



**PARK CITY AND SUMMIT COUNTY JOINT COUNCIL MEETING MINUTES
1885 W. UTE BLVD.
PARK CITY, UTAH 84098**

August 5, 2024

The Councils of Park City and Summit County, Utah, met in open meeting on August 5, 2024, at 9:00 a.m. in the City Council Chambers.

JOINT CITY COUNCIL AND COUNTY COUNCIL MEETING

I. ROLL CALL

Park City Council Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ed Parigian Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
Council Member Ryan Dickey Council Member Jeremy Rubell	Excused

Summit County Council Attendee Name	Status
Chair Malena Stevens Vice Chair Tonja Hanson Council Member Roger Armstrong Council Member Canice Harte Council Member Chris Robinson Shane Scott, County Manager Eve Furse, County Clerk	Present
None	Excused

II. DISCUSSION ITEMS

Olympics Update and 2034 Announcement Summary:

Chair Stevens, Mayor Worel, and Jennifer Wesselhoff, Chamber of Commerce and Visitor's Bureau President/CEO, presented this item. Mayor Worel reviewed they went to Paris for the 2034 Olympics announcement. Wesselhoff noted over 3,700 people

went to the Utah Olympic Park to witness the announcement and it was an incredible event. Mayor Worel continued that Governor Cox and Mayor Mendenhall gave presentations before the award was announced and the International Olympics Committee (IOC) was very impressed.

Chair Stevens indicated many other people from Utah came to Paris for the announcement and to share in the celebrations. She reviewed efforts by France to prepare for the Games. They went to venues and saw operations behind the scenes. Wesselhoff stated she attended Lille, which hosted the basketball portion of the Games and she saw how this city activated. She felt it was a beneficial experience since Park City would be in a similar situation in 2034. They also attended many sessions on different aspects involved in hosting the Olympics, including volunteering, environmental sustainability, transportation, and economic impacts. Mayor Worel indicated one frustration was the lack of communication on road and pathway closures, which inhibited people from getting around the city.

Chair Stevens reviewed the next steps in preparing for the 2034 Olympics, including the development of an RFP for a 10-year action plan, developing partnerships between the City, County, Deer Valley, Park City Mountain, and Utah Olympic Park. They would also attend other Olympic Games leading up to 2034, and would participate in the state Olympics Committees. Vice Chair Hanson requested that people who worked on the 2002 Games be consulted in preparation for 2034. Council Member Toly agreed and added there needed to be community meetings as well. She requested good communication with the entire Wasatch Back.

Regional Park and Ride Study:

Carl Miller, Summit County Transportation Director, and Alex Roy, Senior Transportation Planner, presented this item. Miller indicated that a study was conducted last fall to determine how park and ride lots in the community could be used more efficiently. He reviewed the usage per lot and listed available spaces: Kimball Junction 39, Jeremy Ranch 69, Ecker Hill 358, and Richardson Flat 742. Miller stated over 1,100 participants responded to the park and ride survey, including residents, workforce, and skiers. Amenities they wanted to see at the lots included shelters and restrooms.

Roy stated they looked at some alternatives for expansion and consolidations. The distributed system would involve many small or medium-sized lots along the corridor. The consolidated system would have fewer but larger lots at key gateway locations along the corridor. The hybrid system would include characteristics of both the distributed and consolidated systems unique to their travel origins. He proposed having big lots at the SR248 and SR224 junctions and then smaller lots along the corridors.

Miller stated some things they could do to implement the plan included continuing to collect data to ensure there was still demand for park and ride lots and making sure the lots were flexible to accommodate events such as the Olympics. They would work with

UDOT and other partners to help people know about park and ride options. Roy asked how the Councils wanted to move this project forward.

Council Member Robinson asked if the trend was that there was sufficient parking. Miller affirmed it was sufficient if nothing changed with transportation. Aggressive measures assumed that behavior and policies would shift. In that scenario, additional lots would be needed. Council Member Robinson asked what the large lots would look like. Miller stated there would be medium-sized lots at the entry corridors.

Council Member Harte asked if the projected number of spaces needed would change if a gondola was constructed or a bus rapid transit (BRT) was implemented. Miller stated forecasting the model would determine what the final number would be. This study did not factor either of those scenarios. Council Member Harte didn't know how much priority to put on this project since there were still many variables that were missing. Roy stated the BRT was figured into the study since that was already in the design phase. He knew there would be additional demand and he wanted to have locations to capture that.

Council Member Robinson left at 10:17 a.m.

Council Member Harte noted 400 spaces could be needed with a gondola and more with other transit efforts that were planned. Miller indicated this was the first time a regional study was done and now they wanted to see how to implement it. He suggested a regional strategy could be put together and an interlocal agreement could be signed, funding could be dedicated, or other options could be considered. Chair Stevens requested that Roy and Miller meet with City and County management to see how they envisioned this moving forward. Then when they came back with results of the final study, they could have some proposals of how to move forward in a cohesive way.

Vice Chair Hanson asked if they assumed people from Wasatch County would come through Richardson Flat, to which Miller stated they assumed a percentage going to Richardson Flat and another percentage coming through Kimball Junction. Roy noted they looked at the destinations and usage for Richardson Flat and most vehicles were from the Salt Lake County area. Mayor Worel indicated the Regional Transportation Convening had met over the last year and a half and they discussed alternate locations outside Summit County that could be designated as locations to keep traffic from coming here. She hoped that would be discussed as well.

Council Member Ciraco stated policy impacted demand and thought if officials were serious about reducing traffic and emissions, they should focus on transit policy and the changes that would require. He requested a deeper discussion on making this kind of policy.

Council Member Parigian knew more parking spaces were needed and he didn't understand why the report indicated there was sufficient parking. Roy indicated as land

use policy changed, the spaces would be reduced. He thought the project needed to be broken down by location and agreed with Council Member Ciraco that policy would need to change. Chair Stevens asked that this item come back after staff had a chance to meet with management.

Council Member Armstrong stated transit ridership was 5% and we would solve all problems if it increased to 10%. He stated public transit wasn't the solution. Traffic congestion was a problem and much of it was construction related. There were 35,000-40,000 trips in and out of Kimball Junction daily. There were only 9,000 parking spaces. The large lots were for people coming from the outside. He wanted to discuss who they were targeting for the park and ride lots. Council Member Toly asked to know why drivers were not parking in the lots. She also stated construction traffic should be a big part of a policy decision.

Short-Term Rentals Study:

Jamie Johnson, Park City Board of Realtors CEO, presented this item. Johnson stated she was part of the Western Mountain Resort Alliance. The report presented was a breakdown of three different markets within the Alliance. She noted the study was funded by the National Association of Realtors. Jack Greacen, AEG Policy Advisors in Tucson, Arizona, stated the study needed to break down the metrics of the city, economy, and affordability. The study did not include Summit County, Utah, or Park City, but that was in the plan for the future. He stated Summit County had 22% nightly rentals and vacation homes comprised 34% of the county. He indicated nightly rentals generated jobs and had a large economic impact. There was a 51% occupancy rate for nightly rentals in Park City.

Vice Chair Hanson was excused at 10:55 a.m.

Council Member Ciraco asked for the size of nightly rentals since the hotel fee versus nightly rental fee was quite different. Greacen stated most nightly rentals were two or three bedrooms.

Greacen stated the impact on the price of property had less than a 1% impact. He stated if there weren't short term rentals, there would still be empty homes in the community. There wasn't affordable housing in this community, but nightly rentals were not the reason for this. It was the nature of a resort community. He noted regulations put on nightly rentals reduced property values. He recommended that government be cautious where it concerned nightly rentals.

III. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder