



**PARK CITY COUNCIL MEETING
1255 PARK AVENUE
PARK CITY, SUMMIT COUNTY, UTAH**

February 8, 2019

The Council of Park City, Summit County, Utah, met in open meeting on February 8, 2019, at 8:30 a.m. in the Park City Library Community Room.

STRATEGIC PLANNING RETREAT

ROLL CALL

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

Community Critical Priority: Housing:

Anne Laurent reviewed the housing priority. Jason Glidden asked if Council would consider affordable housing opportunities that were outside the City boundaries. Council Member Henney supported projects outside City boundaries depending on the circumstance. Council Member Gerber hoped as much housing as possible could be within the City limits. Council Member Ware Peek would consider affordable housing just outside City limits. Laurent stated developments should be considered based on proximity to transit and amenities. Nate Rockwood explained the requirements for housing because of the restrictions from the bond issued. He also explained that even though land might be cheaper outside the City limits, the cost of construction would be the same. Council Member Joyce stated there would be traffic impacts if a development

was constructed in areas where there were not strong transit lines, but compared to development going on in the surrounding areas, a small housing development would not be a big impact. In considering the Clark Ranch parcel next to Park City Heights, Council Member Worel stated affordable housing would be right next to a Park City neighborhood.

Mayor Beerman stated there was the community-wide challenge of keeping the middle class and workforce within the community and then housing for seasonal workers. Council Member Gerber stated the hotels and resorts now employed workers year round, so housing close to employment was needed. Council Member Henney felt the focus of housing should be inside the boundary and the City could be opportunistic with properties adjacent to the boundaries. Discussion continued on the benefits of different affordable housing locations.

Laurent asked if Council wanted to define the balance between rental housing versus ownership in pursuing the housing goals. Rockwood indicated the City was on track to reach the 800 unit affordable housing goal by 2026. He noted that it was feasible to have all the units within the City limits, but it might not correspond to the housing goal timeline. Glidden stated other alternatives should be considered because of the 2026 deadline for the completion of the goal. Council Member Ware Peek asked if the City made progress with incentivizing the resorts to develop affordable rental housing. Rockwood stated staff was actively working on housing with the resorts. Council Member Gerber favored having rental units available in the City affordable housing inventory.

Rockwood explained the revolving RDA money that was used to construct rental and single family housing. Council Member Worel was not convinced the City should be involved in rentals, and asked if a partnership could be created with Mountainlands Community Housing where they could have stewardship over the rentals. Rockwood indicated the City could buy the land and make it shovel ready and then turn it over to Mountainlands to develop and manage. Council Member Worel asserted big housing developments would take away the community's value of "the small town feel." Council Member Henney stated every place in the City would be redeveloped or in-filled by the private sector or the City. Rockwood stated building affordable housing outside the City limits was not an option if the City wanted to use RDA funds. Mayor Beerman reviewed that Council wanted the housing focus to be within the City limits, but they would look at opportunities outside the boundaries on a case-by-case basis. They were also in favor

of pursuing affordable rentals, with the assessment of an HOA fee to cover property management company costs.

Council Member Henney thought Council should have a discussion on density. It was indicated the LMC code was changed to allow for additional density for affordable housing projects. Mayor Beerman stated density should be considered neighborhood by neighborhood, so the character of the area would be matched. Glidden stated one goal was to develop partnerships with the private sector and allow density, reduced parking requirements, and donate land, which were the incentives desired by private developers. There was discussion about helping local businesses with employee housing.

Mayor Beerman asked if Council would consider a housing development where vehicles would be prohibited. Council Member Henney stated a needs assessment should be performed before approving that type of development. Council Member Joyce thought the amenities in town were not set up for this scenario. Council Member Worel did not like the idea of telling low income employees they had to give up their cars to obtain housing. Rockwood stated it was improbable that the residents in this scenario would not have cars. Those residents would look for other areas around town to park. Unless there was a Citywide parking permit, there would not be ways to regulate the requirement. Council Member Gerber suggested putting a value on parking by charging the residents who had cars.

With regard to tiny homes, Council was not excited about doing a pilot program. Council also favored parking and density MPD code amendments, accessory dwelling units, and mixed use development with integrated employee housing, but not non-permanent housing infrastructure.

There was discussion on changing the housing goal or timeline and adding housing for City employees. It was indicated that with the revolving RDA funds, the City could not set aside too many units for employee housing; they would have to look at alternate funding for employee housing. Council favored assigning rental units for employees since there would be control over the unit if the employee left to work elsewhere. Council agreed to discuss City-owned housing for a City manager and City attorney.

Top Community Priority: Citizen Wellbeing:

Aaron Newman, Director Summit County Mental Wellness Alliance, reviewed the current proposed State legislation which would cut funding for drug court. There would

also be a substance abuse funding cut if the bill passed. He noted Medicaid specifically dealt with mental health and the proposed expansion bill was being watched. He reviewed a few other bills dealing with mental health as well.

Newman stated a mental health needs assessment was performed in 2016, which resulted in the Summit County Mental Wellness Strategic Plan. To get the work done, committees, taskforces and subcommittees were set up which included over 300 individuals. Other successes included special counseling sessions for first responders, and a crisis team was established that travelled Statewide to natural disaster areas.

Council Member Henney suggested discussing stressors that fracture a community at the same time as affordable housing projects were discussed. Mary Christa Smith, Communities that Care Director, stated at the core of prevention was having someone nearby that the individual was connected to.

Another function of the Summit County Mental Wellness Alliance was the Communities that Care (CTC) program. Smith stated this program focused on youth. Each partner, Peoples Health Clinic, the School District, etc., had their own programs, but when they sat at the CTC table, they were united with the goals of this program. This program was data driven with the end goal of enhancing the health of youth by identifying indicators such as social media, gender identity, vaping, etc. The coalition looked at the data and priorities were then selected. The program enhanced the work of the partner organizations. There were also resources for parents to help their kids. Smith stated the gap being filled was instructing parents on how to teach their children appropriate interactions with peers. There was also an app where kids could submit anonymous tips with concerns for safety or naming those who were substance abusers.

Top Community Priority: Community Engagement:

Jager reviewed the goals of Community Engagement. She indicated tools were coming online all the time and her team was consistently looking at new ways to connect with the community. Jager reviewed the progress made in the community engagement area including enhanced branding, digital communications, social media content and growth, along with creative outreach events. She noted the outreach efforts were now in English and Spanish.

Jager was excited to begin the Park City 2020 Community Vision project and the Neighborhood Initiative. The neighborhood initiative would include block parties and living room conversations. She also wanted a webpage dedicated to getting out

accurate information as a response to myths and rumors going on in the community. She noted the website redesign was another opportunity for better community outreach.

Council Member Joyce hoped to find ways to engage the residents that didn't come to the Council events. Council Member Worel requested that a paper copy of the City newsletter be available at the Senior Center. Council Member Gerber suggested displaying the City videos on the bus TVs. Mayor Beerman was grateful for a variety of outreach events. Council Member Ware Peek suggesting setting up a Council booth at grocery stores to talk with shoppers, and attending the annual HOA meetings throughout the City. Mayor Beerman noted the Council members were great about attending events and meeting with residents.

Top Community Priority: Arts and Culture:

Nate Rockwood stated planning this project was difficult since there were so many boards from the City and its partners that wanted to have a say in the process. The City was in charge of the Master Planned Development (MPD) and it had hired an architect. Sundance and Kimball Arts Center hired their own architects for their respective buildings as well. All entities agreed not to exceed the height and density zoning. There would be continued outreach throughout the design process. The MPD application process would continue through March, 2020. Rockwood thought the Arts and Culture District would help build a complete community, and stated this was the perfect City initiative; having a transit hub, an affordable housing component, a net zero project, walkable connections to the City, a place for all members of the community, and it would be proactive community building. He displayed preliminary designs and explained the plan. He felt this project would put the City above the curve nationwide with regard to arts and culture. It was noted they would do a pre MPD process to ensure the vision was within the guidelines and would be approved at a later date.

Critical Community Priority: Social Equity and Innovation Challenge Updates:

Diego Zegarra updated Council on the progress made with the social equity priority. The taskforce worked on bringing conversations to the community that could spark the difficult discussions. A social equity book club was formed to help with this. Council Member Henney spoke about the book club meeting that he attended. Zegarra also spoke about fundraising so action could be taken on this issue. Briggs indicated the listening tours had been group specific, and it had been discussed that listening tours should be by topics in the future.

Cherie Ashe explained the City jobs program for neurodiverse individuals. Jobs had been identified and staff would begin slowly in employing these individuals. The next steps included meeting with parents to review the program. Currently, the Library and IT departments had needs that would be filled by these individuals. Council Member Joyce asked if there was a number associated with the goal. Cherie stated there was a broad spectrum within this group and she didn't have an exact number of individuals searching for employment.

Adriane Juarez reported that the author Erika Sanchez came to the library to speak. The library continued to have bilingual story time, and had increased their Spanish language book inventory.

Celia Peterson updated Council on the energy conservation kits and energy detective kits at the library. There were events lined up to distribute the kits.

Ken Fisher reported on the success of the rec trailer. A schedule would be put together for the locations where it would be in the summer. He was concerned about staffing this program, but hoped to get an intern from University of Utah. He thought this would also be great in a block party situation or birthday party situation.

Jonathan Weidenhamer reviewed that a paid summer internship program was created for teens. He partnered with Pando Labs to accomplish this. Three youth from Bright Futures were placed at the Peoples Health Clinic, PC Tots, and Powder Paws Veterinary Clinic. He stated the organizers were pleased with the results.

Jed Briggs stated there was a group formed at the City to work on social equity. Thus far, there had been a social equity training with the management team and next Thursday there would be an implicit bias training for City boards and commissions.

Wrap-Up and Next Steps:

Diane Foster stated the graphic recordings would be hung in the Council chambers. She listed feedback from the department managers on things they were looking forward to in 2019.

Mayor Beerman thanked Foster for her hard work and Council for all their ideas. Council Member Joyce recommended prioritizing the priorities. Council Member Henney favored having the deeper conversations that usually took place at the planning retreats during

other Council meetings as well. Council favored having more study sessions to have a meeting of the minds.

Adjournment

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 02-28-2019

PARK CITY

2018 HIGHLIGHTS



\$90M +
investment in open
space & housing



78% VOTER
approval for \$48 million
Treasure Hill and Armstrong/Snow
Ranch Pasture open space bond



6% INCREASE
in sales tax revenue



5.25 ACRES
purchased for future Park City
Arts & Culture District



**19
RESIDENTS**
moved into two
affordable housing
developments



**WOODSIDE
PHASE 1**
affordable and
attainable housing
under construction

**9.6% RIDER
INCREASE**
transit system carried
2,394,549 passengers

**EXPANDED
SERVICE**
Electric Xpress, Park & Ride
and Kamas Commuter

HOUSING

A PARK CITY COMMUNITY CRITICAL PRIORITY

MAINTAIN A SENSE OF COMMUNITY | To foster a healthier and more complete community, Park City Council reaffirmed its commitment to provide a local housing inventory that better accommodates the diverse needs of people living and working in Park City.

PARK CITY AFFORDABLE/ATTAINABLE HOUSING

Goal: 800 City & private obligation units by 2026



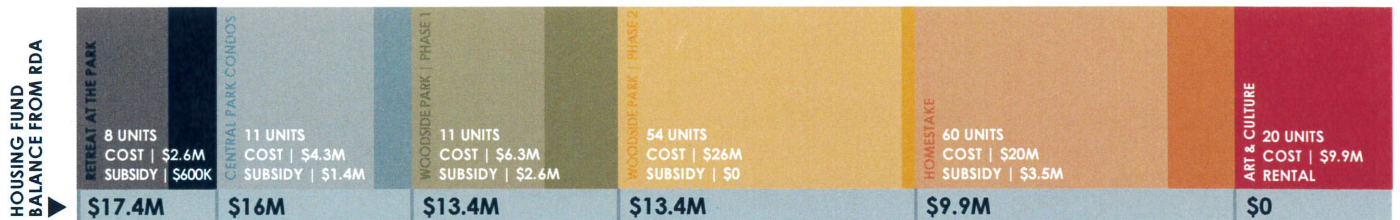
HOUSING PROJECTS SINCE 2016



CITY FUNDING OF AFFORDABLE HOUSING (FOR SALE MODEL)



DEVELOPMENT OF AFFORDABLE HOUSING (FOR SALE MODEL)



DEVELOPMENT OF AFFORDABLE HOUSING (RENTAL MODEL)

