



PARK CITY COUNCIL RETREAT MINUTES
1255 PARK AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

February 9, 2017

The Council of Park City, Summit County, Utah, met in open meeting on February 9, 2017, at 8:30 a.m. in the Library Community Room.

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
Michelle Kellogg	City Recorder	Present

Mayor Thomas explained that last year the Council defined and discussed their priorities, and this year they would continue refining those priorities and goals.

Strategic Planning Review:

The City's long term strategic plan was illustrated in the shape of a tree, and it showed the different aspects that described the City as branches and leaves. The Council discussed the titles used to describe the community. Council Member Gerber felt the balance should be between the local economy and the residents and how that fit together. Council Member Worel expressed concern on where mental behavioral health fit into the different aspects of the community. Mayor Thomas stated the ski resorts played an important role, but there were other aspects of the community that needed the Council's focus. Council Member Matsumoto suggested renaming the strategic goal

1 “Thriving Mountain Community” to Thriving *Economic* Mountain Community, and adding
2 “Historic Main Street” as a desired outcome (a leaf) to Thriving Economic Mountain
3 Community. Council Member Gerber suggested there was more than just business that
4 made this community complete. The majority of the Council decided to change the
5 name to “Thriving Mountain Town” with the appendage of “Historic Main Street.” Council
6 Member Beerman suggested changing the desired outcome “Unique and Diverse
7 Economy” (under Thriving Mountain Town) to “Resilient and Sustainable Economy,” and
8 renaming the strategic goal “Sustaining an Exceptional Quality of Life” to “Inclusive and
9 Healthy Community.” The Council agreed to those changes.

10
11 Council Member Gerber suggested moving the desired outcome of “Walkable and Bike-
12 able Community” from the “Thriving Mountain Town” priority to the “Resilient and
13 Sustainable Economy” priority. The Council also requested that “Mental, Physical, and
14 Behavioral Health” be added as a desired outcome somewhere on the chart. The
15 Council also changed the desired outcome “Diversity”, shown as a leaf on the tree
16 illustration, to “Tolerance and Diversity.” Also discussed was adding the word
17 “Authentic” to Thriving Mountain Town, which would refer to the home grown aspect of
18 the community. Briggs explained the complete community concept illustrated as a tree,
19 with branches and leaves to encompass all the different aspects of the City.

20
21 **Council Liaison Assignments:**

22 Mayor Thomas commented that he would like to invite different Council members to be
23 with him on his assignments as Mayor, so that the community would be able to see the
24 different members of the Council at events. Matt Dias discussed keeping the liaison
25 assignments the same, except for Planning Commission and a new group, the Joint
26 City/County Housing Committee. The Council decided to rotate the Planning
27 Commission liaison role amongst the Council members on a per meeting rotation.
28 Council Member Worel indicated that the Habitat for Humanity committee requested a
29 Council liaison. Council Member Gerber stated two non-profits requested that she be a
30 champion for their causes as well. She felt that the Council could be spread too thin.
31 Mark Harrington explained that Council members should not speak for the Council when
32 acting as liaisons without having had a work session with Council discussing the matter
33 first. Also, Council liaisons should not be acting as liaisons during Council meetings.

34
35 Mayor Thomas and Council Member Beerman excused themselves at this time.

36
37 Council Member Matsumoto said as liaisons, council members did feel compelled to
38 support their groups. After a short break, the discussion continued and the following
39 liaisons were assigned: Joint Housing Committee - Council Members Henney and

Gerber, with Council Member Worel as the alternate; Habitat for Humanity - Council Member Worel with Council Member Henney as alternate. It was indicated that Park City/Summit County Arts Council didn't feel like they needed a liaison so that organization was deleted from the liaison list.

Imagine Park City Session:

Mayor Thomas explained that Imagine Park City was an exercise to think out of the box about where the City would be in the future or where the Council saw the City now.

Council Member Gerber:

Council Member Gerber imagined tall buildings - density with open space around it. She indicated apartments could be cool. She also expressed that the City was moving towards solar power. The other aspect she envisioned was gondola transportation over the City, with a monorail/light rail from Park City to Salt Lake City, and elevated roundabouts for bikes. Her vision for way into the future did not include streets since they would no longer be needed, and the current streets could become garden areas. She talked about xeriscaping and saving water. She thought people from all places and walks of life were needed in the City as well.

Council Member Matsumoto:

Council Member Matsumoto asserted the most important thing about the City was the people. She was concerned about people living in the community. She hoped there would be good jobs for people, a good affordable housing system, a good transportation system, plenty of recreation, and the beautiful natural environment. This picture was the Park City she loved, with the community in the core. She felt the City was on track with the net zero carbon goal and water quality, and gave the City a B+ in its efforts to achieve these goals. Amenities such as the MARC and trails helped with the sense of community. Her concern was for the small town feel and historic preservation. These were items that needed some work. She indicated that density should not be feared because it would help keep the small town feel. With regard to preservation, she gave the City a C grade, and thought it should work harder in these areas.

Council Member Worel:

The Park City that Council Member Worel imagined included all peoples. She hoped that the boards and commissions would reflect the diversity of the community. It was important to keep the community balanced. The commitment to housing and energy was going well. She thought the Council should look harder at who should live in the affordable housing that was being planned and developed. She thought Transportation also needed help because there were too many single occupant vehicles. The

1 residents needed to do more to help with this problem rather than putting it onto City
2 government. Another concern was how special events impacted the residents' daily
3 lives. She noted residents also loved clean air and water, and the City had an aging
4 infrastructure which would be costly to replace. She discussed having affordable
5 childcare to support the diverse groups in the community. She also imagined a
6 community that was healthy physically and mentally, commenting that there was a high
7 suicide and substance abuse rate in the community. To sum up, she envisioned a big
8 tent that would be welcoming and inclusive.
9

10 Council Member Henney:

11 Council Member Henney stated the City had begun a critical path with the Critical
12 Priorities. Today the City had what was imagined 20, 50, and 100 years ago. So the
13 responsibility today was to deal with the issues given from the past and create
14 something for the residents of the future. He envisioned ending dependence on fossil
15 fuels, hopefully within the next 10 years. He foresaw a renewable energy farm by
16 Richardson Flats, which would eliminate the need for fossil fuels. Everything would go
17 electric, including transit and heating. He envisioned aerial transit, and noted Council
18 Member Gerber had that same vision. There were too many cars in town but with the
19 conversion to transit, the streets could be repurposed. He explained if the streets were
20 widened to accommodate single occupancy vehicles, then more cars would come. He
21 suggested one lane in each direction for vehicles, one lane in each direction for transit,
22 and one lane in each direction for bikes and pedestrian use. He was very pleased with
23 the affordable housing commitment. He hoped to tie energy and transportation with
24 housing for great possibilities in the future. He thought people needed to live in old
25 town, but there were other opportunities for people to afford to live in the City.
26

27 Council Member Beerman:

28 Council Member Beerman stated the City was headed in the right direction with regard
29 to clean energy, affordable housing, and transportation. The City was a great place with
30 great people. He thought the nicer the community, the more people it would attract,
31 which would then degrade the quality of life. This was the mountain town paradox.
32 Things such as technology were changing quickly, and government was having a hard
33 time keeping up. He thought it was hard to keep the standard the same in order to keep
34 Park City Park City, so he wanted the standard to be "Keep Park City Familiar." Thomas
35 Friedman compared the constant winds of change that we are asked to dance in to a
36 hurricane. Council Member Beerman hoped the City could be the eye of the hurricane,
37 letting the storm move around it, yet remaining stable and familiar. The City should keep
38 moving, pushing, piloting, challenging, trying, failing, learning, and sharing so it can tack
39 and bend in the winds while remaining firmly anchored in the place called home.

1 Mayor Thomas:

2 Mayor Thomas drew a picture of what Park City would look like in 2050. By then, the
3 critical priorities would be under control, there would be a solar farm, and the resorts
4 would have onsite housing. There would also be housing on Main Street on the upper
5 levels. Street cars would run throughout the main part of the City to take cars out of the
6 community. These street cars would get people to the resorts and to the center of town.
7 This would open the streets up to greenbelts, art walks and to the businesses in the
8 community.
9

10 The Council recessed for lunch. Upon their return, the meeting resumed.
11

12 **Review and Affirm Council Priorities:**

13 Jed Briggs indicated he discussed the priorities with the Council members individually
14 and there was a consensus that the City was on track with the Critical Priorities. The
15 Top Priorities were priorities which the Council wanted to see significant progress.
16 Council Member Matsumoto thought focusing on new priorities might be a good idea
17 since the critical priorities were going well. Council Member Beerman thought the
18 Council was aligned with the Critical Priorities, but they weren't institutionalized yet.
19 Council Member Worel stated the City was secure in the Critical Priorities and she
20 supported focusing a little more on the Top Priorities.
21

22 Council Member Beerman suggested having a work session on each Top Priority in
23 order to hone in on things the Council could help with and identify things that were out
24 of the Council's control. The Council agreed that having work sessions on these
25 priorities was a good idea.
26

27 **Affordability:**

28 Briggs noted the Council had focused on daycare, fees, special service contracts, and
29 having more options for housing. Council Member Gerber suggested incubator spaces
30 for businesses that couldn't afford the rents. Council Member Beerman stated there
31 were affordable options, just not on Main Street. Council Member Henney thought the
32 Council could help with businesses by creating second or third floor space on Main
33 Street that might have smaller rents. Further discussion ensued. Council Member
34 Henney added Free Transit for Local Connectivity and Mobility as an Affordability
35 desired outcome.
36

37 **Improve Multi-Cultural Citizen Involvement:**

38 Council Member Matsumoto thought the suggestion that 25% of the workforce should
39 be represented on the boards and commissions would be difficult since those

demographics worked one or two jobs and had families. Council Member Gerber thought this population should be asked to serve on boards, and let them respond to the invitation to participate. Council Member Beerman stated this had been a top priority, as well as citizen engagement. Foster suggested splitting the top priority into two: a Multi-Cultural Citizen Involvement and Citizen Engagement. The Multi-Cultural Citizen Involvement would include Boards/Commissions Representation and Latino Outreach.

Citizen Engagement:

The Council agreed that the City efforts such as videos, Council Coffees, and Council meeting summaries should continue. Council Member Henney suggested the Community Engagement Department should be the hub for City communication.

Clean Soils Plan:

Briggs stated in talking with Jim Blankenau, it was suggested this priority be broadened to "Improve Environmental Quality and Maintain Regulatory Compliance." Council Member Beerman suggested the simplified title of Environmental Health, with clean water, clean soil and clean air. Council Member Henney expressed concern that if the category was broadened, then Blankenau would have to work with other departments and it might not be as focused. After some discussion, it was decided that water and soil conservation would be under a different priority. The word clean was removed from the list and just water, soil and air remained.

Historic Preservation:

Council Member Matsumoto stated this goal was being worked on by staff, but it was taking a long time. The only way to speed up the progress might be to add more staff. Ann Laurent stated the Planning Department had made progress, but it did take time. Council Member Matsumoto added that the Historic Preservation Board (HPB) had worked hard in relation to mass and scale as well. Laurent thought the form and scale should be compatible with the form and scale with existing buildings. The Council decided to change "existing" to "historic." Other points suggested would be to offer historic preservation grants and other incentives, façade easements, and have a Main Street plan. The HPB duties would be evaluated. After some discussion on expanding the historic district, Mark Harrington indicated that Council should focus on maintaining the historic districts and refrain from discussions on expanding the district until the legislature finalized the pending dialogue.

Lower Park Avenue Redevelopment Plan:

The Council thought this goal was progressing nicely.

1 Open Space Acquisition:

2 The Council was pleased with the Bonanza Flats purchase.

4 Regional Collaboration:

5 Council Member Matsumoto indicated that the City was collaborating on Transportation
6 and Affordable Housing. The Council agreed that continued combined efforts were
7 necessary as the growth in the area continued.

9 Conservation of Natural Resources replaced Water Conservation:

10 Desired outcomes under this priority included Water, Soils and Vegetation, and Energy.
11 Incentives to builders for construction that was energy conservation conscious was
12 discussed. The Council also discussed refining its priorities before sending them to the
13 Planning Commission so the process could be streamlined. When asked to define the
14 goals of soil and vegetation, Mayor Thomas indicated the community could preserve top
15 soil and vegetation.

17 Citizen Well-Being-Expand scope of regional partnerships to support :

18 This was a new priority suggested by Council Member Worel, and included: Mental
19 Health, Behavioral Health, and Substance Abuse. Council Member Beerman felt that
20 this priority was historically a partnership with other entities. He asked if the City should
21 consider a role change. Council Member Worel indicated the community partnerships
22 were excellent and should continue. She referred to the Communities that Care
23 Program which several entities were participating in to help community youth and
24 families.

26 Arts and Culture:

27 It was indicated that the Arts and Culture Master Plan would dictate what the desired
28 outcomes would be.

30 Discussion with Youth Council:

31 Council Member Gerber indicated that the Youth Council was looking for a project they
32 could work on and was here to get suggestions. The Youth Council introduced
33 themselves to the group: Valentin Astie-Treasurer, Alec Padan-Assistant Website
34 Member, Maya Levine-Youth Mayor, Olivia Downes-Secretary, Kali Watkins-board
35 member, and Grace Moore-board member.

37 Mayor Thomas explained the Council's Strategic Plan, illustrated as a tree, which
38 defined the City's goal of having a complete community.

1 With regard to possible projects, Youth Mayor Levine presented the following list:

- 2 • Create a Survey to Get Ideas for a Teen Center
- 3 • Think of Ideas to Help with the Transportation Issue
- 4 • High School Rebuild
- 5 • Senior Center – Helping with Bingo or Interacting with Seniors
- 6 • Cleaning Up Trails and Parks
- 7 • Expand Tiny Libraries
- 8 • Create an Online History of Park City
- 9 • Focus on Recycling and Place Containers around the City
- 10 • Create a Butterfly Garden in the Proposed Greenhouse
- 11 • Mass Survey to Residents on What They Would Like to See in the City
- 12 • Work with Animals
- 13 • Clean Up Park City

14
15 Mayor Thomas asked if there was a preference among the Youth Council members.
16 Council Member Henney asked about the transportation idea and what they would do to
17 promote the transportation system. Youth Mayor Levine indicated they would promote
18 carpooling to the high school and reducing congestion in general.

19
20 Council Member Beerman asked what the survey for a teen center would include. Youth
21 Mayor Levine stated the survey would go out to all youth and would ask where they
22 went to congregate. Council Member Matsumoto indicated a survey was sent to some
23 teens and she suggested coordinating with that group and then expanding on it.

24
25 Mayor Thomas stated his preferences would be the first two ideas listed. Council
26 Member Worel agreed but asked if the Council thought a teen center was needed or if a
27 few different locations could be made available for teens to congregate. Council
28 Member Matsumoto explained the City's plans for a community building by City Park.
29 Council Member Beerman asked what these teens did when hanging out. The group
30 indicated they went to Kimball Junction, to the movies, walked around Main Street, and
31 went to City Park. In response to a question about going to the library, they responded
32 that they held study groups at the library but the library wasn't a "fun" hangout. The
33 Council indicated there was a hangout area at the MARC, with ping pong, foosball, TV,
34 and couches.

35
36 Council Member Henney asked about the butterfly garden as a project. Youth Mayor
37 Levine thought the garden would attract children and teens and would be an added
38 feature to the community.

The consensus from the Council was to have the Youth Council move forward with the teen center project. It was indicated that the rest of this school year could be spent in research and gathering information. Then implementation could happen next year. Meg Ryan stated this project would be discussed further at the next Youth Council meeting, and a proposal of the project could be brought back to Council for approval. Council Member Beerman suggested that the Youth Council attend the next council meeting on February 16th to listen to the work meeting item discussing teen programming.

Youth Council Member Watkins moved to approve the Teen Activity Project. Youth Council Member Padan seconded the motion. Voting Aye: Youth Council Members Astie, Downes, Moore, Padan and Watkins. Motion was approved.

Council Open Discussion:

Mayor Thomas indicated the Council needed to prioritize the Top Priorities for work sessions and then address a critical path for how the priorities would be achieved. It was indicated they would be prioritized at next week's work session.

Council Member Henney indicated he appreciated these retreats where the Council Members could discuss and relate in a different setting. He thanked Jed Briggs for his hard work preparing for this retreat. Mayor Thomas thanked staff for giving Council the opportunity to present and discuss their ideas. He also was impressed with how well the Council worked together for the good of the community.

Rob Sletten indicated the Council was doing a great job. He felt the City staff was working hard to make the community great as well. Mayor Thomas stated there was a lot going on in the community and staff had done an amazing job.

With no further business, the meeting went into recess at 4:30 p.m. until the reception.

5:30 p.m. Council Reception – Located at Park City Museum, 528 Main Street:

The reception was held for Council, staff and local businesses in the area. Upon concluding the reception at 7:00 p.m., the meeting was adjourned.

Michelle Kellogg, City Recorder