



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

July 6, 2023

The Council of Park City, Summit County, Utah, met in open meeting on July 6, 2023, at 3:15 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property at 3:15 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

CLOSED SESSION

Council Member Doilney moved to adjourn from Closed Meeting at 4:25 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

WORK SESSION

CityTour 2023 Debrief:

Paige Galvin and Myles Rademan, Leadership, presented this item. Galvin displayed photos of CityTour and reviewed the highlights of the cities they visited. Rademan indicated Fort Collins, Colorado, had a great arts center. They also visited Estes Park, Colorado, which was the gateway to Rocky Mountain National Park. Galvin stated a takeaway for the group was the commitment to invest in the downtowns. Bike and pedestrian access were important too.

Virginia Solomon reviewed the Leadership Class 29 project, which consisted of helping improve civic conversations. The group created a training to help people gain skills in having civil conversations to build community. The discussions in Fort Collins included examples of how community conversations could be done and could productively contribute to sense of belonging, civic life, and how these conversations could contribute to forming policy. The outline of the training would include lectures, but the main part would be practicing. There would be four modules, including self-awareness,

active listening, communicating to connect, and finding common ground. The process would begin with discussing things about an issue that people agreed on. Solomon hoped to have people from government, non-profits, the private sector, community organizations, and community members at the training on July 25th. They would have a robust outreach to get the event information to the public. It was indicated Mountain Mediation Center would continue to have these trainings after the initial one was completed.

Council Member Dickey asked how to get the folks who needed the training to go to the training. Solomon stated the partnership team would reach out to some people specifically.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. APPOINTMENTS

1. Appoint Rick Shand and Reappoint Christin Van Dine to the Planning Commission for Four-Year Terms Effective Upon Swearing in through July 2027:

Council Member Doilney moved to appoint Rick Shand and reappoint Christin Van Dine to the Planning Commission for four-year terms effective upon swearing in through July 2027. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell thanked staff for their work with the July 4th festivities. He noted microtransit was live and he encouraged people to use it. Council Member Gerber stated July 4th was amazing. She toured the Slopesides Village Affordable Housing units at the Canyons and encouraged Council to take a tour. She thought this was a great example of an affordable housing project. Council Member Dickey agreed about the great July 4th event and the Slopesides tour. Council Member Toly also praised the July 4th event and the events held in Summit County.

Mayor Worel stated the City's snowplow team cleared 55,000+ cubic yards of snow from the streets this past winter and moved it to the southeastern side of Quinn's Junction, where it was named Quinneth Peak. In April, a contest began and people were invited to guess the date when the mountain of snow would be completely melted. There were 181 guesses and three people were correct in their guess of July 5th. She congratulated Celia Peterson, Stephen Manning, and Gail Christensen-Warren.

Staff Communications Reports:

1. Future of Empire Creek Water Flows Public Outreach Summary:

2. 2023 Spring Runoff Season Update:

3. 2022 Pavement Workmanship Warranty:

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Logan Whitesong, 84060, requested a special investigation into inappropriate books in the school system so they didn't end up in the Summit County system. Mayor Worel noted he should give that comment to the Park City School Board. Whitesong also didn't want the City to support Marxist organizations because he felt it divided the country.

Todd Fisher, 84060, indicated he was on the trails daily and he wanted to talk about e-bikes. He thought it was time to revisit the ordinance around ebikes. He saw confrontations regarding them. He thought the town had changed over the last four years. Mayor Worel stated that conversation would be coming to the Council for discussion in the near future.

Joseph Shrader, 84060, stated there was a pothole around the traffic circle at Marsac and Deer Valley Drive, and it should be filled. He thought it was a traffic safety issue.

Hailee Hernandez eComment: "I am writing to express my sincere support for the development of affordable housing in our beautiful city of Park City, Utah. As an employee and active member of the community, I strongly believe that providing affordable housing opportunities is crucial for the well-being and prosperity of our diverse population. The lack of affordable housing options has created a growing disparity, limiting the accessibility and inclusivity that are the cornerstones of a thriving community. By prioritizing the development of affordable housing, we have the opportunity to foster a more inclusive, diverse, and resilient Park City. Affordable housing not only benefits low-income individuals and families, but it also enhances the overall social fabric and economic vitality of our city. Affordable housing enables individuals from different socio-economic backgrounds to live closer to their places of employment. This is particularly vital for the workers who contribute to the success of our local businesses, including service industry employees, healthcare professionals, educators, and public servants. By ensuring their ability to live in the community they serve, we can retain a diverse and talented workforce. We can bring people from different backgrounds together, fostering a stronger sense of community and promoting social cohesion. When individuals and families can afford to live and work in Park City, they have more disposable income to spend locally, supporting our businesses and bolstering our economy. Affordable housing preserves the diverse character and unique spirit of our city, making it an attractive destination for visitors and residents alike. I understand that developing affordable housing can present challenges, including financial considerations and finding suitable locations. However, I believe that with thoughtful planning, community engagement, and collaboration, we can overcome these hurdles and create a more equitable Park City."

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 1 and 12, 2023:

Council Member Gerber moved to approve the City Council meeting minutes from June 1 and 12, 2023. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

VI. OLD BUSINESS

1. Consideration of Deer Valley Development Company Petition for the City to Vacate Portions of Right-Of-Way on Deer Valley Drive West and South, and to Dedicate Doe Pass Road to the City, as Part of the Snow Park Village Base Area MPD and Subdivision Application:

Mayor Worel stated this was a continuation of a public hearing. She then opened the public hearing.

Sam Brothwell, 84060, Protect the Loop (PTL) member, thanked City staff for updating the City webpage on this issue. He stated the applicant did not prove good cause for the right-of-way (ROW) vacation. They would not propose alternatives to their plan, and it conflicted with the character of the Lower Deer Valley (DV) community. The health safety and welfare would decrease with the increased traffic congestion. He stated if the ROW was vacated, it must be matched with mitigations, investments, and efforts that would measurably benefit every resident.

Allison Keenan, 84060, reviewed the definition of good cause. She discussed the traffic study for this plan and noted a traffic increase was predicted. She reviewed her analysis of the traffic study and didn't think this traffic increase was acceptable. She wanted a new traffic study for the plan and alternative plans. The recent approval of a DV event included a traffic mitigation that she supported.

Angela Moschetta, 84060, PTL, discussed her alternate plan for this development that would not necessitate a ROW vacation. This plan relied on taking out big buses to DV. She recommended using microtransit and HOA shuttles to get people to the resort. She stated the loop would be undergrounded. She felt there would not be a need for a transit hub with this scenario.

Melyssa Davidson, Lakeside HOA representative, stated they did not see the traffic mitigation with this plan. They depended on Council to consider the harm to this neighborhood and other communities.

Lance Peto, 84060, stated the loop was being realigned. He thought the public benefit included the transit hub, one-acre park, eliminating eight lanes of traffic at Snow Park, and the gondola that could potentially link to Main Street. He lived in Fawngrove and he had no objection to expanding the street although his HOA was against it. The alternate plan of terminating buses to DV was not a public benefit and would deter people who were trying to get to DV. The expansion of the Snow Park shuttle would be a good compromise. He preferred taking the bus since that was the faster route. He thought Alterra had the entitlements to build the expansion and he supported it.

Christina Shiebler, 84060, Snow Park HOA resident and speaking for Rossi Hill neighbors, felt the plan did not meet good cause and she hoped there would be further dialog with the resort.

Allison Kitching, Portico HOA President, supported Allison Keenan's comments on the traffic study. She hoped a compromise could be struck. She related other projects that were altered for the best interest of the community and thought an alternate DV plan might be better than the current plan.

Ed Parigian, 84060, did not support granting the ROW until the alternate plan could be considered. He hoped Alterra could negotiate with the neighbors.

Becky Robertson, Fawngrove resident, indicated as traffic increased, there would also be increased pedestrian and bike traffic on the sidewalks. If the plan was developed, more people would come. She thought there should be safe sidewalks and traffic lanes to accommodate the increased traffic. She thought restriping was not sufficient.

John Greenfield, 84060, requested that Council continue the petition from DV. He stated good cause was not a public benefits analysis. He stated the benefits could be weighed by a cost/benefit analysis for the neighborhood and the City as a whole. He noted the City's goal was to reduce peak hour traffic, but this plan recognized traffic would increase.

Kristin Gentilly, 84060, lived on DV Drive and she supported evaluating the traffic plans. She was concerned about the increased traffic on DV Drive and the associated air and noise pollution.

Sally Jablon stated she did everything she could to support DV. Since Alterra took over, they forgot it was the locals who supported them. Now they were making it difficult for them to live here.

Matt Hutchinson, Attorney for Fawngrove Homeowners Association, Inc. eComment: "Deer Valley Drive North is the northern boundary of Fawngrove Condominiums, and it separates Fawngrove and the Pinnacles project. Fawngrove is concerned that the proposed traffic plan and expansion of Deer Valley Drive will cause additional nuisances to Fawngrove in the form of increased traffic, noise, and light. Fawngrove has already received complaints from residents about the noise and light from vehicles. For this reason, Fawngrove is not supportive of any expansion of the Deer Valley Drive North that would require the reduction of the existing buffer between it and the existing Fawngrove buildings. Any expansion must take advantage of the existing publicly dedicated 60-foot-wide right of way. Deer Valley Drive North (including gutters and sidewalks) is only 44 feet wide in this area. There are 16 feet of ROW still available. No expansion onto private property is necessary. Importantly, the current centerline of the road is not where the centerline of the ROW is located. Though the proposed "shared mobility lane" may help with traffic in the afternoon from Snow Park to the "Y," it will also cause frustration for local residents due to the road expansion, safety of crossing extra lanes of traffic, and unneeded bicycle and pedestrian expansions. Finally, with regard to transit, many Fawngrove unit owners and their guests use public transit. At present, the north side of Deer Valley Drive North has no proper bus stop. Riders have to stand on the shoulder or on snowbanks to wait for the bus. Proper standing area for the bus stops on this side of the road must be made a priority this year. In general, please ensure that Applicant's project does not affect the current efficient public transportation

to and from Snow Park and Park City Mountain. Public transit has been very good between Fawngrove and the ski areas. Thank you for your attention to these matters.”

Keith Golan eComment: “I have lived in Lower Deer Valley since the early nineties. I was a city planner in Key West, Florida. We faced a similar situation on vacating a public road. It was a hot topic. We came to a good and fair solution, to put this on the November ballot. Let the taxpayers decide. If we own the road, then we should decide its outcome.”

Mayor Worel closed the public hearing and indicated comments emailed to the Council with the request that it be included in the public record, would be included in the approved minutes of tonight's meeting. She noted that she and two Council members had met with Alterra. They had no news to share but conversations would continue.

Council Member Gerber moved to continue the Deer Valley Development Company Petition for the City to vacate portions of right-of-way on Deer Valley Drive West and South, and to dedicate Doe Pass Road to the City, as part of the Snow Park Village Base Area MPD and Subdivision application to August 29. Council Member Doilney seconded the motion.

Council Member Rubell asked if ROW vacations were eligible to be on the ballot. Margaret Plane, City Attorney, stated Utah Code constrained what could be put on the ballot. She was sure the City Council could not put it on a ballot.

RESULT: CONTINUED TO AUGUST 29, 2023

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

VII. NEW BUSINESS

1. Consideration to Approve the Acquisition of 40 Artworks for the EmPOWERment Project Not to Exceed \$45,000 Funded by the Public Art Capital Improvements Projects Fund, in a Form Approved by the City Attorney:

Jenny Diersen, PAAB Staff Liaison, stated this was Phase II of the project. Previously, nine pieces were approved in 2018. Council had authority for all public artwork. There were 102 art submissions by local and regional artists as well as local schools for this phase. Mayor Worel asked what percentage of submissions were from youth. Diersen stated they were mainly from youth and local artists. Council Member Gerber asked if the artwork that said JRES was from a teacher at Jeremy Ranch Elementary School, to which Diersen affirmed.

Mayor Worel opened the public input. No comments were given. Mayor Worel closed the public input.

Council Member Rubell asked if maintenance was part of the plan. Diersen stated the printer guaranteed the artwork for two years. It had been five years since Phase I and she saw minimal damage.

Council Member Dickey moved to approve the acquisition of 40 artworks for the EmPOWERment Project not to exceed \$45,000 funded by the Public Art Capital Improvements Projects Fund, in a form approved by the City Attorney. Council Member Rubell seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

2. Consideration to Approve Ordinance 2023-34, an Ordinance Approving the Founders Place Condominiums - Phase II Plat, Located at 3267 West Deer Hollow Road, Park City, Utah:

Virgil Lund, Planner, presented this item and reviewed the property was located in Wasatch County and consisted of 19 market rate units and one affordable housing unit.

Phil Fiveash, and Carder Lamb, applicant, explained the master planned development (MPD) included additional public benefit and he wanted give an update on it. Phase One was under construction and should be completed September, 2024. The community had 32 residences under contract. They committed to six employee units and four were currently under construction. They also agreed to do a half point transfer fee, in the approximate amount of \$835,413. He requested approval of the Phase II plat and stated it would be completed Spring 2025. The entire community would include 78 residences. This would include six employee units with a \$7.3million employee housing cost value, \$3.2 million to the Park City Housing fund, and \$1.9 million to Community Foundation. The total value was \$12,476,000. These funds would be provided between now and 2040.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Dickey moved to approve Ordinance 2023-34, an ordinance approving the Founders Place Condominiums - Phase II Plat, located at 3267 West Deer Hollow Road, Park City, Utah. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

To the Park City Town Council (and for inclusion in the public record):

We are 18-year residents of Solamere, writing to express our opposition to Alterra's application for the road vacation associated with the Snow Park Development. To be clear, we are supportive of Alterra's intent to improve the Snow Park base – but not the plan that has been presented requiring new entitlements that are not provided within their existing rights.

We remain disappointed that Alterra seemingly refuses to provide alternative plans. Their recent comments – we will build “a condo village” – were an unfortunate and disrespectful retort to the serious concerns raised by a large coalition of HOA's who will bear the brunt of the increased traffic and risks associated with the current plan. And while we understand members of the community who tout the broader economic benefits of an improved Deer Valley resort experience, there appears nothing in their comments that requires this specific Alterra plan.

In the interest of being constructive, we suggest a few ideas:

1. Trial the new traffic patterns – specifically three traffic lanes (and turning lanes at Queen Esther and Solamere) on DV Drive - before committing to something permanent. The city could temporarily set up a real time experiment of this proposed traffic pattern during peak and non-peak summer and winter days. Models should not be fully relied on. A live experiment could go a long way to determine the real impact of the new traffic proposal.
2. Provide more visibility to potential plans involving the Mayflower resort, the Jordanelle Gondola, and Richardson Flats (park and ride) as access points for Deer Valley guests.
3. Require that Alterra meets with the coalition of HOA's and city council members to review the “Protect the Loop proposal” shared at the June 15th meeting.
4. Insist that Alterra bring forward credible alternative plan(s) that do not require road vacation and potentially reduce overall traffic to the Deer Valley neighborhoods and adjacent traffic chokepoints (e.g. Marsac rotary, Bonanza, Routes 224 and 248). If they continue to refuse, then perhaps it's time to deny the application.

Respectfully submitted,
Stacey and Steven Rauch
Solamere

June 28, 2023