



JOINT PARK CITY AND SUMMIT COUNTY COUNCIL MEETING MINUTES
1885 WEST UTE BLVD
PARK CITY, SUMMIT COUNTY, UTAH 84098

January 12, 2024

The Councils of Park City and Summit County, Utah, met in an open meeting on January 12, 2024, at 9:00 a.m. in the Sheldon Richins Building.

SUMMIT COUNTY COUNCIL AND PARK CITY COUNCIL JOINT MEETING

Park City Council 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) Paige Galvin, Deputy City Recorder	Present
None	Excused

Summit County Council Attendee Name	Status
Chair Malena Stevens Council Member Roger Armstrong (arrived at 10:19 a.m.) Council Member Tonja Hanson Council Member Chris Robinson Shane Scott, County Manager Eve Furse, County Clerk	Present
Vice Chair Canice Harte	Excused

HOUSING AUTHORITY DISCUSSION

1. Potential Regional Housing Authority Discussion

Jeff Jones, Summit County Economic Development and Housing Director, began the meeting by reviewing the staff report with Park City Housing Director, Jason Glidden, who added goals of the Housing Authority. Mayor Worel asked about different funding streams available other than voucher programs and Glidden believed there were other

types of federal funding available for housing authorities, but stated they would be geared towards individual developments and programming.

City Council Member Parigian asked for examples of other funding programs and Jones cited a Housing and Urban Development (HUD) grant last year called "Pathways to Removing Obstacles to Housing" which was well funded because housing was a countrywide focus now. Utah was focused on housing also and he was confident there would be more money going forward.

County Council Member Hanson thanked everyone involved and asked for clarification between core services and enhanced services. Glidden distinguished that core services were essential things that needed to be done now, such as marketing, one-stop shop for applications, compliance, and education. To go into the development side of things, additional staff, expertise, and resources would be needed at the next level, which required an enhanced skill set.

City Council Member Ciraco asked what the hurdles would be and whether the housing authority would be geared to address those, such as zoning or land use issues. Glidden concurred there would be challenges regarding land use and zoning, resources, and political will, i.e. community support. Jones chimed in land and construction costs, higher interest rates, regulatory environment, and balancing between meeting future demand and protecting what was desirable and valued in the community were all hurdles. The housing question was complex, and he pondered whether that would be best solved with a committee or a housing authority.

Chair Stevens inquired if the housing authority could manage the current deed restrictions in the County and City in addition to whatever else was worked on, and Glidden conceded it was the intention to have the housing authority take over all the affordable units within the County and City that required compliance checks.

Council Member Dickey doubted the housing authority was the right tool and cautioned that it would introduce risks and costs without much benefit now. It would add another layer that would be more duplication and impediment rather than truly independent. Glidden clarified that the City housing department wouldn't disappear right away but there would be a transition period with staff reduction and cost savings being transferred to the authority over time. He agreed that the housing authority needed to be independent. Glidden used the City's Clark Ranch property as an example of the City Council still retaining control and ownership but possibly partnering with the authority to develop the site. He indicated this would be an enhanced service level, and that additional budget would be needed, but for the subsidy to the housing authority to be reduced, it would need to generate additional revenue from development projects.

City Council Member Toly asked whether the County was comfortable giving direction with two members absent and Chair Stevens assured that she could give direction

based on the comments from the last meeting and conversations she had with them. City Council Member Toly asserted there was a big housing hole and if this wasn't the way to fill it then they should use their resources a different way because there had been a lot of intense time spent on this so far.

City Council Member Parigian asserted there were some benefits in the core services such as sharing experts in the field and collaboration, but he felt uncertain about the enhanced services and didn't believe in being half in and half out. He was not supportive now. City Council Member Toly reiterated the housing authority was the way to go and disagreed that a committee plus would accomplish anything.

Mayor Worel pointed out that Summit County and Park City received bad press regarding affordable housing. She noted there was a lot of good synergy between the Councils, however she wondered if there was another model that would be appropriate as one resource where citizens could go for information and applications. She suspected there were many things that could be done together but she was not convinced it must be a regional housing authority.

City Council Member Rubell placed a lot of weight on the recommendation by the housing team at both the County and City, but the timing was difficult for him. He suggested the City and County come up with a collaborative project with a committee model first, and then entertain a formal authority when there was a better idea of what giving up control would mean. He did not support deciding if it was all or nothing now. Down the road, perhaps other municipalities would want to join the City and County once they noticed how Park City and Summit County worked together.

County Council Member Robinson indicated the County had not developed affordable housing on its own, but the County acquired land. To create the authority with \$1.5 million for core services wouldn't build anything, it was only to start the authority. He desired to see the same results in the County as the City had with delivering units. He didn't believe this model would do that in the most efficient way. He added that the full Council should decide unanimously on something this major. If the collective wisdom was to go ahead with this then he wouldn't stand in the way.

County Council Member Hanson asserted she was all in. The City was doing great work. Right now, the County was doing and spending nothing, so the County needed help. She didn't hear anything on the table to accomplish affordable housing other than the housing authority.

City Council Member Ciraco echoed the concerns of Mayor Worel, and Council Members Dickey, Robinson, and Rubell. He reasoned there needed to be a focus on making more happen. The City had done a lot without a housing authority therefore he doubted creating a housing authority would make a difference in the context of partnering with the County. He surmised it was less a question of money but more

about land use, zoning, and political will, and he doubted the housing authority would address those issues. He speculated the County should lead the formation of a housing authority and then it might be easier to justify the cost to further that effort.

Chair Stevens acknowledged that at every other meeting, the opinion for forming a housing authority had flip-flopped. Taking politics out and creating a separate body was what appealed to her. She acknowledged both organizations had done housing in different ways with different philosophies. The County focused on inclusionary zoning and working with developers to provide more affordable housing whereas the City had been the developer. She wanted to know how they could establish an effective body given that they had been so inconsistent with their opinions and direction to staff.

City Council Member Rubell noted this had been a learning process for them, and the additional information influenced opinions along the way. City Council Member Toly questioned if they could do better housing if they allowed experts to do it rather than elected officials, which was why she appreciated this solution because the government was taken out of it.

County Council Member Hanson clarified that this was the only path for the County to develop their own housing. She concurred with Council Member Toly to give the expertise to the experts. City Council Member Dickey repeated that he didn't want duplication, and this wasn't the right tool at this time. He didn't see the housing authority as an accelerator. City Council Member Parigian appreciated that they were responsive to citizen voices. Council Member Robinson proposed a business plan for the housing authority that stipulated \$2 million from each entity with the goal to build a specific housing goal in the next five years. He noted he only supported it if everyone else did too.

Chair Stevens offered time at the next meeting for absent Council members to voice their comments and instructed staff not to do any more work on this in the meantime, and then a final decision could be made. Mayor Worel agreed this was an important topic and it was critical that each Council could speak with one voice, so she requested that Park City Council have their own conversation about a housing authority and return with a united voice at the next meeting.

County Council Member Robinson gauged the interest in a business partnership plan and City Council Member Toly reminded each Council of the table of six or seven different options presented at the November meeting that they could consider as they decided if something else made more sense. City Council Member Ciraco looked forward to the point when they would have a chance to do something transformational and suggested they pick a project, do a letter of intent to work together, and that would inform how they would form a future housing authority.

County Council Member Armstrong arrived at 10:19 a.m.

SUNDANCE FILM FESTIVAL PREVIEW

Park City Special Events Manager Jenny Diersen remarked that they were excited to welcome the 40th Annual Sundance Film Festival and indicated the economic and cultural opportunities would be countless. This would be an 11-day in-person festival. They were anticipating pre-pandemic numbers for attendance. She thanked the departments in the County and the City that had collaborated on this effort. She highlighted that the City had four priorities in terms of transportation: public safety, reducing residential impacts, transit, and drop off/loading. The City would be running transit from 5:30 a.m. to 2:05 a.m. to make sure people would have opportunities not to be in their cars. In addition, Sundance worked with Deer Valley and Park City Mountain Resort to allow people to keep cars parked in the lots at night. She acknowledged that community outreach to residents had been extensive. No comments or concerns were voiced by any Council members.

SEASONAL WORKFORCE HOUSING COMMITTEE UPDATE

Chair Stevens moved this item to the next meeting since time was short.

WRAP UP, SCHEDULE NEXT MEETING, ADJOURNMENT

Chair Stevens scheduled the next meeting for March 22, 2024, at 9:00 a.m. at Park City Municipal.

County Council Member Armstrong asked for a legislative joint committee between the County and the City and expressed concern about land use items. City Council Member Toly suggested that the Council liaisons and the City & County managers could discuss this as well.

ADJOURNMENT

With no further business, the meeting was adjourned.

Paige Galvin, Deputy City Recorder