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

December 14, 2017

The Council of Park City, Summit County, Utah, met in open meeting on December 14, 2017, at 1:30 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property, personnel and litigation at 1:30 p.m. Council Member Henney seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

CLOSED SESSION

Council Member Beerman moved to adjourn from Closed Meeting at 3:15 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

WORK SESSION

Council Questions and Comments:

Council Member Gerber attended the City holiday party and thanked Human Resources staff. She attended the Planning Commission meeting and commented that there was great turnout by the community. She attended the first Reading against Racism at the Park City Library and stated it was a great new program.

Council Member Worel attended the City holiday party and the Leadership Alumni holiday party. She and Council Member Beerman met with the Park City Community Foundation Solomon Fund to discuss youth transportation to sporting activities and reported they came up with creative solutions and the Solomon Fund would follow up on. She met with the Habitat Board and attended Reading against Racism. She stated it was the highlight of her season and complemented Katrina Kmak on her work.

Council Member Beerman attended the City holiday party and met with the Solomon Fund. He attended the Utah League of Cities and Towns board meeting and legislative policy meeting. He mentioned this legislative session would be busy and address local authority, transportation and land use. He met with Park City Unidos and assured them of the City's commitment to building the relationship with the new Mayor and Council. He attended the Transit open house and reported feedback was positive. He attended the Police holiday party, and presented with the Mayor at the Planning Commission regarding the Treasure Hill alternative. He stated he was proud of staff and the community who attended, and their response to a possible solution which was a curve ball. He stated not everyone agreed but it was a great discussion and overall the community feedback was happy that the parties were seeking solutions.

Council Member Matsumoto congratulated staff award winners and thanked staff for the City holiday party. She attended the first half of the Special Events Advisory Committee meeting, and reported there was a heated discussion regarding a moratorium on tournaments after she left. She stated it was her last Council meeting with Council Member Beerman. She stated it was a pleasure to serve with him and wished him luck in his next term.

Council Member Henney attended the mosquito abatement meeting and stated he was out of town. He attended the Mountain Lands Community Housing Trust meeting and reported the relationship between Mountain Lands and Summit County was strained. He explained Planning Commission and planning staff were disconnected, as well as Mountain Lands and the County Council. Council Member Beerman welcomed Mountain Lands to build in City limits. Council Member Henney replied it was moving in that direction because Mountain Lands was not making progress with Summit County.

Mayor Thomas thanked Council Members Beerman and Worel, and stated the Council would move forward with the community in mind. He stated the Council exhibited the qualities of trust, and heeded the Council to remember, "It's not about you," but the community instead. He thanked the staff for the City holiday party and stated it would be difficult to say goodbye.

City Manager Foster followed up about the paid parking program and outreach. Lynn Ware Peek and Linda Jager, Community Engagement, gave an update. Jager stated advertisements would run in the Park Record in English and Spanish and parkrecord.com. She stated parking staff would be at China Bridge throughout the weekend, and Community Engagement staff would be stationed at the Homestake lot. She stated public service announcements were running on KPCW twice a day and information was featured on the City website and social media. She added they were creating Parking engagement videos and testimonials from Main Street business owners. Peek had sent reminders about how to use China Bridge during after hour meetings. She stated she was doing outreach on Main Street and fielding many questions, and added the majority of questions had to do about how things would work in detail. Jager stated Kenzie Coulson, Parking Supervisor, would be on KPCW on Friday morning.

Council Member Beerman asked if the garage would be staffed. Jager responded that parking staff would be present. Jager invited the Council to attend. Council Member Beerman stated the ads were well done, and thanked staff for their work.

Council Member Matsumoto asked where she should park during the next Council meeting. Peek and Foster clarified that Marsac South parking would continue to be free and parking validations would be provided at Council meetings. Jager welcomed feedback.

Coulson showed the chaser validation parking ticket and stated the system had been troubleshot. She expressed she was more concerned about local residents struggling with the system rather than visiting guests. She reminded the Council to retain their tickets. She stated the validation had a number two on it. Foster stated the City was paying full price for the validation tickets. She stated validations expired that night at midnight. Council Member Beerman and Foster clarified that validations would be available for citizens who attended Council meetings. Council Member Gerber asked if as employees the Council could register at the Homestake lot, and Foster confirmed that they could.

Review Community Center Conceptual Design:
Jonathan Weidenhamer, Economic Development Manager, Matt Twombly, Senior Project Manager, Anne Mooney and Seth Striefel with Sparano + Mooney Architecture presented this item. Mooney introduced the concept design and stated the presentation would be in a workshop format, and welcomed Council participation.

Striefel presented the current site. He pointed out the covered porch motif and unusual window dimensions of Miner's Park. He presented the site FEMA flood zones from 2013 and 2017. He explained this defined the necessary building elevation. He presented the center would be 13,400 square feet building oriented to the South. Goals included maintaining pedestrian paths, using existing parking with new drop and loading zone and adding additional parking. He stated the building created an axial relationship to Miner's Hospital with public art piece and relocation of the playground. He added it would include a daycare facility. Council Member Matsumoto asked how many children the playground would accommodate. Striefel responded it would accommodate one hundred twenty children and would be fenced.

Council Member Beerman asked about the volleyball courts. Mooney stated the volleyball and basketball courts would be replaced, and stated the team understood it was critical they remain and would most likely be moved to the North. Council Member Beerman asked if the playground would be available for the public to use. Mooney stated the current square footage of the play area and access would be maintained.

Mooney presented the floor plans. She noted there were two entrances and that Miner's Hospital was the design inspiration. She noted a dedicated senior area and a flexible wall to accommodate large gatherings in the dining area. Council Member Matsumoto wondered how exclusive the “dedicated senior area” was. Mooney clarified that the seniors would have dedicated locking storage and the area was public and available for flexible community programming. She stated four smaller groups could be meeting simultaneously. She noted the kitchen was oriented toward catering instead of commercial to facilitate classes. She added there would be twenty four hour access to public restrooms from park. Mooney presented the Youth programming area and stated the restrooms for youth only. She presented a multipurpose space with multiple programming options.

Weidenhamer asked for clarification if the 3,050 square feet was required to accommodate 120 children. Striefel clarified it was 4,200 and Mooney stated that had determined the sizes of some spaces. Council Member Matsumoto liked the connection to the outdoor patio area. Council Member Worel asked how high the ceilings were and if they would allow for a second story in the future. Mooney replied twenty six feet in the multipurpose space, and sixteen feet in the main facility. Striefel confirmed another floor would be possible. Mayor Thomas cautioned against creating a dominant structure with a second floor.

Striefel and Mooney presented three dimensional images. Mooney explained they were a first pass concept, and described the structure as lower profile with high quality materials and a quiet, restrained building that does not compete with Miner's. The design contained solar panels on roof, wood screening elements, concrete or masonry elements on the lower exterior walls, landscape elements to connect building to park and trails, native landscaping concepts and a public art piece. She stated the architects were considering how to mark the entrance and develop the facades in all directions.

Mayor Thomas asked if the planning department had reviewed the concept. Mooney confirmed they had and were happy with the direction. She stated they discussed shifting the building to accommodate snow removal. Weidenhamer added they discussed ways to break up the facade. Mooney reiterated the images were conceptual and surfaces would be re-articulated.

Mayor Thomas was concerned about finding the entrance. He was supportive of the integrated elements and thought the scale seemed appropriate. He expressed concern about exposed concrete walls. Council Member Gerber was excited about the project. She liked the locked senior storage and the capacity for youth camps. Council Member Worel complemented the concept serving the complete community.

Council Member Beerman liked the design and utility of the building. He referenced the increased operational cost during the Library renovation and asked if staff had a plan for additional operational costs. Ken Fisher, Recreation Manager, stated the facility would be locked when not in use and operational use would be incremental. Fisher stated there would be no staffed front desk, and Weidenhamer added the entrance area could change based on Council's priorities. He stated use could be isolated. Council Member Beerman predicted it would be used heavily and recommended having operational funds available. Weidenhamer stated budget estimates were being refined as the building's size and layout was still being determined, and staff continued to try to find a balance between efficiency and flexibility to allow for future growth.

Council Member Matsumoto was supportive adaptive community use and multiple bathrooms. Council Member Henney gave a thumb up. Twombly stated staff would move forward with schematic design and return in February to discuss design and budget.

Library & Mawhinney Lot Parking Update:

Blake Fonnesbeck, Parking Manager, and Kenzie Coulson, Parking Supervisor, stated staff was being proactive regarding Mawhinney lot use. Coulson stated the Library Board was concerned about protecting parking for Library patrons and City Park visitors. She presented staff's recommendation for a basic incremental enforcement plan. This would consist of signage stating Library building hours and lot time limit. She stated the Library Board was supportive of two hour maximum and the Film Series was supportive of three hour maximum. Coulson stated signage was needed for enforcement and the time limit would discourage day parkers. She there was no intention to charge for parking and staff's plan included permits for longer parking limits, such as for staff. She stated operational details would be part of a future discussion. Fonnesbeck stated adjustment was built into the plan, which is why the meters were installed but were not currently active.

Coulson stated enforcement was a challenge because of all of the constituents using the surrounding facilities, and she was confident an incremental enforcement approach was appropriate.

Council Member Henney asked if the Film Series were in support of a time limit. Coulson stated she was confident that enforcement could be tailored to Film Series patrons. Council Member Henney asked about residential parking and skier parking. Coulson stated their intention to permit residential parking and employee parking. Council Member Henney asked what the downsides were. Coulson replied that it would take work to arrive at a plan that functions well, there would be increased owness on Library staff to assist with validations, increased messaging during events, and responsible permitting solutions for staff.

Mayor Thomas opened public input.

Katie Wang, Director of the Park City Film Series, stated film run times were approximately two hours which conflicted with the proposed two hour parking limit. Wang stated the importance of stating when enforcement ends, messaging and events with films that go for two, three or four hours. She stated some patrons did not use technology and putting a permit in your car was a burden. She expressed concerns that Holiday Village had free parking. She stated her wish to be involved in future discussions.

Ben Nitka, Park City Film Series Board Vice President, stated he was concerned that this could be damaging to the Film Series. He suggested a gated lot. He asked Council to have an open mind regarding the lot and suggested making the solution simple.

Mayor Thomas closed the public input.

Council Member Gerber stated two hours seemed short and three hours made sense based on her own experience of time spent at the Library. She stated the Park City Youth Council used the Library and she wanted them to feel welcome and not rushed to leave.

Council Member Worel stated she was a liaison to the Library Board and thanked staff for listening to their concerns. She reported the Board supported the two hour time limit because it was felt that skiers could take advantage of a three hour limit but not two hours. She recommended Library staff work with parking staff in the future to develop parking mitigation plans for larger events held at the Library. Council Member Beerman was not comfortable with parking limits at the Library as a community facility. He was in favor of signage and monitoring as a trial, and was comfortable with a three hour limit.

Council Member Matsumoto asked Adriane Juarez, Library Director, what the time limit on study rooms was. Juarez stated there was no limit. She stated the Board was clear that they did not wish to limit lot times for Library patrons and had discussed finding a balance by offering validations for patrons who wished to stay longer than three hours. Council Member Matsumoto suggested posting no skier parking and enforcing skier parking. She was in favor of a four hour limit, and changing Park City Mountain Resort employee and skier habits by monitoring and enforcing in the morning.

Council Member Henney suggested identifying the problem before implementing enforcement. He stated he thought it was a simple solution. He requested staff return with a definition of the problem in detail.

Coulson confirmed the sign in the packet was a mock up and was not yet posted. Coulson stated staff in the Parking Services was limited. A pilot program would consist of signage and targeted enforcement would make a positive impact and provide data to diagnose the problem and develop a long-term plan. Foster clarified staff would move forward with a three hour limit pilot program.

Project ABC - Arts, Beauty, Culture Update:

Jenny Diersen, Economic Development Program & Special Events Manager, Hadley Dynak, Director of the Park City Summit County Arts Council, and Jake McIntyre, Arts Council Assistant, presented this item. Diersen introduced Arts Council staff and stated the update was required as part of their Special Service contract. Dynak gave an introduction to Project ABC. McIntyre stated they had been focused on data collection. He presented an overview of their data collection efforts. He gave an overview of the Summit held in November 2017.

Dynak gave an update on the State of the Arts which was an assessment of current environment. She focused on economic impacts. She gave an overview of job earnings and percentage of arts related jobs. She stated that high economic impacts were contributed to the local economy. She reviewed audience spending based on national numbers. She reviewed public funding. Dynak stated that there was an interest in developing an ABC Directory. McIntyre presented collective priorities among key stakeholders and presented seven strategies to achieving their goals. He stated these were voted on during the Summit.

McIntyre presented the Arts Council's timeline for the next three months. He requested Council feedback on the strategies and advocated for Arts & Culture to be elevated to a Critical Priority and expressed interest in involvement in future discussions, particularly at the Council retreat.

Mayor Thomas highlighted the value of contextualizing Project ABC and the Arts Council in relation to the City’s Arts & Culture efforts in a future discussion. Council Member Worel stated she was excited about the data on which to base decisions. She was supportive of elevating Arts & Culture to a critical priority due to climate change, and dedicating time to the topic at the retreat. She thanked the Arts Council for their work.

Council Member Gerber complemented the Arts Council on their progress. She was not in favor of moving Arts & Culture to a critical priority due to her desire to continue momentum in other more urgent areas. Council Member Beerman commended the Arts Council. He stated the City had made Arts & Culture a priority and wished to have a discussion at the retreat.

Council Member Matsumoto agreed. She stated she did not understand the strategies they presented, and wished for a more in depth conversation at the retreat. Council Member Henney expressed his personal interest in the impact of Arts & Culture on mental wellness, early childhood learning, and inclusivity of marginalized communities. He requested future discussions address community impacts of Arts & Culture, in addition to economic impacts.

Mayor Thomas spoke to the way one experiences community through vision. He asked the Arts Council for guidance on how to weave that through the broader community, and gave an example of how to incorporate aesthetics into land management. He thanked the Arts Council.

Diersen stated staff would return with Arts Council with an update in March. Council Member Beerman confirmed the Council would like the Arts Council to participate in the retreat with details to come.

Review Arts & Culture District Recommendations by Webb Management:
Nate Rockwood, Capital Budget, Debt & Grants Manager and Duncan Webb, Webb Management Services, Inc. presented this item. Rockwood stated public outreach included the Engage Park City survey which went live that morning.

Webb introduced himself and his work, and the Bonanza Park site. He explained his work to advise on what made sense in the site based on audience demand, user demand, current deficiencies and future direction. He presented his assessment which included interviews, tours, market data, user demand, inventory of current facilities and research on projects that could inform the district. He spoke to how the world of cultural facilities was changing, and spoke to how arts needed to connect to wider community initiatives. Webb spoke to the value of cultural districts as more authentic, less formal, porous to allow for commercial development, inclusive and diverse, attractive to visitors as an experience, and a unifying force to bring community together.

Webb stated the audience for the Bonanza Park district was full and part time residents followed by visitors. He presented demographics and his assessment that the market was segmented and required diverse programming. Racial diversity was modest and changing. There was an active seasonal market and tourists sought authenticity and experiences. He stated Park City did not need more large theaters, but other smaller amenities. He stated Webb worked with the Arts Council throughout the process and it demonstrated the interest and need for arts and cultural amenities.

Duncan reminded the Council that distribution of components would be defined during the planning process, and his were recommendations. He presented recommendations and examples of components in other communities around the United States.

Webb recommended Breckenridge's arts district as a model. He presented projected economic and qualitative impacts of the district. He stated the project was exciting and viable because there was proven need, a site, willing partners, targeted funding and the potential for a lasting and positive impact on Park City.
Mayor Thomas stated it was a pleasure working with him and the importance of this groundwork.

REGULAR MEETING

I. Roll Call

Attendee Name	Title	Status
Jack Thomas	Mayor	Present

Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Minda Stockdale	Deputy City Recorder	Present

II. Communications and Disclosures from Council and Staff

The room honored Mayor Thomas with a standing ovation.

Council Member Beerman stated it was his last meeting as a City councilor. He acknowledged Council Member Matsumoto and Mayor Thomas. He thanked Council Member Matsumoto for her dedication and contribution to the community.

Council Member Beerman stated it was a pleasure and an honor working with Mayor Thomas. He stated he had put in a tremendous amount of time to his job, and sacrificed time with his family. Council Member Beerman thanked his family for loaning him to the Council.

Staff Communications Reports:

- **Transit & Transportation Projects Implemented December 2016-17**
- **Park Avenue Re-Construction Project Update**

III. PUBLIC INPUT *(ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)*

Mayor Thomas opened the meeting for those who wished to address the Council on items not listed on the agenda.

Hilary Thomas Newman, daughter of Mayor Jack Thomas, gave public input. She stated she and her siblings had numbered their father’s 'lectures'. She thanked her father for his impact on her and the Park City community. She stated she was proud of him.

Mayor Thomas asked Webb and Rockwood to return to the table for public input and Council feedback. Council Member Beerman asked about identifying gaps in the current inventory. He asked about gaps that would be unable to accommodate in the current district. Webb replied that the needs that were clear and demonstrable were addressed.

Council Member Worel asked how Bonanza Park was considered. Webb replied it would be a center of energy that would spread out and impact capitol planning and zoning. He encouraged the Council that it was a good starting place. Council Member Worel asked specifically if surrounding businesses were interviewed. He responded Main Street businesses were involved to eliminate anxiety about detracting from the Old Town area. Rockwood confirmed that Prospector land owners were part of the outreach process. He stated they were entering the phase of the project that would dictate how the district would connect the community and this area with other parts of the City. He stated he looked forward to bringing the results of the RFP bid back to Council.

Council Member Henney stated he saw the potential for conflict or competition with private sector providers. Webb replied communication was critical and flexibility within the district was important to allow directional changes in programming. He stated he would stay on through the master planning development. Foster added that Duncan had worked on projected cost of the district. She stated enterprises within the district would be for-profit.

Council Member Beerman asked about operational funding, and asked if the City had enough money to cover any shortfall. Rockwood responded stated ongoing revenue would be sufficient to cover costs.

Mayor Thomas closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

Consideration to approve the City Council meeting minutes from November 16, 2017:
Council Member Gerber moved to approve the City Council Meeting minutes from November 16, 2017. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

V. CONSENT AGENDA

1. Request to Approve the Following Special Event Temporary Alcoholic Beverage License Applications for Operation During the 2018 Sundance Film Festival:

2. Request to Approve the Following Type 2 Convention Sales License (CSL) Applications for Operation During the 2018 Sundance Film Festival:

3. Fiscal Year 2017 Comprehensive Annual Financial Report (CAFR) Acceptance

4. Request to Authorize the City Manager to Execute Contract Change Order No. 12 to the Construction Contract with Granite Construction for Construction of the Lowell Avenue Re-Construction Project in a Form Approved by the City Attorney and for an Amount of $42,897.86

5. Request to Authorize the City Manager to Sign Two-Year Lease Agreements with TCF Equipment Finance, Brokered through Lewis Bus Group, for One Cutaway Vehicle and One Transit Van in the Amount of $109,000.00, in a Form Approved by the City Attorney

Council Member Beerman disclosed that he had a financial interest in a building addressed in the consent agenda. He stated it did not affect his objectivity.

Council Member Beerman moved to approve the Consent Agenda. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

VI. NEW BUSINESS

1. Consideration to Elevate Social Equity from a Top Priority to a Critical Priority:
Mayor Thomas opened the meeting for public input.

Katie Holyfield and Taylor Mathins spoke in support of elevating social equity. They had worked at the National Ability Center and were developing a coffee shop to hire individuals with disabilities. They were supportive of elevating to a Critical Priority.

Sarah MacCarthy with the Park City Community Foundation Solomon Fund spoke in support and stated her organization provided sports activities for underserved children. She shared a story of a skiing program that was fully registered with kids who had never skied before. She thanked Council Member Gerber for her support.

Pepe Grimaldo with Peace House, PC Unidos and diverse outreach providers spoke in support and stated it was not just for the Hispanic community, but also the underserved community at large. She thanked the Council.

Jennifer Franklin spoke in support of elevating to a Critical Priority.

Mayor Thomas closed the public input portion of the meeting.

Council Member Worel stated there was overwhelming support from the community for this and she didn't see the reason to wait until later in the year. Council Member Henney was in favor of discussion at the Council retreat. He stated other critical priorities had had deeper discussion prior to elevation to a critical priority. Council Member Gerber thanked the community for their input and stated that all they had heard was support. She was in favor of discussion at the retreat.

Mayor Thomas stated he wished he could be present for elevating social equity, and wished to see the new Council members commit to this issue. Council Member Beerman stated he believed the Council was in favor of defining the critical priority prior to elevating it. He added he wanted the new Council members to weigh in. He was in favor of discussion at the retreat. Briggs stated that Community Engagement staff was interested in collecting additional public input on the Engage Park City site. The Council was supportive.

2. Request to Authorize the City Manager to Enter into a Memorandum of Understanding (MOU) Between Summit County and Park City Municipal for a Contribution for a Mental Health Coordinator in the Amount of $60,000 in a Form Approved by the City Attorney's Office:
Jed Briggs, Budget Operations Manager, gave a background on mental health in Utah, Summit County, and Park City. He stated $60,000 was budgeted for mental health services. He stated the understanding would ensure the position would be fully benefited and long-term. He added the County had put additional funds toward this service.

Foster added that Council Member Worel had recommended Question Persuade Refer Training for staff. Foster reported she had received an email from a staff member who felt they were able to save a friend.

Mayor Thomas congratulated Council Member Worel on her work on this issue.

Mayor Thomas opened the meeting for public input. No comments were given. Mayor Thomas closed the public hearing.

Council Member Worel moved to approve the City Manager to enter into a Memorandum of Understanding (MOU) Between Summit County and Park City Municipal for a contribution for a Mental Health Coordinator in the amount of $60,000 in a Form Approved by the City Attorney's Office. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

3. Request to Authorize the City Manager to Enter into a Three Year Professional Services Agreement Between Park City Municipal Corporation and Kane Consulting Group, Inc., for Pedestrian and Traffic Management Services as Related to the 2018, 2019, 2020 Sundance Film Festival Time Period, in a Form Approved by the City Attorney that Shall Not Exceed S427,138.75:

Jenny Diersen, Special Events Manager and Shawn Kane, Kane Consulting presented. Diersen stated pedestrian management would be increased in certain locations, and residential traffic management. She added traffic management would include increasing taxi enforcement. She spoke to the City's previous work with Kane Consulting.

Kane stated he was thankful for the opportunity and was there to answer questions.

Council Member Worel asked if Lyft would manage their areas. Diersen responded that they would. She added that Kane had worked closely with staff during special events and could fill in gaps where needed.

Council Member Beerman asked if under scope of services the cost decreased over the next three years. Kane responded decreased project costs over time reflected the relationship with the client and a partnership.

Mayor Thomas opened the meeting for public input. No comments were given. Mayor Thomas closed the public hearing.

Council Member Beerman moved to authorize the City Manager to enter into a Three Year Professional Services Agreement Between Park City Municipal Corporation and Kane Consulting Group, Inc., for Pedestrian and Traffic Management Services as related to the 2018, 2019, 2020 Sundance Film Festival Time Period, in a form approved by the City Attorney that shall not exceed S427,138.75. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

4. Consideration to Approve Ordinance No. 2017-65, an Ordinance Amending Title 4, Licensing, Chapter 2, Business Licensing in General, Section 15 Vibrant Commercial Storefront, in HCB and HRC, of the Municipal Code of Park City, Utah:

Rebecca Gillis, Finance Manager, presented this item. She presented an ordinance to enact the code. She recommended the code be effective February 1st following Sundance.

Gillis explained the code was unclear, duplicative, and written in the negative. Recommended requirements were an active business license, be open 60 days per quarter, and verification by random inspection. Gillis noted that 28% of businesses posted operating hours. She stated staff recommended a one-year limit to maximum exception per property to prevent storefronts from obtaining a single event temporary liquor license. Compliance with the recommended requirements would constitute vibrancy.

Mayor Thomas asked about the requirement for more signage. Gillis stated that planning recommended hours posted on the storefront. Council Member Gerber added it could be done tastefully. Gillis stated posted hours would be helpful to staff.

Council Member Beerman asked about the one year exception. He asked if there was a mechanism for documentation that a property was on the market. Council Member Matsumoto suggested a temporary stay on the ordinance in the event of an economic downturn. Harrington stated the purpose of the ordinance was to incentivize property owners who intentionally wished to take advantage of short term opportunities. He confirmed the ordinance could be revisited. Mayor Thomas expressed concern about requiring business owners to post their hours.

Mayor Thomas opened the meeting for public input. No comments were given. Mayor Thomas closed the public hearing.

Council Member Henney clarified that storefronts wishing to obtain single event liquor licenses were required to post their hours, not every storefront. He was in favor.

Gillis asked if Council would like to reserve the right to utilize the area in front of the storefront property to display art or other educational materials in the pedestrian area while the property is in an exception status. Council Member Henney asked if the City had right of way. Harrington stated sometimes the City did not have right of way. He stated it was a common provision.

Council Member Henney moved to approve Ordinance No. 2017-65, an Ordinance amending Title 4, Licensing, Chapter 2, Business Licensing in General, Section 15 Vibrant Commercial Storefront, in HCB and HRC, of the Municipal Code of Park City, Utah with an addition to reserve the right to utilize the area in front of the storefront property to display art or other educational materials in the pedestrian area while the property is in an exception status. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

5. Consideration to Approve the Wattsmart Communities Memorandum of Understanding with Rocky Mountain Power in a Form Approved by the City Attorney:
Luke Cartin, Environmental Sustainability Manager, and Chad Ambrose, Rocky Mountain Power Regional Business Management Manager presented this item. Cartin stated there were new electrical boxes being installed and it was a complicated process. Cartin thanked the Rocky Mountain Power team for completing this before Sundance.

Ambrose thanked Park City for encouraging Rocky Mountain Power to start programs like the Wattsmart program. He stated the program helped communities reach their energy goals. He stated it was no cost to communities. He stated a professional facilitator would come in to develop strategies with a stakeholder group and the goal was an implementable plan. He stated Rocky Mountain Power would provide the facilitator and the data, and the community would be responsible for providing community stakeholders.

Cartin stated staff was encouraging Summit County and possibly Summit Community Power Works to become involved. He stated it would be custom tailored to Park City. He stated that an energy action plan would be developed by the community.

Mayor Thomas opened the meeting for public input. No comments were given. Mayor Thomas closed the public hearing.

Council Member Henney asked if this complements or competes with Summit Community Power Works. Cartin replied that Summit Community Power Works was changing and he would return with their executive director to review their strategic plan and visioning. He referenced the failed Georgetown project and noted it did not focus on businesses, but residential and public institutions, which was an important piece. He viewed Summit Community Power Works as a force multiplier.

Mayor Thomas stated the Council had taken an active role and this was the result. Council Member Beerman thanked Ambrose and stated Rocky Mountain Power had been a great partner.

Council Member Beerman moved to approve the Wattsmart Communities Memorandum of Understanding with Rocky Mountain Power in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

VIII. PARK CITY HOUSING AUTHORITY
ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Chairman	Present
Andy Beerman	Committee Member	Present
Becca Gerber	Committee Member	Present
Tim Henney	Committee Member	Present
Cindy Matsumoto	Committee Member	Present
Nann Worel	Committee Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Minda Stockdale	Deputy Secretary	Present

Mayor Thomas opened the meeting for public input. No comments were given. Mayor Thomas closed the public hearing.

1. Park City Heights Update and Request for Fee Waivers by Ivory Homes for Affordable Housing:

Rhoda Stauffer, Affordable Housing, Troy Goff and Chris Gamvroulas, Ivory Homes, presented this item. Stauffer stated there would be 34 homes built in 2019 and presented photographs of units.

Council Member Matsumoto asked how many for-market homes had sold. Goff replied approximately eight and stated their market price was $800,000 - $1.1 million.

Goff stated there was a lot of interest in Park City Heights. He stated that in October 2016 homes were nearing completion and screened to find out who was qualified. Special preference offered to Ivory Homes employees. He stated prices were well-received but some recipients were not able to obtain the closing costs. He stated 14 - 20 homes were planned for next year. He stated it was contingent on weather and road paving.

Gamvroulas added that the challenges have been working though issues with staff building permits processed in a timely manner. He stated the biggest issue is the lack of construction labor. He stated there was a challenge getting labor in the Park City market and they were pulling from other markets. He stated they could not wait on building permits.

Anne Laurent, Community Engagement Manager, stated she worked with Gamvroulas and his staff and the issues should have been resolved. She stated there should not be issues moving forward. Gamvroulas stated Anne was wonderful to work with.

Gamvroulas stated reducing costs was the goal of the fee waivers. He stated waiving fees would allow Ivory Homes to assist recipients with closing costs through their preferred lender. Goff stated the fee waivers could be redirected to assist with closing costs.

Council Member Gerber asked if it would be a dollar for dollar match. Gamvroulas responded ivory Homes would cover the closing costs. Council Member Beerman expressed doubt that Ivory Homes was losing money. The Council did not recall the specifics of the original agreement. Council Member Beerman stated the City subsidized for more affordable units and was not in favor of further subsidizing. Harrington suggested staff return with the math regarding fee waivers and closing costs and how staff would monitor those costs.

Council Member Henney wondered about the reason for the request. He asked about demand for the units; he stated he had not heard a compelling reason for the fee reductions. Stauffer stated that the application process was re-opened every time new homes were built. Gamvroulas clarified that the scoring system pushed out families who otherwise might have qualified. Council Member Worel expressed concern about giving tax payer dollars to a for profit company, to then return to citizens.

Committee Member Henney moved to deny the request for fee waivers by Ivory Homes for affordable housing. Committee Member Gerber seconded the motion.

RESULT: DENIED
AYES: Committee Members Beerman, Gerber, Henney, Matsumoto, and Worel

II. ADJOURNMENT

With no further business, the meeting was adjourned.

____
Minda Stockdale, Deputy City Recorder

SUMMIT COUNTY

PROJECT**ABC**

ART BEAUTY CULTURE

projectabcsc.com

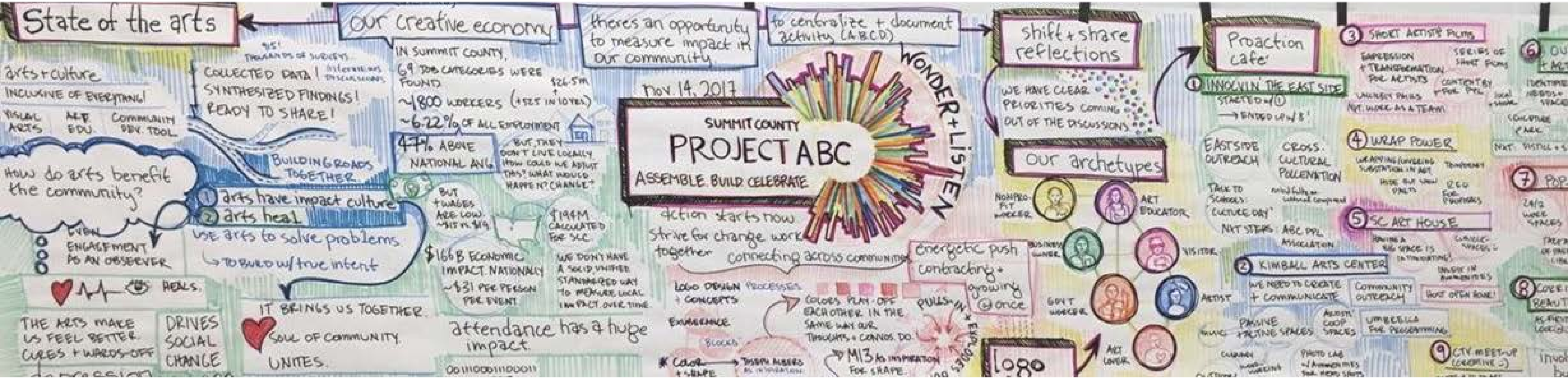
Project ABC is a cultural master planning process that will build a roadmap for the future of arts and culture in Summit County.

DATA COLLECTION

Survey: 915
Pledge: 1143
Interviews: 17
Work Group Meetings: 8
Benchmark Communities: 8
City + County Arts & Culture Data
Local + National Economic Measures

Project ABC Summit

Assemble • Build • Celebrate




ASSEMBLE
BUILD
CELEBRATE
Building a roadmap for the future of Arts & Culture in Summit County
ACTION PLANNING
WELCOME


FEEDBACK
IDEAS!


FACES
HOW MIGHT WE SUPPORT THE NEEDS OF PPL + ORGANIZATIONS THROUGH ARTS + CULTURE IN SC?
1 PRIORITIZE INCLUSIVE REPRESENTATION
ARTS + CULTURE PROGRAMMING
TALENT DEV. ESP. FOR
2 HIRE MORE
PERFORMANCE,
INSTALLATIONS
3 CREATE REGULAR
COLLABORATION OPPORTUNITIES
CREATIVES, BUSINESSES + NON-PROFITS
4 INVEST IN DEVELOPING LOCAL ARTISTS + CREATIVES, ESP. YOUTH
5 IDENTIFY INCENTIVES
6

STATE
OF THE
ARTS

1,799 workers in Summit County creative economy jobs in 2016

6.22% of total employment

EMSI Developer: Source 3rd Quarter 2017
Summit County's License with EMSI

CREATIVE SECTOR JOB EARNINGS	
Summit County Wages	$15.59
National Wages	$19.10

EMSI Developer: Source 3rd Quarter 2017
Summit County's License with EMSI

$86.5M in earnings from creative economy jobs in 2016.

$8.2M in tax revenue on production and imports from these jobs.

EMSI Developer: Source 3rd Quarter 2017
Summit County's License with EMSI

$31.47 spent per person per event beyond admission nationally

$47.57 spent nationally by cultural tourists/visitors v. $23.44 by locals

-AFTA Arts & Economic Prosperity V Study // avg. audience spend per event beyond admission

2016 Summit County event attendance
~1.4M people

- 2017 RAP Grant Data from Core Cultural Institutions: PCI, Sundance, Egyptian, USUO, MTM, Alf Engen Museum, PC Museum, KAC, PC Film Series

~$6.6M

in public grants and contracts to arts and culture organizations and projects in 2016 and 2017

- RAP + Restaurant Tax Grant Awards

ABC Directory

STAKEHOLDERS

Business
Government
Nonprofit
Artist
Art Educator
Art Lover
Visitor

COLLECTIVE PRIORITIES

Places
People/Organizations
Spaces
Programming
Funding
Data
Governance/Policy

STRATEGIES

7 Priorities

57 Strategies

26 PCMC Strategies

7 Discussion Strategies

SPACES

Strategy: Affordable live/work housing + community exhibit/performance venues + commercial kitchen incubator

DATA

Strategy: Ongoing Economic Impact Analysis (support of better data collection)

PLACES

Strategy: Focus on connections within city and throughout county

FUNDING

Strategy: Partnership to establish creative and flexible funding from multiple sources

GOVERNANCE/POLICY

Strategy: Dedicated Arts and Culture staff

Strategy: Support of outside organization

PEOPLE/ORGANIZATIONS

Strategy: Invest in developing and sustaining local talent

PROGRAMMING

Strategy: Support A+C events that connect to other priorities

Dec/Jan

Filling Data Gaps

Developing recommendations

Stakeholder Meetings

Starting Document creation

February

Open Houses

Stakeholder Meetings

Refining recommendations

In depth action planning

Developing documents

March

Final recommendations

Presentations

Endorsements

Action kick-off (implementation)

Ways to help

- Discuss where PCMC can **play a lead role** in advancing relevant strategies emerging from the Project ABC data
- Elevate Arts and Culture to a **Critical Priority**
- Devote time to Arts and Culture at **Council Retreat**

Vibrant Storefronts

December 14, 2017

Problems With Current Definition

- Confusing
- Written in the negative
- Duplicative Requirements
- Discretionary Requirements
- Not eligible for any liquor license (365 or Single Event)

Recommendation for Amending Definition of Vibrant

PARK CITY
1884
BUSINESS LICENSE

3 Requirements

- ✓ Active Business License
- ✓ Open at least 60 days in each quarter
  - o Staff will vary who, days, and times of inspections
  - o Staff will include HPCA
- ✓ Posted operating hours/days

Exceptions

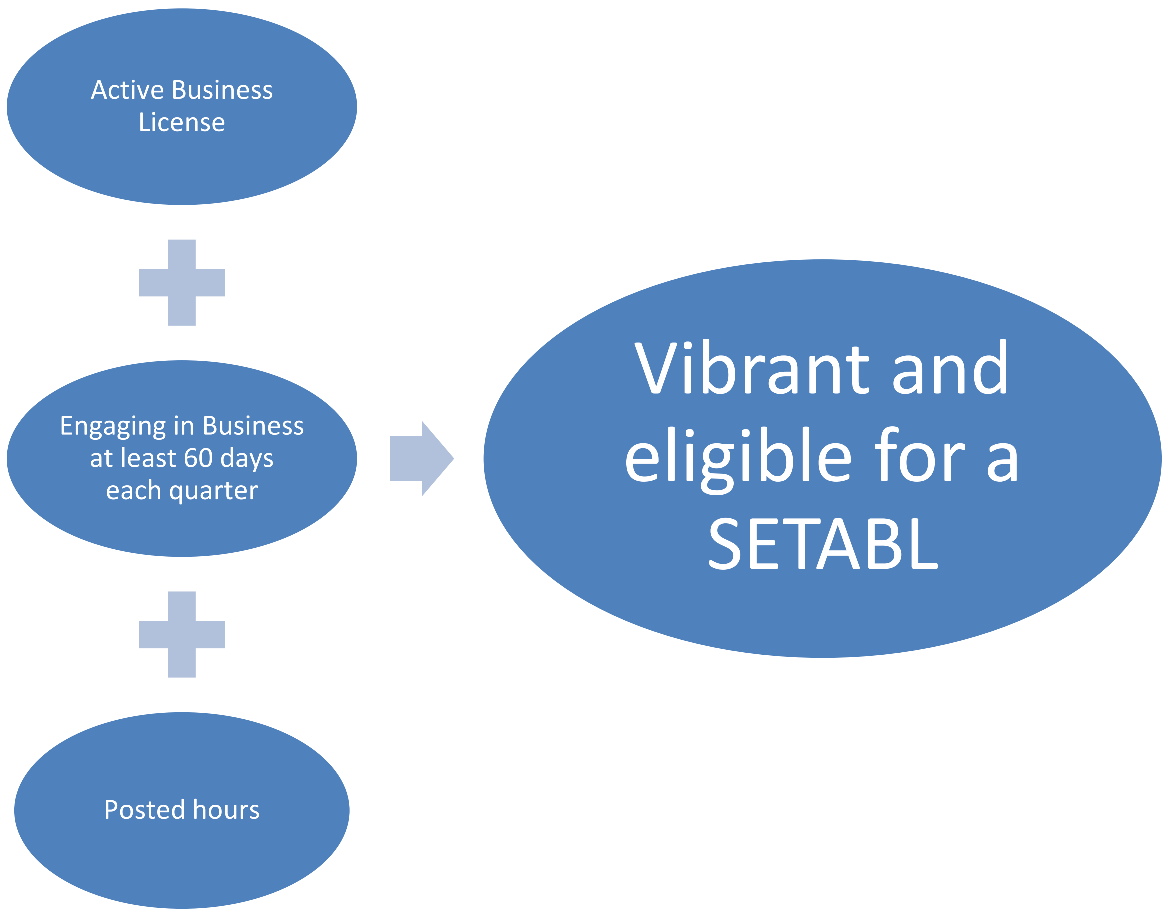
Put a maximum one-year exception on any property

Effective February 1, 2018

Penalty For Failure to be Vibrant

Recommendation

- Not eligible for a Single Event Temporary Alcoholic Beverage License
  - Usually only during Sundance



Additional Questions for Council

1. Does the City want to reserve the right to utilize the area in front of the storefront property to display Art or other educational materials in the pedestrian area while the property is in an exception status?

   A. If so, approval from staff or Council?

Other Alternatives

1. Change the current definition to define what a Vibrant Storefront is rather than what it is not.
   – Leave the requirements as is:
     • Discretionary and difficult to enforce

2. Leave the Ordinance as is.
   – Confusing and difficult to enforce
3. Repeal the Ordinance
   – Vibrancy will no longer be enforced

4th Quarter 2017 Inspection Results

- Only 28% of storefronts have posted hours/days of operation
- 657 Park Ave was found operating without a license
- Chefdance and Park City Live at 427 Main Street were not found open during either inspection
- 525 Main Street was not found open during either inspection
- 692 Main Street was not found open during either inspection
- 573 Main (Claimjumper) was not found open on 11/21, but was open on 12/1.

PC Heights Update

Unit Count

Year	Completed	Projected	Subtotal	Total
2016	4 Townhomes & 6 Park Homes		10	10
2017	4 Park Townhomes		4	14
2018		6 Park Homes & 8 Townhomes	14	28
2019		6 Park Homes	6	32
Balance after projections				**38**

ROCKY MOUNTAIN
POWER

Your Community. Your Plan.

- wattsmart Communities is a process to help your community take charge of your energy future.


Why create a wattsmart Community?
ENCOURAGES
partnerships, which improve regional collaboration.
PROMOTES
economic stability while attracting and retaining business.
SAVES
money, energy and improves communities.
TEACHES
participants about Rocky Mountain Power's energy-saving programs.
EASILY ADAPTABLE
for other sustainability projects in water, air quality or transportation.
FURTHER DEVELOPS
renewable resources, which strengthen communities.
OFFERS
incentives and energy management for customers.
$
$

Community Action Plan

- wattsmart Communities will help you develop a customized Community Action Plan through:
  - Collaboration between Rocky Mountain Power and your community leaders
  - Facilitated discussion to outline your collective energy vision, goals, focus areas and strategies for achieving your goals

COMMUNITY ACTION PLAN

Utility

WATTSMART ENERGY FACILITATOR

- Project management
- Recruitment assistance
- Workshop facilitation
- Plan development
- Technical expertise

WATTSMART DATA TEAM

- Baseline energy profile assessment
- Historical DSM program participation
- Uptake of renewable energy
- Goals and strategy analysis

Community

COMMUNITY ENERGY LEADER

- Energy championship
- Project management
- Stakeholder recruitment
- Community Energy Plan review

COMMUNITY PLANNING TEAM

- Workshop participation
- Technical expertise
- Ambassadors to community
- Assistance in understanding local context and community priorities


1
DECIDE TO THRIVE
Community leadership discussion & buy-in
2
WHERE ARE WE NOW?
Community energy profile
Framing & anchoring
Planning for the FUTURE
3
WHERE DO WE WANT TO GO?
Vision
Focus areas
Goals
4
COURSE OF ACTION
Strategies
Community energy plan
Implementation approach


WATTSMART BUSINESS
WATTSMART HOME
ELECTRIC VEHICLE
DEMAND RESPONSE
BEHAVIORAL
SUBSCRIBER SOLAR
BLUE SKY℠ PROGRAM
DEMAND SIDE MANAGEMENT
RENEWABLE ENERGY
OTHER
Rocky Mountain Power

Thank you

ROCKY MOUNTAIN POWER

wattsmart.com