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

January 11, 2024

WORK SESSION

The Council of Park City, Summit County, Utah, met in open meeting on January 11, 2024, at 4:45 p.m. in the City Council Chambers.

Appeal Panel Interview:
It was indicated Mayor Worel was excused from the interview. The Council interviewed Elyse Katz for the position. It was indicated the Council would decide on panelists soon.

Discuss the 2024 Legislative Policy Platform:
Matt Dias, City Manager, and Michelle Downard, Resident Advocate, presented this item. Dias reviewed that the City spent considerable time at the state and federal levels of government. The City had multiple lobbyists acting on the City's behalf, as well as City staff who worked with their trade associations that also deployed lobbyists. He noted the City was active in the Utah League of Cities and Towns (ULCT) and they were aligned with most of the City's interests.

Dias stated years ago, he discovered decisions were often needed during the Legislative Session in between Council meetings where the issue would normally be discussed. Because of that, general guidelines were created so staff could act on behalf of the City and the Council members would be notified of the decision as soon as possible.

Council Member Dickey felt the guidelines were a good balance. Council Member Ciraco stated it looked good on a high level while still giving the Council some flexibility. Council Members Toly and Rubell supported the guidelines. Council Member Parigian indicated it was in line with what the City promoted, and asked in what areas the lobbyists had been effective. Dias referred to the Hideout annexation. He explained an annexation bill went to the legislature at the end of the session and was passed. The lobbyist discovered last-minute changes that had been added to the bill, and he worked for six months to argue the public trust had been violated. The bill was subsequently rescinded. He gave other examples as well. Mayor Worel added the federal lobbyists helped the City get funding for buses and other grants. Council Member Toly encouraged the new Council members to go to the legislature this session.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney (via Zoom) Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Parigian went to the Police Department's annual meeting. Council Member Toly announced the Utah Legislative Session would begin next Tuesday. Council Member Ciraco thanked the Public Works staff for keeping the roads clear. Mayor Worel stated she met with the president of the southern region of France who was hopeful of hosting the 2030 Winter Olympics. She announced there would be an event during Sundance at City Park and people should come ready to dance.

Staff Communications Reports:

1. Recreation Advisory Board Youth Engagement Strategy:

2. November Budget Monitoring and September Sales Tax Report:
Council Member Rubell congratulated staff on the report. He noted the City showed strong sales tax numbers.

3. Bonanza Park Brownfield Grant Award:

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Junior Vieyra stated there was a community effort to respond to a community health assessment survey. He indicated the responses to the survey helped with funding for health programs in Summit County. He also welcomed the new Council members. Mayor Worel agreed the survey was very important.

Rhys Sergent, 14 years old, promoted the benefits of electric vehicles. He stated the goal was to protect public health and help the environment.

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from December 14, 2023:

Council Member Rubell moved to approve the City Council meeting minutes from December 14, 2023. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

V. CONSENT AGENDA

1. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2024 Sundance Film Festival:

2. Request to Approve the City Sponsorship of Proposed Special Events to be Held at McPolin Farm:

Council Member Dickey moved to approve the Consent Agenda. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VI. OLD BUSINESS

1. Bonanza Planning Studies Phase II Engagement Update:

Jen McGrath, Deputy City Manager, Rebecca Ward, Planning Director, Erik Daenitz, Economic Development Manager, Luiz Calvo and Andy Knight, MKSK, and Matt Wetli, Development Strategies were present for this item.

<u>Small Area Plan:</u>
Calvo discussed the small area plan and noted it included the five-acre site. He reviewed they had meetings with the advisory group and the community, and they had two online surveys. There were 150 people who attended the community meeting which was held at the library. They also engaged with high school students and young families. Calvo discussed the vision statement at the community meeting and he received overwhelming support for it. They asked for art to be included in the statement. Goals were set for the area, including mixed-use, local, user-friendly, inclusive, green, and cultural. Density was discussed and the majority of attendees supported a four-story height limit with most people supporting increased height for affordable housing. They presented short, medium, and long-term development preferences. They also discussed bikes and pedestrian opportunities for the area and the participants prioritized these modes of transportation. Key findings from this phase included support for additional density, a priority for connectivity, and the area should focus on locals with housing, restaurants, and open space.

Council Member Rubell asked if Phase Three would take three months, to which Calvo affirmed and noted they were scheduled to come back in March. He asked if the Council was willing to consider additional building heights and density to create more community benefits. Council Member Dickey asked how the density and height would be configured. Calvo stated that would follow zoning codes. A new zone could be created to include a new height restriction. Ward clarified there were three zoning districts in the small area, and each had different height restrictions. There were allowances in the master planned development (MPD) in the current code for additional density, but it hadn't been used. There were allowances for density in exchange for additional open space. She thought there could be opportunities to amend the code to update the density bonuses to help shape the area.

Council Member Ciraco supported additional height and density, but he needed to be aware of what the actual heights would be. Council Member Dickey supported four or five stories, depending on the concept. Council Member Rubell supported four stories depending on the concept. He sought a staff recommendation regarding a code amendment versus a new zone. Council Member Toly didn't know how to make the density work with the applications already in the process. She wanted to define "community benefit" better. She supported a four-story height restriction. She didn't want the entire parcel to have five story buildings. Council Member Parigian didn't want to go to five stories on the five-acre parcel and probably not on the rest of the small area. He didn't think people wanted five stories. He would support up to four stories.

Mayor Worel thought it was important to see what the concept looked like with four and five stories and the associated impact of those heights. Council Member Rubell noted the heights would affect the open space as well.

Calvo asked if four stories would be supported if applied for outside the affordable master planned development (AMPD). Council Member Dickey supported five stories in the AMPD. Council Members Toly, Rubell, and Parigian supported no more than four stories. Council Member Ciraco supported exploring the heights but wanted to see how it would look. Council Member Dickey wanted to ensure the height was good for the neighborhood.

Calvo asked if the Council supported step backs for upper stories. Council Member Ciraco favored whatever was the most efficient and would help the City move forward. Council Member Parigian stated there were two separate projects in this area and the City-owned parcel would be able to move forward faster than privately owned property. He did not want to change the code. Council Member Dickey clarified this discussion was about the entire small area. Calvo stated there could be design guidelines or overlays for the area options.

Calvo reviewed the code for the frontage protection zone. Council Members Rubell and Toly supported keeping those setbacks the same. Council Member Parigian was open to considering a change. Council Member Rubell asked if there was Planning Commission discretion, to which Ward affirmed. Council Member Rubell stated he would support the staff recommendation. Council Member Ciraco supported the Planning Commission's discretion. Council Member Dickey strongly supported flexibility for the 31-100 feet area from the street. He supported reducing the 100 foot limit to a lower number. Council Member Rubell asked if there would be step backs to which Council Member Dickey stated the tallest height would be in the back of the building. Council Member Rubell supported creative solutions.

Calvo asked if the Council supported a new zoning district for the area that would achieve some of the goals of a more mixed-use neighborhood. The majority of the Council agreed. Council Member Parigian wanted to see more details of what the zone would be.

Calvo asked if there was support for parking reductions, such as shared parking, public parking, and private parking. Council Member Toly favored shared parking in general, but noted residential would need assigned parking. McGrath indicated there were shared parking scenarios that could be gated for residential in the evenings. Council Member Toly thought there needed to be a discussion on a parking structure versus surface parking. Council Member Parigian agreed it was hard to know about parking until they knew what was going on the property. He wanted efficient parking. Council

Member Ciraco stated shared and public parking were favorable. He thought there was support for underground parking. Council Member Dickey supported shared parking and thought the municipality could contribute to public parking. Council Member Rubell supported shared parking and public parking. He thought there could be resident parking stickers in that area. Calvo summarized there was support for underground and structure parking if it was hidden from view. Council Member Toly noted there was a big cost to those options.

Calvo asked if there was support for pedestrian and bike connections. Council Member Parigian supported maximum walkability. Council Member Ciraco stated the community wanted pedestrian and bike connections and he supported those. Council Member Dickey favored those connections. Cut through traffic was an issue so this was a good feature. Council Member Rubell favored the connections for pedestrians and bikes within the area. Regarding crossing the major streets, improvements needed to be made in creative ways. Council Member Toly added the area needed to be connected to the Prospector area, the Rail Trail, and other areas.

<u>Five-Acre Feasibility Study</u>
McKnight stated there was a robust engagement process. Survey respondents prioritized open space, affordable housing, and an arts center. They preferred that the area be funded with existing Park City funding tools. The key findings were a permanent home for the arts community, big ambitions with prudent spending, and having mixed-use, affordable, and transit-ready features.

Daenitz stated the transient room tax (TRT) was a one-percent tax on lodging since 2017. The City Council at the time created the tax to be used for this five-acre parcel. To date, the fund received $6.5 million, of which some went to pay a bond debt service. That amount could generate $30 million in bonds and there would be leftover cash that could be used for other opportunities. He reviewed a public infrastructure district (PID) was a new rate on a narrow geographic region where all owners agreed to that tax. The revenue could be used to pay for a new bond. He also noted a community redevelopment agency (CRA) was another option, but he did not recommend it because the area was so narrow. He stated the TRT would not take away from any current capital projects. Council Member Dickey asked why the PID generated smaller proceeds under the large gap scenario, to which Daenitz stated the asset values were lower.

Council Member Ciraco asked if the current bond being paid for was to purchase the property, to which Daenitz affirmed. Council Member Ciraco asked why there was a dramatic revenue increase in 2022, to which Daenitz stated that was the effect after COVID and the increase in nightly rentals. Council Member Ciraco indicated a resolution was passed in 2017 stipulating what the TRT could be used for, and asked what it was used for prior to the resolution. Daenitz stated resolution was simultaneous with the use specified. The Council had discretion with regard to the use.

Knight asked if there was support to underground the powerlines in this area, to which the Council affirmed. Council Member Rubell stated the powerline project was in two phases: one was to underground the lines and the other was to move the substation. Knight asked if there was support to maximize community benefit by providing a larger financial contribution. Council Member Dickey supported maximizing the City's contribution. He noted the costs would add up with parking, relocating power lines, etc. Council Member Rubell stated the City had to develop this area right. He hoped there would be private investment as well as public investment. He thought medium community benefit meant the residents didn't want an additional cost burden. He wanted to be cautious about increasing the financial number. He supported using City resources to invest in the area. He didn't support a PID in the area.

Council Member Toly stated the City was originally the developer of this parcel, but now that would not be the case. Since she didn't know the answer of who would be the developer, she didn't want to pin down a number when those questions were unanswered. They hadn't had a discussion on the amount of affordable housing in the area to date to determine if more was needed. McGrath indicated the City would not be the developer, but it would be developed in a public/private partnership. There were 479 affordable units in the pipeline. The City set a goal to reach 800 units by 2026. The housing needs assessment was recently updated, and the goal would need to increase to have 15% of workforce living in the community. Council Member Rubell didn't want the discussion to turn into an affordable housing discussion. It was a Council priority, but community benefit included open space, connectivity, and arts and culture. Council Member Dickey hoped to see this go to an RFP. He wanted flexibility to see what developers would propose regarding community benefit. Council Member Parigian didn't trust the numbers so he couldn't say what he would support. He supported a public/private partnership. He didn't want to commit to a dollar amount but he wanted it done right.

Mayor Worel stated a mistake made in 2019 for this parcel was that a budget was never set. She asserted Council should set an amount and look for other funding partners if additional funding was needed. Matt Dias asked if Council desired reassigning the TRT allocation from the purpose set forth in 2017. Council Member Ciraco thought there was an opportunity to maximize the community benefit, but it could fall somewhere on the spectrum. The City was committed to funding the powerlines and possibly the parking projects, so that was a large investment. He asked if residential areas could be carved out of a PID. Council Member Rubell indicated he could look at supporting a PID with that scenario. Council Member Ciraco stated he supported keeping the TRT for this project. When the bond was paid, he could look at redirecting the funds for other purposes. He wanted to keep the public benefit broad. Council Member Dickey supported keeping the TRT as is. He hoped to look into the PID more. Council Members Rubell, Toly, and Parigian agreed with the TRT provisions.

Knight asked if there was support to prioritize arts and culture on the site. Council Members Rubell and Toly favored arts and culture. Council Member Parigian supported keeping a promise made in the letters of intent (LOI). Arts and culture was not necessarily the priority. He thought housing was the priority. Council Member Ciraco supported arts and culture. Knight asked if staff would engage with the LOI partners to look at the terms. Council Member Rubell didn't think the specifics needed to be answered now. He felt the community strongly supported mixed-use so he supported that. He wanted staff to revisit the LOI and make a future partnership agreement. Council Member Toly agreed and stressed the project should continue in the meantime.

Council Member Parigian stated the Kimball Art Center (KAC) was in the arts business so the City should provide the land and let them do the rest. Council Member Ciraco didn't think the LOI provided leverage to either party. A new agreement was needed. He felt the City's interests were aligned with KAC and a new agreement would be beneficial. Council Member Dickey suggested having a contract, which offered more certainty than an LOI. Council Member Rubell asked if KAC could talk about their idea for a standalone mixed-use building. Aldy Milliken, KAC Executive Director, stated they needed a space to fulfill their mission. It would include a café, a gathering space, and an event space for their activities. Council Member Parigian asked if artist spaces would be provided by KAC. Milliken stated he wanted to come to the City to have a dialogue. McGrath indicated Sundance had been involved in the process too. The City didn't have complete clarity on their participation, but she knew they wanted to be part of the process.

Knight asked what deliverables the City wanted. Council Member Toly wanted three different concepts plus an RFP outline. Council Member Parigian did not want a hotel to be part of any concept. He wanted ideas presented and then a concept could be drawn. Council Member Ciraco favored three different concepts consisting of the priorities discussed tonight. He didn't think an RFP outline was necessary, but he wasn't opposed to it. Council Member Dickey stated a single concept was good with the feedback provided today and then the market would provide something based on the cost. Council Member Rubell agreed with Council Member Dickey and stated there was enough information to give a single concept. Calvo asked if Council Member Ciraco wanted the same concept with slight variations. Council Member Ciraco stated there would be significant overlap between the three concepts. Council Member Rubell stated the Council had high level consensus on the outcomes for the parcel. Now they could sit down with the partners and move forward. If they wanted to modify some things, they could do it. McGrath stated an RFP outline would contain all the priorities and then the private sector would respond and it would not mirror what had been imagined thus far. Council Members Ciraco, Dickey, and Rubell preferred the RFP option. Council Member Toly expressed concern that not everyone would agree to the RFP outline, and she recommended having a backup concept design. Calvo stated they could provide a general diagram of density and a site plan which would go out to developers. Council Member Parigian favored the RFP if there was clear direction. Knight clarified it was an outline that would be used to create an RFP.

Mayor Worel opened the public input.

Carolyn Wawra and Jim Bedeu, Recycle Utah, stated Recycle Utah was a resident of Bonanza Park and they supported the plans for the area, even though it would mean they would have to move. He indicated relocation would be a big investment and he hoped the City would invest in them as they relocated.

Alex Butwinski indicated there was a previous discussion on height and density. There were view spots from this area too that needed to be thought about. Then, the City should only build what the City could afford. He welcomed the new Council members and he thanked the staff for their work on this project.

Jocelyn Scudder, Arts Council Executive Director, supported the project and was excited to see support for the arts and culture aspect. She noted she worked with local artists and they just opened artist spaces behind Tupelo.

Megan McKenna, Housing Advocate with Mountainlands Community Housing, thanked the nonprofit organizations and noted all the needs they were meeting in the community. She supported Recycle Utah in their need for another space. She didn't think the arts and affordable housing were mutually exclusive. She thought affordable housing had an impact on the vibrancy of the community.

Mitch Bedke, Park City Artists Association President, stated nothing brought vibrancy to an area like art did. The City needed to include the local artists in this project. Mayor Worel asked if he felt the input from the artists was not included in the numbers presented tonight.

Stephanie Kimche, KAC board member, thanked the Council for sticking with the process and working with KAC to make this a once in a lifetime project.

Aldy Milliken, KAC Executive Director, stated he hoped to have space for artists on this property.

Mayor Worel closed the public input.

McGrath summarized the Council wanted them to take information from the community and Council on both areas and come back with a draft outline for an RFP. They would use the future TRT as a guidepost for funding. They would enter into formal conversations with KAC and Sundance to chart a path forward. Council Member Rubell asked if the City would meet with the partners before or concurrently with the RFP outline, to which McGrath stated she would prefer to work with them concurrently as the RFP outline was being drafted.

Council Member Dickey moved to close the meeting to discuss property, litigation, and personnel at 9:00 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

CLOSED SESSION

Council Member Ciraco moved to adjourn from Closed Meeting at 10:00 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder