



**PARK CITY COUNCIL MEETING MINUTES
1255 PARK AVENUE
PARK CITY, UTAH 84060**

March 1, 2024

The Council of Park City, Summit County, Utah, met in open meeting on March 1, 2024, at 9:00 a.m. in the Park City Library Community Room.

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 Michelle Kellogg, City Recorder	Present
None	Excused

II. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from February 1, 2024:

Council Member Dickey moved to approve the City Council meeting minutes from February 1, 2024. Council Member Toly seconded the motion.

RESULT: APPROVED

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

III. VISION & VALUES & PRIORITY EXERCISES

Matt Dias, City Manager, reviewed the visioning process with City Councils historically and the importance of planning for the future, especially with the Olympics coming in 2034. The community priorities over the years were discussed, and Mayor Worel noted

the previous Council decided that if everything was a priority, then nothing was a priority. It was at that time the Council's priorities were narrowed.

Council Member Rubell indicated there was a balance in goal setting and then accomplishing the goal. He felt one problem was there was a segment of the community who were not represented. The core group who voiced opinions was small, and they didn't necessarily represent the majority. He wanted to discuss that further. Council Member Toly stated each Council member represented different groups in the community. Council Member Rubell wanted to learn how to get to organizational effectiveness. Council Member Ciraco agreed the Council's vision could be swayed because of the few community members who were actively engaged in the political process. Council Member Dickey thought today's focus should be how the Council was aligned on priorities. Mayor Worel felt the Council could do better in engaging all segments of the community. She noted Council members had meetings in the community and heard from residents who didn't attend the Council meetings. Council Member Parigian stated it was important to do visioning exercises, but in the end, it was about the people in the community. He thought the goals were there and now it was time for serious action. Council Member Toly asked what the Council would need to do to hear from the unengaged people in the community. Council Member Rubell hoped to talk about strategies on how to get there. They didn't need to go out to those who were unengaged, but they should represent them. Council Member Parigian noted there was heavy engagement in the 2020 visioning process. Council Member Dickey wanted the Council to take a leadership role and get the goals moving.

Steve Pierce, Bully Pulpit Facilitator, stated the focus today would be about what the Council wanted the community to feel like. Having an aligned vision would help as the Council returned to their day-to-day business. He asked the Council to think big and look to the future, be open with the views in the group, seek consensus and find common ground, and embrace ambiguity. Council Member Rubell indicated last year the group stated the core services were running well and didn't need discussion, but he felt core services were key to the City. Council Member Ciraco stated planning the Olympics was a long-term process, and he noted the International Olympic Committee (IOC) was always planning well in advance. He thought this was an opportunity for the City to focus on environmental issues so those could be in place for the next 100 years. Mayor Worel noted the sustainability team from the IOC visited the City and they were very impressed with the City's and the resorts' sustainability efforts. They stated they were looking at amenities that could be enhanced by having the games here. Council Member Toly indicated the City did a lot of things right during the 2002 Olympics and focus should be given to what was done so that wasn't lost this time around. Council Member Parigian stated year over year, people didn't see what was done to move the goals forward, but looking back, the list of accomplishments was impressive. He wanted to keep expanding on the efforts.

Pierce asked what the Council's favorite thing was about Park City. Mayor Worel indicated it was the kindness and openness in the community. Council Member Ciraco

stated the feeling that the City could overcome any obstacle. Council Member Dickey stated this was a community of choice. People looked at the world and chose to live here. Generally, that meant people were happy to live here. Council Member Parigian stated the social aspect of the community and the dedication to being one. Council Member Rubell stated it was a great place to raise a family. It was safe and there were a lot of opportunities for kids. Council Member Toly indicated she liked the history of the community, where people came here and built something from nothing. They created a town that people wanted to live in. She felt it was important to look at the history to see what it was that attracted people here. She noted this was a healthy community in several aspects.

Pierce asked Council members to draw on paper things they saw in Park City today and what they wanted to see in 10 years. He divided their ideas into three categories: people, principles, and priorities. Council Member Dickey wanted a stand-alone small community. There would be growth outside the boundaries, and he wanted the City to keep its identity. It was important to maintain a good economic base. He wanted people to work and play here. He also wanted culture. Council Member Toly stated there should be a strong Main Street, clean water, and a strong ski industry. She indicated the City had open space but new communities were getting closer. She thought City roads could be improved. There should be more outdoor activities besides skiing to keep the community healthy. She felt there was space in town for more density. There would be more regional collaboration. She wanted to see mental health, more children, and opportunities to serve. Council Member Parigian stated people had different attributes. There wouldn't be big differences that divided the community. There would be good environmental practices to protect our surroundings. Council Member Rubell stated currently there were a lot of ideas but not a lot of action. Too many people drove their own cars around town. For the future, there would be fewer cars on the road. The attitude was "we," including collaboration regionally. He hoped the neighborhoods could be better connected with paths. He wanted Bonanza Park to be completed, with a stage for arts and culture. He wanted to keep Park City livable for residents and not a tourist community.

Council Member Ciraco focused on balance. There were many cars in town now and the noise detracted from the quality of life. There was a loss of spontaneity for residents because of the traffic congestion. Livability needed to be preserved. As the surrounding areas grew, Park City needed to maintain the appeal of Main Street and focus on arts and culture. He wanted the Olympics here and felt it would be a great benefit. He hoped to move to a fewer car culture to enhance safety and the quality of life. Mayor Worel stated this was a four-season community and she wanted that to stay. She wanted the good air quality to stay. She wanted trails to be locally managed and improved. She focused on housing. There were many dark homes and there were opportunities to add accessory buildings to properties to add to the housing stock. She wanted people to turn secondary homes to primary homes. She thought the future would bring better connectivity and a vibrant Bonanza Park. Currently, the community was not diverse and

she hoped for a more diverse community. Pierce asked if a more diverse community would be a bigger community.

Pierce asked Council to discuss the commonalities from the exercise. Council Member Dickey stated they wanted the City to have a distinct identity. Pierce asked what an authentic community looked like, and noted it wasn't dictated. Council Member Dickey stated part of it was a place where people lived and worked. Council Member Toly indicated the other Council members moved here and she asked what made them choose Park City over other ski towns. Council Member Rubell indicated authenticity was defined differently depending on who was asked. He wanted to focus on making a community where people wanted to live and work in. He didn't want to over-engineer a society. Mayor Worel indicated there were labels in the community, such as locals, workforce, second homeowners, etc. She felt the labels were barriers. Council Member Ciraco didn't like labels, but asserted there was utility in having labels in order to meet the needs of each of those groups. Council Member Rubell felt good teachers and good services were key to making people want to live here. Mayor Worel compared the community to a tapestry and how their lives were woven together to make a great community. Council Member Dickey stated some communities merged with others to form bigger communities. He liked having a stand-alone place to live, work and recreate. He knew that would change, but he didn't want it to merge.

Pierce discussed the Council's comments on wanting balance. Council Member Toly stated to maintain balance, the City would have to be willing to change the economy. Council Member Ciraco stated there needed to be changes but they didn't need to be zero sum. They could think additive. Pierce referred to the desire of the Council for connection and talked about removing barriers and providing opportunities for connection, both physically and socially. Pierce asked if there should be a goal to have more families in the community. Council Member Rubell stated the barrier to families was the cost of living. The City could provide opportunities for families to live here, and collaborate with other employers to do likewise. Pierce noted this could be an outcome of other things.

Pierce referred to inclusivity and asked if this was important to the Council for the next 10 years. Council Member Ciraco thought with better opportunities for mobility, people would be able move around and interact better. Mayor Worel thought that was something that happened naturally.

IV. LUNCH & LEARN

1. Friends of Ski Mountain Mining History Presentation:

Brian Buck and Sally Elliott presented this item. Buck gave a brief presentation on the history of preserving the City's mining structures.

2. Central Wasatch Commission Presentation:

Lindsey Nielsen, Executive Director, gave a presentation on the purpose of CWC.

V. VISION & VALUES & PRIORITY EXERCISES

Pierce continued the discussion and indicated the goal was not to predict what would happen 10 years from now but to aspire to the end goal. He displayed a chart consisting of areas staff focused on, which included resort base development, transportation, housing, recreation, economic development, community and neighborhoods, equity, sustainability, and organizational capacity. Other things the Council thought were important included core services. Pierce asked to define community and neighborhoods, and answers included traffic mitigation, gathering spaces, and the Neighborhoods First program. Council Member Toly wanted to separate community and neighborhoods. There was discussion on Resort Base Development and the Council members changed it to Community Development. Dias clarified organizational capacity was IT, employees, and core services. The Council ranked these areas from the highest to the least priority that would get the City to where it wanted to be in 10 years. The rankings were as follows: transportation, core services, housing, community, community development and planning, neighborhoods, economic development, recreation, sustainability, equity, and organizational capacity.

Transportation: Areas of improvement included SR248 and SR224 corridors, neighborhood transit service, connectivity, electrification, and parking. Of this list, the Council indicated the City had control of, and could work on pedestrian access and transit service. Council Member Rubell stated projects were easier to accomplish if they were completely inside City boundaries. Mayor Worel indicated Bonanza Park had a lot of potential for transportation opportunities.

Core Services: It was indicated public safety had to remain in top form and first responders should be given additional training in health crises. Areas of improvement included recruitment and retention of staff, aging infrastructure, mental health, food security, and a potential public works building expansion. It was indicated the City controlled core services.

Community: Areas of improvement included having more gathering places such as Bonanza Park and Main Street, additional parks, and making those spaces accessible and desirable. The Council hoped to have recreational facilities available and affordable to the community, pedestrian safety, and inclusive community identifying events that would be mostly free to the public.

Housing: Areas of improvement included having more affordable housing for employee workforce and core city workforce by using public/private partnerships and utilizing existing stock. Council Member Parigian indicated it was important for housing to fit into the community. Mayor Worel was concerned that the affordability of living in the City was more than just affordable housing.

Community Development and Planning: Mayor Worel stated it would be important to maintain relationships with the resorts. Council Member Parigian wanted the City to

adhere to the code. It was indicated there should be community benefit with development expansion. Mayor Worel referred to the Bonanza Park development and stated consistency was key so that preferential treatment was not an issue. Council Member Dickey stated residents felt frustrated when going through the Building, Planning, Engineering (BPE) process as they remodeled homes or initiated construction projects. Council Member Rubell thought there could be a customer management position.

Neighborhoods: To achieve a balance, neighborhoods needed to be protected, including traffic management, and they needed to be livable and vibrant. Short-term rentals needed to be mitigated. Trailhead parking in neighborhoods was an issue for residents. Complete streets, including sidewalks, traffic signage, and speed mitigation would be a focus.

Dias thought the Council had a good discussion on where this group stood on priorities. There was work to do. There would be an after-action report that would be distributed to Council. There was affirmation on the work being done. He didn't hear a lot from Council about being intentional or being transformational. He asked if Council wanted to lead on a project or be a partner on a project. He noted yesterday, some of the group went to Millcreek Commons and saw how that City led that project. Council Member Ciraco stated today's discussion was big picture, and in the future, they could narrow down on specific projects. Council Member Rubell stated the Gordo property, the pool, the City Park building, Main Street, and Bonanza Park were briefly discussed. Dias stated it was nice for staff to hear that core services were a priority. Pierce noted this was the beginning of the conversation and he would continue to work with the staff on this. Mayor Worel indicated they would work on next steps.

VI. PUBLIC INPUT

Mayor Worel opened the meeting for public comments.

Megan McKenna 84060 Housing Advocate for Mountainlands Community Housing Trust, stated representative democracy was good because most working people could not attend this meeting. She was glad to be able to attend and voice her opinions. She wanted all people who lived and worked in the City to be represented. The distinct identity discussion was interesting. The City's identity was the people who make up the City.

Chip Hunter 84060 asked Council to give equitable access for pickleball and tennis to be played side-by-side first come first served.

Gene DeSantis eComment: "You can google and you will instantly find that PB is – again – the fastest growing sport in America. PB is especially popular in Utah, with many articles reporting that Utah has more PB players than any other state. I urge you to ask your Rec Department the following questions: 1. How many hours are dedicated

to tennis in the main building (4 courts) and how many to PB? 2. How many weekday “prime time” hours (9 AM to 6 PM) are dedicated to tennis in the bubble and how many to PB? 3. What are the dedicated hours when PB players can book a bubble court? 4. Does the allocation of hours for court reservations for tennis compared to the allocation of hours when PB players can reserve a court accurately reflect the number of MARC patrons who participate in each sport? 5. How many MARC patrons play tennis compared to the number who play PB? 6. Why hasn’t the MARC asked its customers if they like the current allocation of court reservation times? Each of the last 3 years, the Rec Department has reported to the City Council to “justify” the arbitrary, unfair, and unjustified preference given to tennis players. In 2021, they said the disparity was based on revenue: tennis produced far more revenue than PB, and thus it got far more hours. This is untrue. Tennis produces more revenue because tennis gets more hours. So in 2022, the justification changed. Tennis gets more hours because the MARC is a “purpose built” facility, and the purpose for which it was built was tennis. This is true, but the MARC was built as a private tennis club (the Racket Club). It failed, the facility was purchased by Park City Municipal Corporation, and rebranded as the Municipal Athletic and Recreation Center (MARC). Surely the use of a public facility cannot and should not be dictated by its purpose when it was a private club! And so in 2023, the rationale changed again. The Rec Dept said it met with the Park City Pickleball Club, and the Club “endorsed” the winter hours play schedule, and “agreed” that PB and tennis should not be played side by side in the bubble. Again, this was untrue. The PCPB Club never endorsed those hours, and the Club has continually sought both more access and equal opportunity to book bubble courts, first come, first served, with tennis and PB played side by side. This brings us to March, 2024. Once again the Rec Department has given 100% of the use of the 4 courts in the main building to tennis, and the overwhelming majority of bubble hours (and all the “prime time” weekday hours) to tennis as well. PB players get only the most undesirable times (typically 6-8 AM and after 6 PM some weeknights). The job of government is to equitably allocate scarce resources among competing stakeholders. In this case, you have failed miserably. The MARC continues to operate as if it were a private tennis club, catering to the wishes of tennis players, and ignoring the explosive growth in PB. Sure, they throw PB players a few crumbs: leftover courts that tennis players don’t book are then “released” to PB (and typically they are snapped up quickly). But prime time weekday access is nil. I urge you to take immediate action to remedy this injustice. Here are some concrete steps you can take: 1. Allocate the 4 courts in the main building to tennis, and the 3 bubble courts to PB, or 2. Alternate days (one day tennis gets the main building, PB gets the bubble, then switch), or 3. Make the bubble a “first come, first served” venue, with tennis and PB played side by side. At the very least, you should direct the Rec Dept to have the MARC survey its customers. Ask them if they support the status quo, if they want more PB hours, if they want the bubble to be for PB only, or for side by side play. One thing I can absolutely guarantee you: the current allocation of court reservation times does NOT COME REMOTELY CLOSE to reflecting the number of participants for each sport. You need to fix that.

Mayor Worel closed the public input.

VII. FORM OF GOVERNMENT AND RECAP

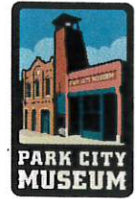
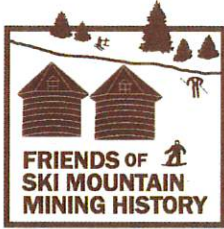
Margaret Plane, City Attorney, reviewed forms of government in Utah and specifically Park City's form of government, which was a six-member Council where the mayor did not vote unless to break a tie vote or when there was an appointment or dismissal of the city manager. She reviewed the duties of the mayor, council members, and city administration.

Council Member Rubell asked if policies should be set up around the duties and inquired if policy direction should be done by the administration. Plane stated the city manager worked at the direction of the council. Council Member Rubell asked who was accountable. Plane stated the code did not specify, but if the council was not happy with the city manager, they had the power to dismiss them. Council Member Rubell asked if a council member should approach the city manager or mayor with a concern, or if it should be discussed in a public meeting. Plane stated any or all those options would be appropriate, and one might be preferred depending on the subject. Council Member Rubell asked who set the agendas. Plane stated the council protocols dictated that council members could request items be placed on an agenda and if three members supported that, it would be added to a future agenda. Council Member Rubell stated the Council was over the city manager and city attorney, and asked how performance reviews could be formalized in policy. Plane stated city code specified appointment and removal of those offices, but not performance reviews. Both had contracts that required a performance review. Council Member Rubell requested that be formalized in the policy so there was a baseline. He wanted it in the policy so people could see how the process worked. Council Member Dickey asked for a staff communications report about it so the Council could understand the process before further discussion was considered. All the Council agreed to have a staff communications report.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



Saving Park City Mining District Structures

Mining Structure		Location	Year Saved	Cost
	King Con Counterweight	First Time Run at PCMR	2016	\$41,026
	California Comstock Mill	Keystone & Jupiter Access Runs at PCMR	2017	\$56,917
	Little Bell Ore Bin	Bandana Run at Deer Valley	2018	\$56,917
	Jupiter Ore Bin	West Face at PCMR	2018	\$36,974
	Silver King Water Tanks	Kings Road Park City	2020	\$118,063
	Thaynes Conveyor	Keystone & Jupiter Access Runs at PCMR	2020	\$231,244
	Judge Mining & Smelting Company Office	Empire Canyon	2020	\$140,997
	Silver Star Boiler Room & Coal Hopper	Entrance to Silver Star on Three Kings Road	2020	\$61,000
	Daly West Headframe	Ore Cart Run at Deer Valley, Base of Empire Lift	2022	\$680,250
	Silver King Consolidated Mine Ore Bin	Claimjumper Run at PCMR	2022	\$125,500
	Alliance Mine Watchman's Cabin	Walker & Webster Gulch	2023	\$102,724