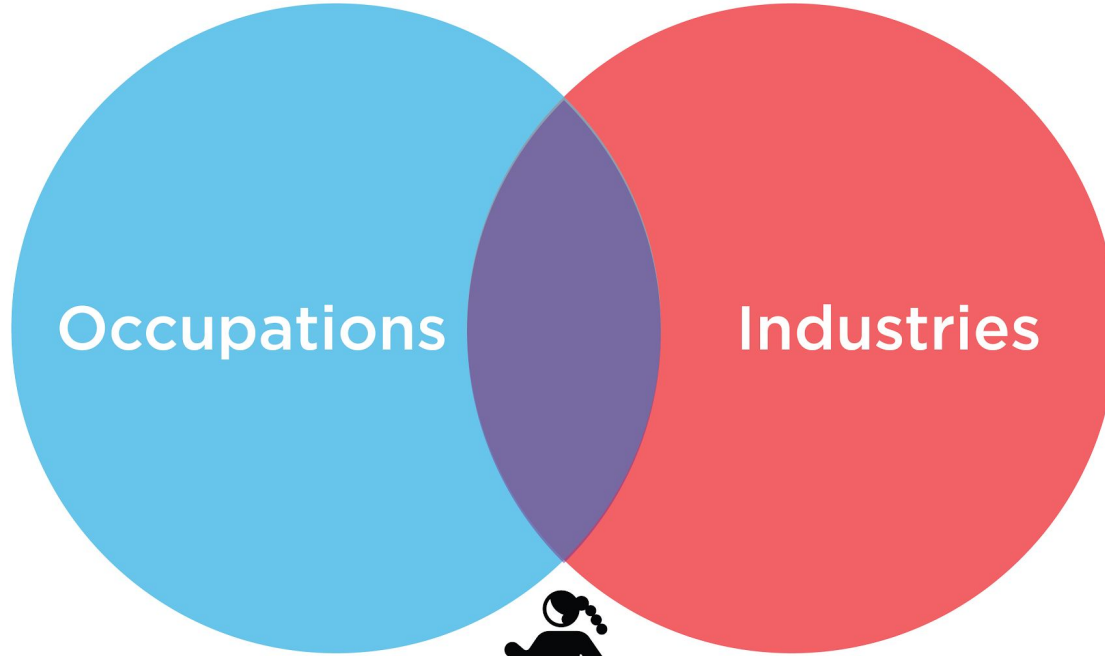
State of the Arts 2020

DATA BASED ON 2019 IMPACT

Definition

The local production and presentation of events, programs, and products based on creative ideas and cultural inspiration.

Arts & Culture Occupations and Industries



68 job categories

fine artists, photographers, librarians, agents, ushers, graphic designers, marketing managers, architects, museum attendants, editors, technical writers, nonprofit executives, radio announcers, media workers, bakers, cooks, dancers, writers, etc.

1,727 People

Directly employed in Arts and Culture occupations. A 56% increase since 2010

Arts and Culture employment growth is
outpacing countywide
employment growth by

22%

Compensation for Arts and Culture
occupations is

17%

below the national median salary
for the same occupations.

57 industry categories

Jewelry, book stores, art dealers, publishers, broadcasting, architectural services, theaters, design services, museums, historical sites, restaurants, promoters, dance companies, photography studios, etc.

Arts and Culture industries produce

4,243 jobs

(including arts and culture jobs and non-arts and culture jobs). This is a 40% increase since 2010.

\$499.5 Million

in total sales generated by
Arts and Culture industries.

CONCLUSIONS

- Arts and Culture sector in Summit County is growing with both occupations and industries currently outpacing overall growth countywide.
- Arts and Culture has become an increasingly important piece of Summit County's economy and will continue to grow in importance over the coming years.
- The greatest concern when looking at the data in this analysis is the average wages in both Arts and Culture occupations and Arts and Culture industries. In both instances, Summit County is well below the national average. Given that Summit County's cost of living is approximately 40% higher than the national average, a significant disparity has been created. This makes living and working in Summit County difficult for Arts and Culture employees and has likely limited the sector's growth and will continue to do so into the future without intervention.

Why invest in
Arts & Culture?



Arts & Culture is an employer

Arts & Culture fuels economic development

Arts & Culture heals, and is a light of positivity

Arts & Culture is an expression of our local identity

Arts & Culture builds towards a brighter future

A red brick wall with three arched windows. The leftmost window is partially covered by a mural of a hand holding a paintbrush, with pink and black paint visible. The other two windows are covered with white corrugated metal. The phrase "Together, We Create!" is painted in a black, gothic-style font across the middle of the wall, set against a white background. The mural on the left shows a hand in a red sleeve holding a paintbrush, with pink and black paint visible on the wall.

Together, We Create!