



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

June 5, 2024

The Council of Park City, Summit County, Utah, met in open meeting on June 5, 2024, at 3:30 p.m. in the City Council Chambers.

SPECIAL 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 Michelle Kellogg, City Recorder	Present
None	Excused

II. WORK SESSION

1. Bonanza Park Project Discussion:

Matt Wetli and Justin Carney, Development Strategies, lead the discussion on this item. Wetli stated there were many benefits, including site control, market opportunity, and resources to make the project happen.

Parking

Council Member Parigian stated the City's portion of the partnership would be financed with bonds, so the funds were not needed before the project began. The project would be paid for over the course of the asset. Council Member Ciraco asked if the parking could be put on one acre. Wetli didn't want to get into the weeds or actually design the project, but he noted it cost more to build parking underground. He thought most of the development would consist of uses that did not generate revenue. Council Member Ciraco indicated underground parking would allow for open space on the site. Carney

suggested that the extra space could be revenue generating to pay for the underground parking. Mayor Worel asked if a city normally paid for the parking or if the developer covered that. Wetli stated that varied from project to project. Carney explained the issue wasn't how much parking was needed, but if the Council wanted underground, above ground, or off-site parking. Council Member Toly wanted to have a wholistic view of what the parking would entail, including if it would be for the public, time limited, etc. Council Member Parigian favored underground parking because the land was too valuable to have it above ground. Council Member Dickey supported underground parking, and wanted to explore if this was the right place for parking that served the neighborhood. He wanted to incentivize other sites not to build parking, but rather employ transportation demand management (TDM). Council Member Ciraco supported reducing the parking minimum requirements for this area. Carney summarized the Council wanted to start with the position of having underground parking. As other factors were considered, things could change.

Council Member Rubell thought there could be some at-grade parking in a mixed-use area. Wetli stated it would be helpful to know if there was other offsite parking that would be available as well. Council Member Rubell asked that the developer look for creative solutions for parking. He stated the area had been analyzed and a plan was being developed, so it was time to move forward. He wanted professionals to get creative and provide proposals that would work. It was indicated the next preference for parking was nearby lots. Council Member Parigian suggested overbuilding underground parking and making it the parking site for the area. The City could lease part of it for their developments. Carney asked if this would be the Park Once site. It was determined there would be no at-grade parking. There might be consensus to having an above-grade parking garage, depending on what would go on the site. Council Member Rubell suggested language could be put in the RFP that the developer did not have to meet the current code requirements for parking.

Wetli summarized the Council was willing to explore a reduction in parking requirements, willing to contribute to a project that would create underground parking and wanted to explore adding public parking spaces. Some of the Council were willing to have above-grade parking but were not willing to contribute to it. They were willing to revisit the parking code. Council Member Rubell stated they wanted a parking reduction to promote trails and transit. The RFP should ask for recommendations on parking. If there was a parking gap, they could look at creative parking solutions. It was indicated that the developer would recommend parking based on the minimum code requirements.

Kimball Art Center (KAC)

Wetli asked if the desire was to have a standalone building on a standalone site, have it incorporated into a mixed-use building as part of the whole site, or if there was an openness to explore both options. Council Member Parigian stated KAC wanted to have their own site and building. Jen McGrath, Deputy City Manager, indicated the assumption from existing Council direction was that KAC would build their own space

on their own site. Council Member Rubell argued the direction was to have a mixed-use building. He wanted them to have the space they needed within a building. They could have their own mixed-use building. Council Member Parigian thought this building should be left out of the RFP. Council Member Ciraco agreed a portion of the area should be dedicated to the KAC building. Mayor Worel asked if the Council should define the mixed-use building. Council Member Dickey stated the site should be a carve-out with a set of requirements and it should integrate with the rest of the site; and the KAC parking should be part of the parking constructed for the remainder of the site.

Carney summarized the Council favored a standalone building that would meet certain requirements, and other integration pieces would be worked out between the developer and KAC. Council Member Ciraco requested that KAC have some input on where the building would be located on the site. Council Member Parigian stated he didn't want that building in the middle of the site. Mayor Worel asserted KAC needed a space where parents could drop off children. Council Member Dickey reiterated the developer would be connected to KAC for aspects like parking and connectivity. Wetli stated the developer would account for the parking of KAC but would not pay for it. Carney asked if the Council wanted the developer to talk directly with KAC. Council Member Rubell stated there should be a common parking solution in the MPD and KAC should be integrated into the circulation of the site. No streets would be on the site. There could be a delivery/drop off area. Wetli suggested the Council should form a plan for the developer to interface with KAC or not.

Aldy Milliken, KAC Executive Director, stated the requirements given to the City included the size of the parcel, the cut out of the parcel, and the drop off/loading zone.

The Council took a break at 5:26 p.m. The meeting resumed at 6:05 p.m.

The consultants reviewed that they needed to know the size of the parcel, the location, access, parking, connectivity, height and scale, housing, and integration for KAC. Council Member Parigian indicated the AMPD dictated there could be nothing over three stories and he wanted a standalone building. The Council favored shared parking with no surface lot. Council Member Dickey stated location was unknown and they looked to the developer for suggestions. Discussion took place on height and Council Member Toly suggested the building could be four stories and the developer could ask for a variance. The majority of the Council didn't have a strong preference for KAC location, but some did not want it on the corner of Bonanza and Kearns. Mayor Worel felt a location on Kearns would be challenging.

Regarding parcel size, Council Member Ciraco stated the Council could dictate what went on the parcel outside the building. Milliken stated the building would be phased, so he requested an acre so they could expand as their needs grew over the years. Council Member Rubell did not want to give KAC a parcel but wanted the building size to be considered. Council Member Ciraco was comfortable that the KAC building would fit with the rest of the development because they would have to go through the

development process with the City. Council Member Toly stated the RFP could clarify the site reservation that would include open space and connectivity to community amenities. Wetli thought the RFP could say the developer would work with KAC to develop a cohesive design. He suggested the chosen developers would work with KAC to make the building integrate with the rest of the project. Mayor Worel indicated negotiations with KAC were paused because there were questions that needed to be answered.

Housing Affordability

Wetli defined workforce housing as 80%-120% AMI. More affordable housing would be 50%-60% AMI. Council Member Dickey clarified the workforce wage was 45% AMI. Council Member Rubell thought the project should focus more on the workforce wage. He wanted the housing to be affordable for those working in the community. Council Member Toly hoped to see the housing go to first responders, teachers, municipal workers, and similar positions. Council Member Parigian wanted to ask for 200 total housing units and wanted the developer to figure out the mix of studio, one-bedroom, and two-bedroom units. He suggested 15% market rate, 15% attainable, 40% affordable, and 30% workforce.

Mayor Worel stated the community wanted restaurants and local businesses on the site. Telling the developer a certain number of required housing units would limit what the community wanted. Council Member Parigian indicated the businesses could be on the ground level. Council Member Ciraco wanted to consider the 99 affordable units at Homestake. Council Member Toly noted the Homestake parcel was two acres, so a goal of 200 units would take this entire site. Council Member Ciraco stated it would be hard to support lower AMIs on this site. Council Member Rubell indicated the target was workforce housing. Council Member Toly asserted the need was for three- or four-bedroom units so this plan was at a disadvantage if it didn't include those numbers.

Council Member Dickey stated this was not a great site for families and the HOPA site needed \$10 million to make it successful. The public also wanted this site to be a locals' neighborhood. He felt affordable housing could be focused on at HOPA. Council Member Parigian wanted to attract younger people to the City. Council Member Toly clarified the units on the site would all be rental units. Council Member Rubell favored single person/entry level job being housed here. He suggested the lowest affordable housing of 50% AMI for a one-person household, and then to have an even distribution up to market rate.

Council Member Dickey asked for a financial model that the Council could consider as they made decisions. Council Member Rubell wanted the developer to tell the Council how much market rate units they needed to make the project work. The process was competitive so they would want to maximize affordable housing. The consultants indicated they would come back with some scenarios. Council Member Dickey stated this would help the Council be more precise.

Commercial

It was indicated the consultants would bring some scenarios that included a hotel. There was discussion on subsidizing certain commercial spaces. Council Member Ciraco stated the goal was to have smaller footprint spaces or shared spaces for commercial. Wetli stated many projects had ground floor spaces for higher rent businesses, medium rent spaces, and lower rent spaces.

Mayor Worel indicated Main Street business owners were concerned about the high rents and she didn't want to build something in Bonanza Park that would cause an exodus of businesses from Main Street. Council Member Rubell stated there would be movement because that was how the free market worked. Council Member Toly asserted that was the reason why the commercial spaces should not be subsidized. Mayor Worel asked if the Council wanted some maker space. Council Member Rubell stated he did, but he didn't know if it should be in the commercial section or as part of KAC. Council Member Dickey wanted them separate from KAC and did not want to put a constraint on them to have them. Council Member Parigian wanted a variety of maker spaces throughout the site.

Carney stated they would continue the conversation at the meeting tomorrow. A big topic would be the City's financial support and he asked the Council to consider if the only contribution to the project would be the Transient Room Tax (TRT) revenue.

III. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder