



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

October 29, 2020

The Council of Park City, Summit County, Utah, met in open meeting on October 29, 2020, at 4:30 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

Council Member Henney moved to close the meeting to discuss property and litigation at 4:30 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 5:00 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

During the break, local artist Wyatt Pike performed on the guitar.

WORK SESSION

Summit County Affordable Housing Solutions Report Presented by Habitat for Humanity of Summit & Wasatch County:

Jason Glidden, Affordable Housing Manager, Allison Kuhlow, Historic Park City Alliance (HPCA) Executive Director, and Shellie Barrus, Habitat for Humanity (HFH) Executive Director, presented this item. Barrus stated the HFH launched a Cost of Home campaign nationally and they hoped to help 10 million individuals obtain housing. The report prepared for the City included a focus on resources for home production and equitable access to land. They met with leaders from Summit and Wasatch Counties. The workgroup in Summit County reviewed policies and looked at what worked for other communities. Kuhlow added that the workgroup focused on policy, funding sources, use of existing housing stock and advocacy. She pointed out that Park City had been emphasizing affordable housing for some time. She noted additional solutions for

affordable housing which included reducing the standard designs for land development, such as reducing the width of driveways; concurrent reviews and approvals of projects to reduce the time it would take to process a project; implementing a demolition tax that could be used for affordable housing; and implementing a percentage contribution or a portion of open space purchases to fund affordable housing.

Council Member Joyce indicated there had been discussions on expanding the setup projects beyond the master planned developments (MPD) to pay into the affordable housing fund or provide affordable housing. He asked if HFH could push for some State or regional legislative changes so Park City wouldn't be the one asking for it. Barrus thought HFH and other affordable housing groups could talk with legislators about changing some laws at the State level. Council Member Joyce asked how that initiative could get going. He felt it would be great to pool resources. Barrus stated HFH could reach out to some of the areas the ideas came from, and then bring people together to make plans on what would happen in the next legislative session. She noted HFH didn't have the resources to support the legal side of this. Council Member Doilney suggested asking the Utah League of Cities and Towns (ULCT) to see what other communities could be aligned with and collaborate together. He asked if Park City was that different from other cities with affordable housing problems. Mayor Beerman felt this was a unique city, but many communities were struggling with affordable housing. These were statewide problems and the State had subcommittees that were working on them. He requested that he and Dias be given the opportunity to discuss this with ULCT if that was the direction Council wanted to go. Council Member Doilney thought the demolition tax was interesting and noted it could be a real benefit to Park City. Council Member Gerber agreed and hoped there was a way to make the tax work by getting the legislature to change the law. She requested a future discussion on funding for affordable housing. Council Member Worel expressed interest in looking at altering driveways and parking areas to save space. Mayor Beerman stated there was an increase in sales tax years ago and a portion went towards open space. Next to several open space parcels was buildable land. He thought affordable housing would fit well in those areas.

Council Member Joyce liked the idea of having a discussion for funding affordable housing. Mayor Beerman indicated he would like a half day discussion on housing in the next couple of months.

Preliminary Aerial Study – Phase 1 Feasibility Update:

Mayor Beerman reviewed feedback from the visioning process was to have bold and innovative solutions for traffic problems. One area was aerial transportation as a future transportation mode. Julia Collins, Transportation Planner, and Franklin Williams, Transit Coordinator, presented this item. Williams stated he asked Snow Engineering to build some estimates on what it would cost to provide this type of transportation. Collins stated the study was a high level look to see if aerial transportation was feasible in the

City. The alignments for this mode of transportation would connect Park City Mountain Resort, Deer Valley, the Arts and Culture District and Old Town. Williams reviewed the operations for the system with longer hours in the winter and it would transport 1,500 people per hour, which could be increased with more cabins.

Williams stated the capital cost would be \$64 million with operating costs of \$3.5 million, which didn't include utilities, land acquisition, permits and City staffing. Those factors would add another \$30-\$35 million. He stated the main gondola paths would go above 338 private properties. He summarized this mode of transportation was feasible, but had its challenges. This was a good connection and transportation link in town, but it did not address regional connectivity. This study did not compare aerial transit to other transportation modes.

Collins noted other cities that used gondolas included Telluride and Breckenridge, Colorado. She proposed looking at gondolas in the long range and short range transportation plans. She also recommended performing a nodal connection study which would compare transportation costs and efficiencies. She stated the next steps included finishing the transportation plans, performing the nodal analysis, acquiring property for future transit opportunities and identifying funding strategies.

Council Member Doilney thought funding would be a problem, but the City needed to be ready when a funding source arose. He thought the City should continue to prepare for these opportunities. Council Member Worel agreed the City should be prepared when funding appeared. She asked if property owners owned the airspace above their properties. Williams stated the rule was that property owners owned 83 feet above the highest spot on their properties. For gondolas, easements would be the way to get around that. Council Member Worel asked if reliability would be studied in the nodal analysis. Williams stated gondolas were number one for reliability in moving people around. Collins recommended altering a State code which would restrict the alignment of the gondola.

Discussion continued during the regular meeting.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney	Present via technology

Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	
None	Excused

Preliminary Aerial Study – Phase 1 Feasibility Update (continued from Work Session):

Council Member Gerber was excited to see aerial transportation being discussed. She thought the local residents would ride the gondolas and there would be consistency for employees getting to and from work. She favored the nodal analysis and trying to acquire land for this purpose.

Council Member Joyce stated the City was working on the Arts and Culture District and the resorts were building or rebuilding their bases and he hoped there were land allocation plans for this mode. Mayor Beerman thought the resorts were aware and at least Deer Valley supported this mode. Council Member Joyce thought it should be on the back burner with the City nudging it along. He also thought it should start out of town in order to get people in and out of town. He didn't think the City had to own land and noted if the resorts wanted the gondola, they could provide the land. He thought it should be a low priority lens when proceeding with current construction projects.

Council Member Henney stated Council had talked about this for a long time and he was pleased to see the report. He liked to look at it as a springboard for future planning. He agreed that the City needed to be prepared and referred to the previously mentioned possibility that the Olympics might provide funding for this. He felt in addition to State and Federal funding, the resorts might need to contribute as well. He favored the nodal connection study to be in position if there were funding opportunities. He also thought land should always be looked at for possible transportation opportunities.

Mayor Beerman stated he went with the high school students to the City's sister city, Courchevel, France, and he used the gondolas to get around town. One takeaway was they took very little manpower. He had a preliminary conversation with State and Federal legislators and they thought this type of project could get some State and Federal funding. He noted Park City had narrow roads and they couldn't be widened. He felt a gondola or a fixed rail system would be needed to get people in and out of town.

The Council agreed to move forward with the nodal connections study.

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Henney indicated the Summit Land Conservancy closed on another property in Oakley for open space.

Council Member Worel indicated she enjoyed the desk concert between closed and work session. Yesterday there was a roundtable on Arts, Culture and Resiliency and the panelists were amazing.

Council Member Joyce stated that as of yesterday there were 18 applications for the \$900,000 in CARES Act money. The U.S. had very high COVID cases, including Summit County. He was concerned the hospitals would be overwhelmed and would have to prioritize who received care. He encouraged people to stay safe.

Mayor Beerman asked if Council was good with the 2021 Council meeting calendar amendments that were emailed to them, to which they responded in the affirmative. Mayor Beerman stated the policy on written agenda comments would be that future written submitted comments would be in the written record only and not read aloud. Council Member Joyce noted that Council read all submitted comments. Mayor Beerman also stated the County was negotiating waste discussions and they were ready to act. He asked if Cartin could send a letter to the County Council requesting flexibility for the City to pursue a zero waste plan. The Council agreed that Cartin should send the letter.

Staff Communications Report:

1. Park City Municipal Corporation StormReady Status Renewal:

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

Mayor Beerman opened the meeting for anyone who wished to submit comments to the Council on items not included on the agenda.

Steve Atwood via Zoom asked Council members to read an article about what the County was doing for dark skies. Park City was a sanctuary for dark skies. He believed in climate change. The night sky was beautiful, but could be terrifying.

Neal Krasnick via Zoom, stated he was interested in the gondola discussion, but noted it was expensive. He suggested asking for funds for single rail transportation. All the things the Council discussed were futuristic and he liked the new ideas and was against single vehicles.

Jacob Marchlewski: eComment submitted after the meeting concluded: "If the City is to consider aerial transit, feasibility of underground transit might also be a good thing to consider. Not long ago, one could use the tunnel network to travel from the Mayflower area near Jordanelle to near Downtown, and beyond to the Payday area. Using the tunnels would likely require notable investment, but it would allow people to move more discretely than a gondola, and using the existing connection to Mayflower could reduce traffic on Kearns."

Mayor Beerman closed the public input portion of the meeting.

Matt Dias acknowledged three employees who were retiring: Deb Wilde, Engineering Department, Maria Brandt, Parks Department Head Gardener, and John Pearce, Fleet Department. He expressed great appreciation for these valuable employees and highlighted some of their accomplishments. Mayor Beerman noted the City would lose over 90 years of collective experience and he thanked these employees for all they did for the community.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from October 1 and 13, 2020:

Council Member Gerber moved to approve the City Council meeting minutes from October 1 and 13, 2020. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute Contract Change Order No. 1 to the Construction Agreement with Stratton and Bratt Landscapes, LLC in a Form Approved by the City Attorney in an Amount Not to Exceed \$40,294.00:

2. Request to Adopt Resolution 23-2020, a Resolution Declaring November 1, 2020 as "Extra Mile Day" in Park City, Utah:

3. Request to Authorize a Second, One-Year Amendment to Continue the Park City Municipal/Park City School District Fields Lease through November 8, 2021:

4. Request to Approve the Selection of Four Artworks for the Arts and Culture District Construction Fencing and Authorize the City Manager to Execute a Professional Services Agreement for Commissioned Art in a Form Approved by

the City Attorney Not to Exceed \$600.00 for Each Artwork - Anna Leigh Moore, "Universe Below"; Libby Peterkort, "Breaking Ground"; Kathy Pratchett (JRES 3rd Grade Dual Language Immersion Class), "Thoughts, Ideas and Emotions: A Tribute to Jackson Pollack"; and Lauren Penze, "Sky's the Limit":

Council Member Joyce moved to remove Item Four from the Consent Agenda and approve Consent Agenda Items One, Two and Three. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

4. Request to Approve the Selection of Four Artworks for the Arts and Culture District Construction Fencing and Authorize the City Manager to Execute a Professional Services Agreement for Commissioned Art in a Form Approved by the City Attorney Not to Exceed \$600.00 for Each Artwork - Anna Leigh Moore, "Universe Below"; Libby Peterkort, "Breaking Ground"; Kathy Pratchett (JRES 3rd Grade Dual Language Immersion Class), "Thoughts, Ideas and Emotions: A Tribute to Jackson Pollack"; and Lauren Penze, "Sky's the Limit":

Council Member Joyce indicated he didn't have concerns with the art chosen, but he expressed concern with the Arts and Culture District funding in general. He favored having that discussion first. Mayor Beerman stated permission was given for the site preparation this winter. Dias stated there was direction for site suitability and soil remediation, and staff wanted the screening to be art. He noted this art would be owned by the City and could be used for other purposes. He knew this was a very big decision and staff was working to provide Council with a meaningful discussion. Dias stated staff would return to Council before tearing down buildings to approve construction contracts, but this was just preliminary work.

Council Member Worel thought tenants had been given notice because the City intended to start demolition. Dias stated that was correct and noted the contracts were being worked on, but staff wanted to give businesses notice so they could find other locations. Council Member Doilney thought it made sense to get the preliminary work done. Council Member Joyce thought this was a fiscal responsible decision and it was easy to imagine that it could be delayed or altered because of the pandemic. He thought there should be a fundamental discussion. Council Member Henney thought demolishing the land would increase the value irrespective of moving forward with the Arts and Culture District. Council Member Worel indicated there were always uses for a flat lot.

Council Member Joyce stated he had asked for a discussion for six months and he was frustrated. Other expenses were now showing up, but the art was being put before the

horse. He was okay supporting the fence, but he wanted a deeper discussion. Mayor Beerman stated there would be a difficult discussion coming soon.

Council Member Joyce moved to approve the selection of four artworks for the Arts and Culture District construction fencing and authorize the City Manager to execute a professional services agreement for commissioned art in a form approved by the City Attorney not to exceed \$600.00 for each artwork - Anna Leigh Moore, "Universe Below"; Libby Peterkort, "Breaking Ground"; Kathy Pratchett (JRES 3rd Grade Dual Language Immersion Class), "Thoughts, Ideas and Emotions: A Tribute to Jackson Pollack"; and Lauren Penze, "Sky's the Limit". Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VI) OLD BUSINESS

1. Park City Community Foundation (PCCF) Report:

Diego Zegarra and Katie Wright, Community Foundation, presented this item. Zegarra thanked the City for the funding and moral leadership for Social Equity. He reviewed the timeline of the Social Equity critical priority. He noted the key areas of focus for Social Equity were affordable housing, inclusion, and education. Prior to the pandemic, PCCF developed a needs assessment, held workshops, and shared best practices with partner organizations. The following progress was made in the key areas: Affordable Housing - a task force was created and PCCF connected with new partners for advocacy and formed a coalition; Education and Early Childhood – PCCF continued funding and support of the Early Childhood Alliance, PC Tots, and Holy Cross Ministries, and employed expansion and support of other education initiatives; Inclusion – PCCF shared best practices with partner organizations to support equity conversations, and had an initial establishment of an equity advancement cohort.

Zegarra indicated inclusion was what was done every day. He felt this part of the work was about humanization and raising empathy from the community. He also noted the accomplishments of PCCF this year, including administering COVID response funds for housing stability, forecasting a scope of work through 2021, expanded nonprofit education, promoting an antiracist pledge, funding PPE efforts and hosting a communication channel with the Latinx community. He felt change could be effected when PCCF and PCMC worked together.

Council Member Gerber thanked PCCF for their work done so far, especially helping those in need during the pandemic. The work continued to expand and evolve and she hoped the work would be flexible to meet unexpected needs. She thought the affordable housing element would be critical for the City. Zegarra explained the cohort was two different education tracks, and 22 organizations would be represented in this training.

Council Member Doilney liked having the conversations, but he knew when one problem was solved, another problem presented itself. He was grateful PCCF could focus on Social Equity.

Wright stated the purpose of the Equity Cohort was to train the employers and employees of different organizations in the community so those individuals could identify what policies needed to be changed in their respective organizations. Council Member Henney asked for Wright's assessment of the courage in the community that was needed to discuss the hard topics so the City could discern what areas needed to be dealt with. Wright thought Park City had bold vision and the residents were courageous. Her concern was emphasizing a culture of learning in equity and inclusion. People would make mistakes, but those mistakes could be discussed so people could move forward and do better next time. Council Member Henney hoped groups that hadn't been included before would feel part of the conversation. He liked the Social Equity book club idea as well.

Council Member Worel liked the conversations regarding Social Equity because the community hadn't had these discussions before. She also liked the cohorts because it was evident there wasn't a common language being spoken as Social Equity was discussed. She was grateful the PCCF was flexible and able to support those in need during the pandemic. Wright stated the pandemic support was possible because 500 people had donated to help others.

Council Member Joyce stated PCCF was on track to take people's intent and develop new things when the pandemic hit and thwarted progress. He saw good discussion, but he hadn't seen much action. Wright stated the equity lens with regard to how resources were deployed was more inclusive because of the priority and the discussions that had been going on for the past year. Undocumented workers were a priority since they paid taxes, but weren't eligible for unemployment. She also saw food and rent insecurities and PCCF was able to help in an expedited way because of the work previously done regarding equity. Zegarra agreed much had been accomplished and now they were ready to proceed with actions, including looking at business owners, the County, the City and the School District.

Council Member Doilney liked Wright's comments and stated the deliverable was only known after it was delivered. We wouldn't know if you're successful until we look back and see the difference that was made because of your work.

Council Member Joyce wanted to make sure there was value in the needs identified. Childcare was an issue and it would be an area that could be looked at and solutions found to reduce that deficiency. Wright gave an example that the Early Childhood Alliance had a goal of having every child ready for kindergarten. There was a significant

gap based on income whether a child started kindergarten at the right level. She was grateful Holy Cross Ministries and PC Tots were open to help those children.

Mayor Beerman opened the meeting for public input.

Gretchen Lee, Executive Director of Mountain Mediation Center (MMC): eComment: "I read the City Staff and PCCF social equity reports which will be discussed at Thursday's Council meeting and wanted to provide you with a brief update of MMC's Community Conversation programming that we've recently completed as part of our special service social equity contract with the City. Our work is not mentioned in the reports and wanted to assure it was recognized here. MMC received a contract from the City in December 2020 to facilitate a series of five "Community Conversations" in support of the City's social equity goals. MMC was successful in reaching a diverse group of community members, our goal being to enhance feelings of inclusion and understanding between individuals and also bring to light a range of unspoken concerns. Conversation topics included gender identity, tenants' rights, and the use of restorative justice practices in our community. Two of our Conversations were conducted entirely in Spanish. In total, 169 community members attended these events. Our final Conversation, which was held earlier this week, was attended by 45 individuals interested in using restorative justice practices to prevent conflict, to resolve conflict, and repair harm when it occurs throughout the community. A diverse group of individuals, including area teachers, school administrators, law enforcement, academia, and community leaders attended. Each MMC Conversation was led by trained staff members and/or volunteers to ensure adherence to restorative principles and practices. I will submit our formal grant report next month, but wanted to assure you were aware of our work and progress. Thank you."

Mayor Beerman closed the public input portion of the meeting and stated PCCF was a good partner and they had delivered with regard to Social Equity. He agreed that the community supported the vulnerable population during the pandemic because of the discussions held during the past year.

VII) NEW BUSINESS

1. Consideration to Continue an Ordinance Amending the Land Management Code to Allow Nightly Rentals as a Conditional Use in the Lower Rossi Hill Historic Residential Low-Density Area to a Date Uncertain:

Rebecca Ward, Land Use Planner, stated there would be a work session on December 17th to discuss nightly rentals.

Mayor Beerman opened the public hearing. No comments were submitted. Mayor Beerman closed the public hearing.

Council Member Worel moved to continue an ordinance amending the Land Management Code to allow nightly rentals as a conditional use in the Lower Rossi Hill Historic Residential Low-Density area to a date uncertain. Council Member Henney seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Adopt Resolution 24-2020, a Resolution Adopting a Temporary Tent and Outdoor Structure Approval Process to Aid Business Operations During COVID-19:

Jonathan Weidenhamer, Economic Development Manager, indicated the proposed temporary structures would have temporary regulations. The structures would have to follow the guidelines from the City, County and State. He displayed alternate language for the resolution that would allow all year-round businesses with Park City business licenses to be eligible for temporary outdoor structures.

Mayor Beerman opened the public hearing. No comments were submitted. Mayor Beerman closed the public hearing.

Council Member Gerber asked if the outdoor structures would work for grocery stores and if the structures could be on public property. Weidenhamer stated this would apply to structures on the business' property, otherwise they would need to seek permission. He also noted the structures were required to be temporary or semi-permanent to qualify under this resolution.

Council Member Worel asked what was different about the regulations currently required versus the requirements under the temporary structure resolution. Dave Thacker, Building Official, stated the resolution would streamline the process by foregoing the administrative CUP process.

Council Member Joyce moved adopt Resolution 24-2020, a resolution adopting a Temporary Tent and Outdoor Structure Approval Process to aid business operations during COVID-19 as amended with the redlines as presented. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Consideration to Authorize the City Manager and the Mayor to Enter into Sales Contracts, Deed Restrictions, and Necessary Escrow and Closing Statements/ Authorizations with Qualified Home Buyers in a Form Approved by the City Attorney's Office for 1333 Park Avenue, Park City, Utah:

Rhoda Stauffer and Jason Glidden, Affordable Housing Department, presented this item. Glidden stated this was the last unit in Woodside Phase One to be sold. He updated Council that there were now an online application and an online waitlist for applicants to check their status. He also noted that between 2004 and 2016, there were 87 affordable housing sales and resales, but in the last three years there had been 127 sales and 26 resales. He thanked staff who helped with the contracts and meeting with the applicants.

Stauffer stated this property was historic so it would have an easement on it. She noted the buyer started in an affordable unit and now had the equity to afford an attainable unit. She felt this was one purpose of affordable housing.

Mayor Beerman opened the meeting for public input. No comments were submitted. Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce congratulated the team, noting it was a long, hard process and it was nice to come to fruition.

Council Member Doilney moved to authorize the City Manager and the Mayor to enter into sales contracts, deed restrictions, and necessary escrow and closing statements/authorizations with qualified home buyers in a form approved by the City Attorney's Office for 1333 Park Avenue, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VIII) ADJOURNMENT

IX) PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Margaret Plane, Special Counsel Michelle Kellogg, Secretary	Present via Technology

None	Excused
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II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chair Beerman opened the meeting for public input on matters not on the agenda. No comments were submitted. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Authorize the City Manager and the Mayor to Enter into Sales Contracts, Deed Restrictions, and Necessary Escrow and Closing Statements/Authorizations with Qualified Home Buyers in a Form Approved by the City Attorney's Office for 1333 Park Avenue, Park City, Utah:

Chair Beerman opened the meeting for public input. No comments were submitted. Chair Beerman closed the public input portion of the meeting.

Board Member Doilney moved to authorize the City Manager and the Mayor to enter into sales contracts, deed restrictions, and necessary escrow and closing statements/authorizations with qualified home buyers in a form approved by the City Attorney's Office for 1333 Park Avenue, Park City, Utah. Board Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Habitat for Humanity | Cost of Home Initiative

Launched June 12, 2019

			
Resources for home production	Inclusive access to credit	Equitable access to land	Communities of opportunity
Example policy solutions	Example policy solutions	Example policy solutions	Example policy solutions
• Expanding existing resources. • Housing trust funds. • Housing bonds. • Tax credits for affordable housing.	• Expanding down payment assistance. • Expanding financial education and housing counseling. • Combating predatory lending.	• Inclusionary housing policies. • Streamlining land use approvals. • Improved zoning ordinances.	• Expanding home repair/modification assistance. • “Just Cause” eviction laws. • Property tax relief for lower-income homeowners.



Resources for home production

Example policy solutions

- Expanding existing resources.
- Housing trust funds.
- Housing bonds.
- Tax credits for affordable housing.



Equitable access to land

Example policy solutions

- Inclusionary housing policies.
- Streamlining land use approvals.
- Improved zoning ordinances.

Summit County Workgroup

- Identify factors that inhibit supply of affordable housing
- Facilitate communications to attain practical solutions to improve the supply of affordable housing
- Draft an Action Plan for the Summit County and its' communities to expedite the supply of affordable housing

SUMMIT COUNTY AFFORDABLE HOUSING SOLUTIONS PLAN

June 2020

Policy

- straightforward regulations (density, height, setbacks, etc.)
- processes outlined upfront
- applications expedited

Funding Sources

- brick and mortar construction
- land purchase
- processing fees
- impact fee waivers (pay into the fund)

Use of Existing Housing Stock

- maintain the existing affordable housing supply
- increase supply with existing units

Advocacy

- Educating community

Additional Solutions to Consider

- Reduce Standard Designs for Land Development
- Concurrent Review and Approval
- Demolition Tax
- Percentage Contribution or Portion of Open Space Purchases

Preliminary Aerial Study

Phase 1 - Feasibility



Presentation Overview

- Review Aerial feasibility study
- Review challenges and opportunities
- Highlight the public feedback from PC Forward
- Recommendations and Next Steps
- Council Comments



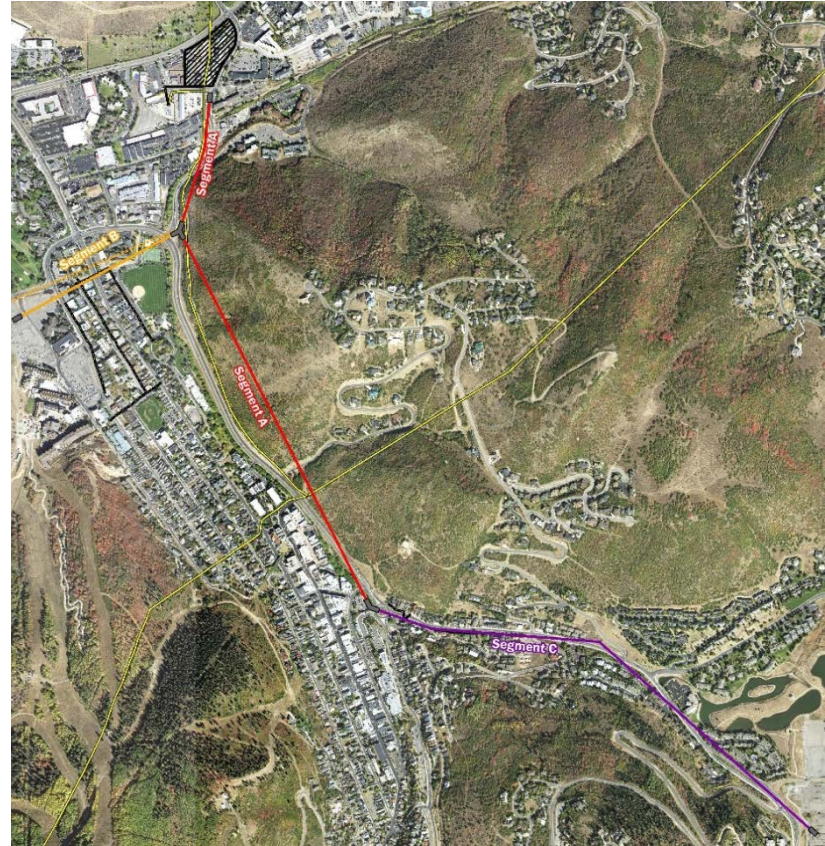
Feasibility Study: Purpose and Scope

- Purpose: To determine preliminary feasibility of installing an Aerial Gondola system between major commercial and destination nodes in Park City.
- Scope: Feasible alignments between nodes; General capital and operational costs; Not an in-depth analysis on access nor impacts on existing transportation systems.



Alignments

- Segment A: Arts and Culture District to Old Town
- Segment B: Arts and Culture District PCMR
- Segment C: Old Town to Deer Valley Snow Park



High Level Operations

Hours of Operations

- Winter: 7am to 10pm
- Summer: 9am to 10pm
- Maintenance for 1 week in May and October

Capacity 1,500 people per hour

- Could be up to 4,000 pph with more cabins

Estimated Annual Operating and Maintenance costs: \$3.5M



System Costs

What's Included

- Equipment cost
- Site works and buildings
- Design and permitting
- Contingency

What's Not Included

- Utilities
- Easements/Land Acquisition
- State and Local Code Permitting
- City Staffing

Estimated:

Capital costs: \$64M
Operating costs: \$3.5M

Estimated costs: \$30-35M

Segment	Equipment Cost	Site Works and Buildings	Design and Permitting (5%)	Contingency (10%)	Total Project Cost
Segment A	\$14,100,000	\$7,050,000	\$1,057,500	\$2,115,000	\$24,322,500
Segment B	\$7,700,000	\$3,850,000	\$577,500	\$1,155,000	\$13,282,500
Segment C	\$15,400,000	\$7,700,000	\$1,155,000	\$2,310,000	\$26,565,000
Total	\$37,200,000	\$18,600,000	\$2,790,000	\$5,580,000	\$64,170,000



Land Acquisition Challenges

Property Impacts along corridors

Property Owners within 100-Foot Gondola Alignment Corridor	Segment A	Segment B	Segment C
Park City Municipal Corporation	X	X	X
UDOT	X	X	X
Deer Valley Resort Company			X
Vail Resorts	X	X	
Other Private Property Parcels	24	131	183
« Buildings within the 70-foot Gondola Alignment Corridor (per State Tram Board regulations)	2	5	18



Report Takeaways

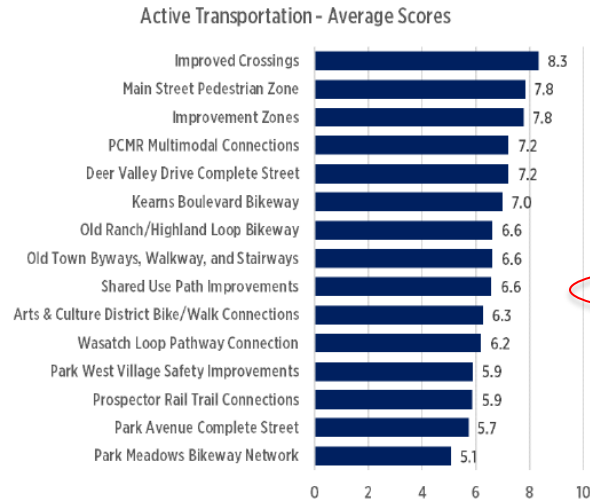
- From design and planning aspect, the gondola is feasible, but notable challenges and significant expense
- Good connection and transportation link, within Park City, but does not address regional connectivity
- Still a lot of questions around how Aerial compares to other Transportation Modes



October 2019 Transportation Strategies Survey

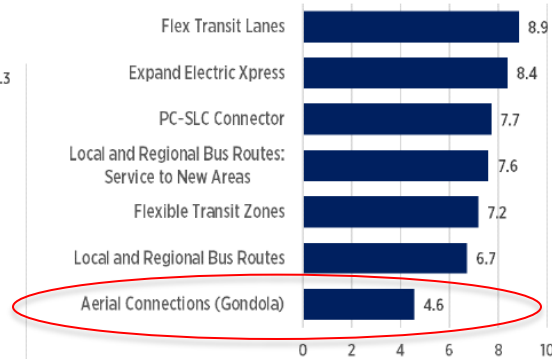
Average Scores by Project (10 = highest priority)

Active Transportation



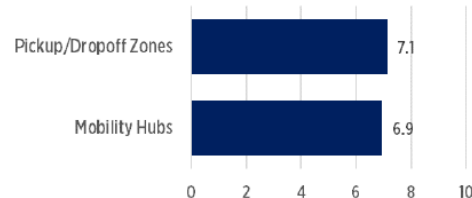
Transit

Transit - Average Scores

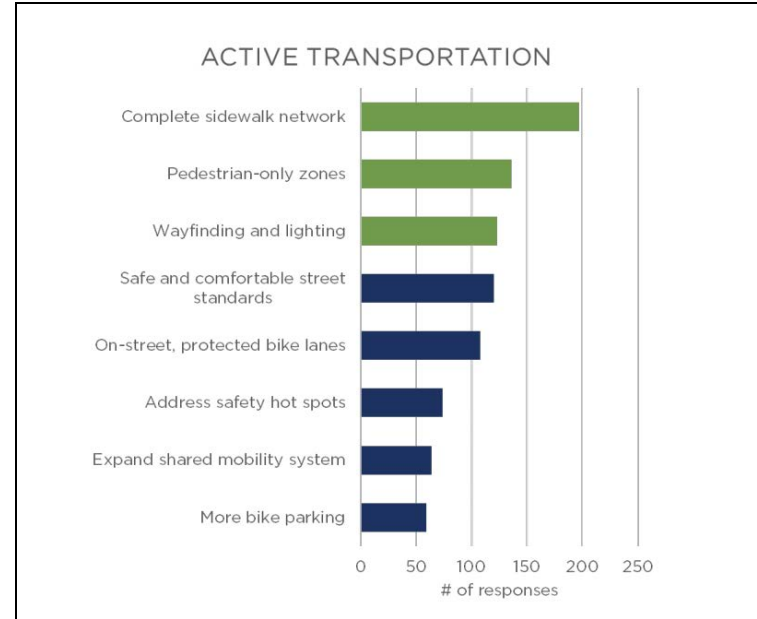
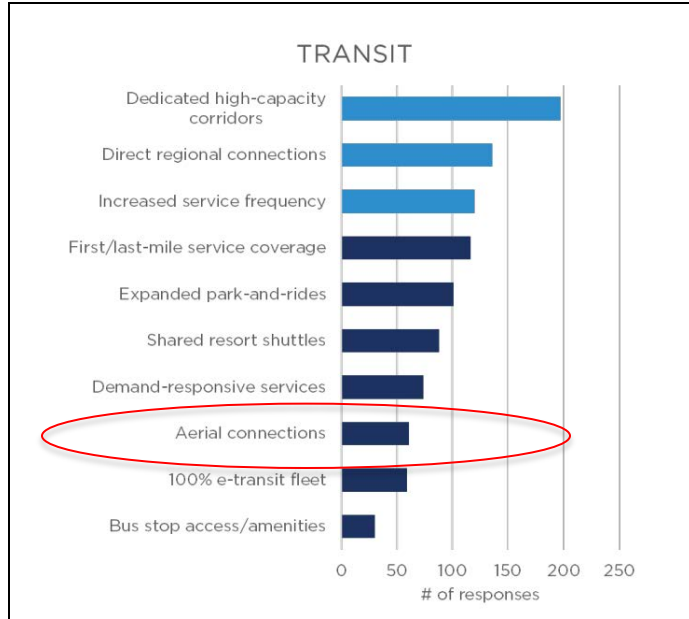


Shared Mobility

Shared Mobility - Average Scores



March 2019 Transportation Strategies Survey



Other Future Transportation Planning Opportunities

- **Park City Forward**– Transportation master plan that identifies, goals and a clear vision for future of transportation. Action plan for policies, programs and projects
- **Short Range Transit Plan** – clear vision for what transit should be in Park City
 - Routes, facilities, funding, service, modes, staying up-to-date plan helps secure federal funding.



National Average BRT costs

- **Nodal Connection Study**– compare and contrast capital and operating costs to run buses vs. aerial vs. other.
 - Ability to meeting peak demands, per rider, per hour costs and determine route alignments and how to get people to use the system.
- **Average BRT costs: \$10-25M per mile**

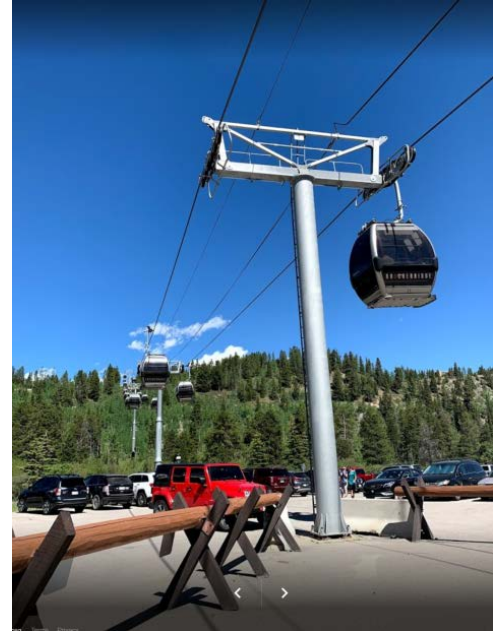
	Mode	Length (Miles)	Capital Cost (millions of US\$) per Mile (2003\$)
Las Vegas MAX Las Vegas Blvd., North	BRT (surface)	7.5	\$2.70
Boston Silver Line Phase 1 - Washington St	BRT (surface)	2.3	\$11.90
Los Angeles Orange Line	BRT (exclusive ROW)	14.0	\$23.07
Bogotá TransMilenio (Phase 1)	BRT (exclusive ROW)	25.6	\$13.30
Bogotá TransMilenio (Phase 2)	BRT (exclusive ROW)	25.6	\$24.80
Salt Lake North South Corridor	LRT (surface)	15.0	\$26.50
Minneapolis Hiawatha Corridor	LRT (surface, 1.5 mile tunnel)	11.6	\$52.80
Los Angeles (LACMTA) Red Line	HRT (underground)	16.5	\$337.60



Next Steps

Staff Recommendations:

1. Complete upcoming Transportation Plans
2. Nodal Connections Analysis
 - a. Compare bus vs aerial costs
3. Acquiring property for future transit opportunities
4. Identify early funding strategies



QUESTIONS FOR COUNCIL

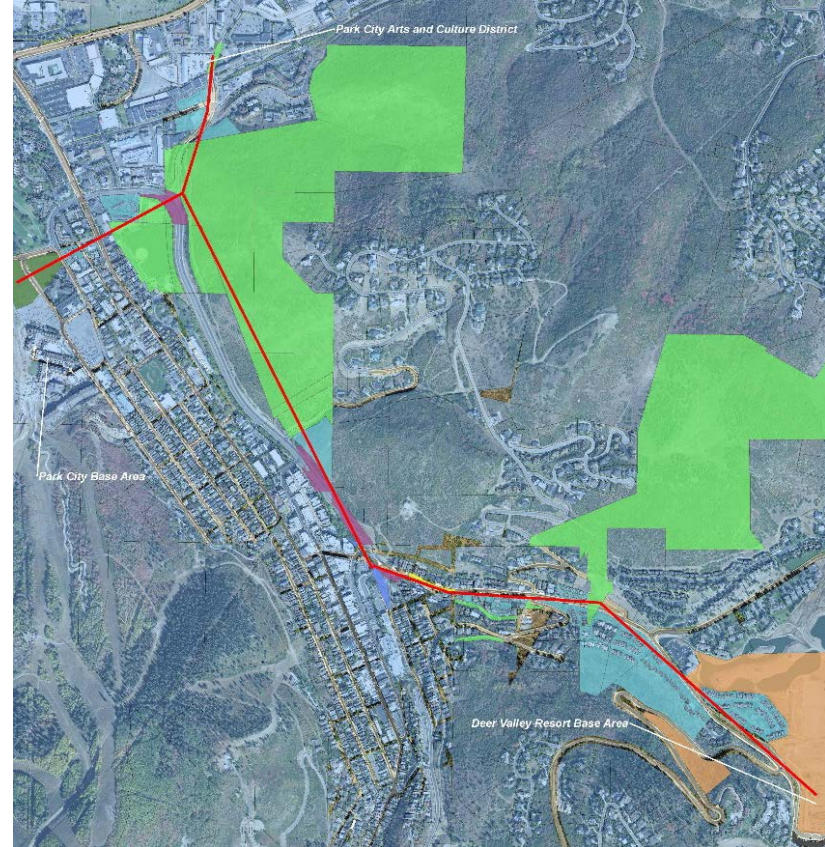


1. Given your involvement and knowledge of Aerial and the community goals, is there anything new we need to incorporate or consider?
2. Is Council supportive of a Nodal Connections Study, that will compare and contrast costs, ridership and operations of Buses vs Aerial vs. other modes?
3. Is Council supportive of acquiring transit specific land at key destinations?



Challenges

Property Boundaries: Legend



Operating Costs

Segment	Cost per Hour	Operating Hours	Operating Cost
Segment A	\$310	4,925	\$1,526,750
Segment B	\$190	4,925	\$935,750
Segment C	\$230	4,925	\$1,132,750
Total	\$730		\$3,595,250





Temporary Regulations for Temporary Tents & Structures

PARK CITY

1881

Alternative Language – Exhibit A, Section A(6) Eligibility

- **ELIGIBILITY.** ~~Only restaurants, bars, coffee shops, or similar food service based~~ All year round businesses with a valid Park City Business license are eligible for this temporary approval. ~~-, except Not available for~~ nightly rentals, and convention and sales or other temporary licenses. [For those ineligible for this temporary process: Existing Administrative CUP permit regulations remain in effect and applications are available in the Planning Department.]

TENT INQUIRIES FOR COVID		
	Business NAME	ADDRESS
1	Montage Geodesic Domes for Dining	
2	Versante/Peaks Hotel/Enclose Dining Deck/CUP	2346 Park Ave
3	Davanzas inquiry heaters to deck	690 Park Ave
4	Corner Store /structure for outdoor heat lamps	1325 Lowell Ave
5	Miners Camp 40x 80 tent	
6	Deer Valley Sheds (5-7) overnight ski storage at Silver Lake	between Steins Goldner
7	Deer Valley Resort Dining Tent	Snowpark Lodge
8	"	SilverLake
9	"	Empire
	Multiple Restaurants in Marriott Plaza	710-890 Main
10	Oishi	
11	Baan Thai	
12	Bodega	
13	Mustang	
14	Collies	
15	Prime Steak House	
16	Dining Tent inquiry	751 Lower Main
17	Silver Star	1825 Three Kings Dr
18	Atticus Coffee Books	738 Main St
19	Red Banjo	322 Main St
20	Café Terigo	424 Main St
21	Purple Sage	434 Main St



An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with snow-covered mountains in the background. The houses and buildings are densely packed, and their roofs are covered in snow. The overall scene is serene and wintry.

Disposition of Property Attainable Housing

October 29, 2020



BACKGROUND

Council must approve property disposition,
per PCMC Code Section 2-3-11,
and authorize the City Manager and Mayor
to complete the sales



RECOMMENDATION

Authorize the sale of the final Woodside Park, Phase 1 property to a qualified household:

- 1333 Park Avenue, Woodside Park, Phase 1, unit #1

