



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

October 26, 2023

The Council of Park City, Summit County, Utah, met in open meeting on October 26, 2023, at 2:30 p.m. in the City Council Chambers.

Council Member Dickey moved to close the meeting to discuss property and litigation at 2:30 p.m. Council Member Doilney 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 4:45 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Park City Seniors Update:

Cheryl Soshnik and Francie McNally, Senior Citizen representatives, reviewed a three-way memorandum of understanding was signed between the seniors, Summit County, and Park City. She stated there were many isolated seniors with the onset of COVID, which was a factor to increased suicide, and she advocated for senior centers to help seniors socialize. McNally displayed a chart with the growth of seniors in the area. She reported a membership of 496 and noted their facility was cramped. They received a special service contract from the City and they hired an activities director to help improve and increase activities and programs at the center.

Soshnik reviewed the activities for seniors and related the different partnerships they had with local and national organizations. She announced they received a grant which helped them establish a website. McNally stated the seniors were excited for the new senior center the City was in the process of building and noted the project would include senior housing. She also asserted they had plans for expanding programs soon.

Mayor Worel stated the Senior Center had really progressed in recent years and she was excited for the new building. Council Member Toly indicated she was excited to work with this group and looked forward to the new building as well.

Discuss Childcare Needs-Based Scholarship Program:

Michelle Downard, Resident Advocate, and Haley Swenson, Procurement Manager, presented this item. Downard reviewed Council supported an RFP for an administrative position to ensure the allocated childcare funds were distributed fairly. She displayed the outline for the scholarship program, which would include the following:

- 1.) Childcare needs-based tuition scholarships for Park City residents with an income less than 100% AMI. She anticipated that the largest portion of the funds would go to this category and indicated no more than 10% of household income would go to childcare per month. The City would subsidize the tuition beyond that point. The family would be required to use a provider located in Summit County.
- 2.) The scholarships for infants and toddlers up to 36 months required the applicants to be children from residents and/or the Park City workforce. The income limit would be less than 150% AMI and they would receive a \$200 per child per month allowance. She noted PCMC employees were part of the workforce and could apply for this program. Sarah Mangano, Human Resources Manager, would come to Council soon to speak of a proposed employee childcare benefit.
- 3) The regulated childcare provider incentive would serve children enrolled in the Division of Workforce Services (DWS) Childcare Assistance Program. This would give the facility \$300 per month per child enrolled in DWS childcare assistance and they would be required to operate in Summit County. Downard estimated 72 families were in need and would use one of these options, and 69 could also receive DWS funding.

Swenson gave an example of how the scholarship program would work and the financial contributions from families versus the City. Council Member Gerber clarified the families would get money from DWS, then use their own funds, and the City would make up the remainder. Downard stated the administrator would notify the families who were qualified for DWS funds so they could pursue those if they were eligible.

Council Member Rubell asked if the \$200 scholarship for the workforce would come out of the \$1 million but the employee benefit would not come from those funds. Downard indicated the employee benefit would come back to Council and funding mechanisms could be discussed at that time. Currently, if PCMC employees met the eligibility requirements, they would not be excluded from being considered for the scholarship. Council Member Rubell stated Council had requested this part of the program would come from the \$1 million. Downard stated there would be another conversation with Council on the employee benefits, and funding it from the \$1 million was an option. Council Member Gerber stated anyone working for PCMC should be eligible for the scholarship and they should have that benefit until everything was worked out. Council

Member Rubell preferred to stick with the original direction given at the August 22nd meeting. He referred to the DWS funds and noted only 11% of eligible families were using it. He wanted to see a way to help families apply. Downard stated the application was an online portal. The administrator would help guide them through that process. They could ask for proof of application if Council desired. Council Member Gerber stated the goal was to have them get the DWS funds first, and then the City funds would fill the gap. Council Member Rubell expressed concern that this was not reflected in the terms and was uncomfortable approving this. Council Member Gerber noted the DWS funding was not an easy process, but they were moving forward and they would be gathering data on how many families qualified. Downard explained presumptive eligibility and indicated they would refer families to the DWS application, and would distribute funding immediately if the families met the income criteria, whether or not DWS had approved the families' applications.

Matt Dias asked if Council was interested in presumptive eligibility. Downard indicated she could build that into the terms. Kristen Schulz, Early Childhood Alliance Director, indicated the administrator was knowledgeable in helping families get through the process of applying for the federal funds. Council Member Rubell asked about the cost of care. Downard stated data from the Early Childcare Alliance showed the average cost of care was \$1,700 per month per child. Council Member Rubell asked if the cost of care was based on an average number. Downard indicated the money would be calculated based on household income and cost of care. Council Member Gerber thought they talked about implementing a cap of \$1,700 per month. Council Member Rubell wondered how they knew \$1,700 was the right number for the cap. He hoped to make the scholarship parameters tighter before it was implemented.

Council Member Gerber wanted to start the program now and continue working on the details. Council Member Rubell stated they could start the program and get people started on the DWS application process, and then work out the other details while the families went through the federal process. Council Member Toly asked for this item to come back for further discussion. Council Member Doilney stated the intent was to help as many people as possible. He supported moving forward now and then continuing to work on details. Council Member Dickey supported hiring the administrator and asked to discuss this again in two weeks. Council Member Toly asked staff to explain the scholarship options in more detail. Council Member Rubell suggested sending questions for Downard to address.

Dias reviewed this program would continue to be refined. The administrator would be approved tonight and would begin working on this. He and Downard would review the questions asked tonight and those that would be sent to him, and then create a report for November 16th. He thanked Downard for taking on this heavy task and becoming an expert on the childcare issue.

Park City Kimball Art Festival Debrief:

Jenny Diersen, Special Events Manager, Aldy Milliken, Kimball Art Center (KAC) Executive Director, and Hilary Gilson, Arts Festival Director, presented this item. Diersen stated the staff report should be corrected to show the total fees were \$118,233. Gilson reviewed 29,000 people attended the festival over three days. There were 198 artists who exhibited on Main Street, including artists from the Wasatch Back and Utah. There were 65 first-time artists.

Milliken indicated Lighthouse Research and Development was the third-party business that performed the economic impact study. There was \$181,000 in direct tax revenue that was divided between the state, county, and Park City. Gilson discussed their sustainable efforts and indicated signage was printed that could be used over multiple years. There was a bike valet as well. She summarized all the programs KAC offered because of the money raised from the arts festival. Milliken and Gilson expressed appreciation for the collaboration between KAC and the City.

Council Member Rubell stated KAC did a great job getting to this point. He was grateful they used public funds wisely. Council Member Toly asked if the Saturday concert could be marketed to bring out more people. She asked for more partnerships with restaurants on Main Street to provide food for the vendors. She wanted to look at the dining deck issue again, to which Diersen stated that would come to Council on November 30. Council Member Doilney stated the festival had changed over time and this year there was an effort to bring in more diversity and provide a local flair. He thanked them for moving Park City forward. Mayor Worel thanked KAC for their partnership with the City.

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. RECOGNITION

1. Honoring Chief Wade K. Carpenter- International Association of Chiefs of Police (IACP) President 2023-2024:

Captain Rob McKinney stated IACP was established in 1851 and had 33,000 members representing 173 countries. The mission of IACP was to create policy to help police departments. He noted this was the first time this post was filled by someone from Utah. He reviewed the swearing in ceremony in San Diego, which was attended by many federal and world leaders. Captain Darwin Little indicated Chief Carpenter spoke at the swearing in and announced the year's theme of Riding for the Brand. Captain Little stated Chief Carpenter had clear expectations and that was why officers wanted to work for Park City. Over the next year, the IACP would work with Interpol and hold meetings on global warming.

Chief Carpenter stated his officers were his family and he was very blessed. He also paid tribute to his wife, Stacy. Mayor Worel indicated the Council and City were proud of Chief Carpenter.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Gerber stated she and Council Members Rubell and Dickey went to Mountain Towns 2030 Conference and the theme was to have hope. There were climate disasters and international conflicts, so hope was more important than ever. Park City had an important role in the conference, and everyone realized the progress the City was making in sustainable efforts. She hoped to set waste diversion goals and partner with other community members to move the goals forward.

Mayor Worel indicated Summit Land Conservancy awarded the City a plaque for the Iron Mountain Conservation easement.

Staff Communications Report:

1. July 2023 Budget Monitoring and Sales Tax Report:

Council Member Rubell stated revenues were up, but the town hadn't felt the impact of additional tourists. He praised City staff for mitigating the effects.

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.

Megan McKenna, Housing Advocate for Mountainlands Community Housing Trust, thanked the City departments for all their work. She attended the ballet at the library yesterday and thought it was beautiful. She hoped the workforce could live in Park City affordable housing. She also attended the Mountain Towns 2030 Conference and noted

the big challenges confronting us as well as the efforts being made by the City and community partners.

Bill Humbert, 84060, thanked the Council and staff for all they did.

Michael Kaplan, 84060, thanked Council Members Gerber and Doilney for their service on the Council. He indicated some time ago, there was an ordinance prohibiting clubs on Main Street, but there were some opening on Main Street and he hoped that could be addressed. He also noted he got a parking ticket for \$200 for parking in front of the post office. He thought ticketing was not well thought out and would take away from the tourist experience and aggravate the residents.

Brendan Weinstein eComment: "I'd be attending in person, but my wife is giving birth this evening. I sent an email to each member of the council and the mayor with a proposed resolution to show blue and white banners on Main St in solidarity with the victims of the October 7 terrorist attack. Antisemitic hate crimes are on the rise in the United States and it would mean a lot for the Jewish community and Jewish visitors to Park City to see Park City reaffirm that Park City is a safe and welcome place for Jews and that we stand in solidarity with victims of the October 7 attack. What I mentioned to Mayor Worel in my email is that several folks encouraged me to change my son's last name to obscure Jewish roots in response to the October 7 attack. No one -- Muslim, Jew, or Christian -- should be encouraged to change their name for fear of what hatred lurks in their community. I received swift feedback from the mayor that this resolution will not be introduced. Park City commissioned a Black Lives Matter mural. We show pride flags every year for the month of May. By not doing a small gesture for the Jewish community, Park City sends the message that the city can stand by black and gay people in their time of need, but not Jews. Additionally, the mayor's statement failed to refer to what happened on October 7 as terrorism. The only other statement I've read from a political leader who failed to call the act terrorism is the statement made by Vladimir Putin. Mayor Worel's inability to refer to the attack, which involved families being burnt alive and mass rape, as terrorism is shameful."

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from September 14, 19, 21, and 28, and October 5, 2023:

Council Member Gerber moved to approve the City Council meeting minutes from September 14, 19, 21, and 28, and October 5, 2023. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

VI. CONSENT AGENDA

1. Request to Approve Resolution 18-2023, a Resolution Declaring November 1, 2023, as "Extra Mile Day" in Park City, Utah:

2. Request to Approve the Execution of a Childcare Administrative Funding Contract in a Form Approved by the City Attorney's Office with WeeCare, Inc. DBA Upwards for \$150,000 to Administer the Childcare Needs-Based Scholarship Program:

Council Member Rubell moved to remove Item Two from the Consent Agenda. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

Council Member Doilney moved to approve Consent Agenda Item One. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

2. Request to Approve the Execution of a Childcare Administrative Funding Contract in a Form Approved by the City Attorney's Office with WeeCare, Inc. DBA Upwards for \$150,000 to Administer the Childcare Needs-Based Scholarship Program:

Council Member Rubell stated Council wanted the administrator to get started, but there were specific program terms that would be discussed on November 16th. He asked if the program terms should be eliminated for now. Council Member Dickey proposed noting in the contract that specific contract guidelines would be subject to change. Haley Swenson stated the contract had several amendments since it was put in the packet, including a payment schedule, lower auto insurance, staff approval for marketing outreach initiatives, provisional language for Council to make modifications, and biweekly meetings.

Council Member Rubell asked to add that Upwards was not allowed to disperse funds until Council had addressed the concerns on November 16th and gave direction to do so. The Council members agreed to that addition. Council Member Rubell stated the other part in flux was the amount based on employee funding. He requested adding language that the \$1 million in funding could change. Michelle Downard thought the

amendments were reasonable. Margaret Plane, City Attorney, clarified that if the amount increased, the administrative fee would change, but if the funding decreased the fee would remain the same.

Council Member Toly referred to paragraph I (Page 17), and didn't remember a conversation on that. Council Member Gerber stated the workforce was not eligible for scholarships, but it was only for residents. Downard stated Upwards recommended that section be removed. She also indicated 100% of the funding for this contract was provided by the Community Foundation.

Lily Alexander, Upwards Business Development Specialist, introduced herself. Mayor Worel asked if this was all administered virtually, to which Alexander affirmed. Mayor Worel asked how low level readers or those who didn't navigate computers could get through the system. Alexander explained they had care specialists who offered one on one assistance. Mayor Worel asked if they could help people navigate the DWS system, to which Alexander affirmed.

Plane clarified the agreement would say Council had ultimate authority to change criteria. The direction was that no funds would be expended until this came back to Council no later than the November 16th. She also reviewed the payment schedule amendment.

Council Member Rubell moved to approve the execution of a childcare administrative funding contract in a form approved by the City Attorney's Office with WeeCare, Inc. DBA Upwards for \$150,000 to administer the childcare needs-based scholarship program as amended. Council Member Toly seconded the motion.

RESULT: APPROVED

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

VII. OLD BUSINESS

1. Public Meeting to Hear Arguments For and Against a \$30,000,000 Recreational Facility General Obligation Bond:

Abby McNulty read the pro-bond statement and Megan McKenna read her rebuttal to the pro-bond statement. She then read her con statement, to which McNulty read her rebuttal to the con statement.

Mayor Worel opened the public hearing.

Holland Lincoln, 84060, via Zoom supported the GO Bond because recreation builds and strengthens the community. Public recreation opportunities were of a high caliber so there was no need for private clubs. This ensured people of all income levels could

participate together. Mental health was an important consideration as well. Technology isolated people and the investment of recreation would bring a lot of offerings to people.

Joe Plomin, Park City Pickleball Club President, gave 10 reasons to vote yes on the GO Recreation bond, including recreation builds community, recreation facilities are social hubs, the City was a recreation leader, the bond would fulfill recreation needs, a healthy community was stable, the cost for the facilities was less than a cup of coffee per day, the bond was a community outreach effort, the facilities would give the young generation an outlet to develop and grow, the Pickleball Club would not bother the Recreation Manager about court time in the bubble, and the facilities would contribute to Park City being a great place to live.

Jody Whitesides, 84060, supported the GO bond. Previous bonds for trails did not support other recreation facilities that this bond would cover.

Michael Kaplan stated he was on the committee that helped plan the Ice Arena. He stated the facility was over programmed and a new rink would be welcomed.

Ed Parigian via Zoom thanked McKenna and McNulty for their statements. He indicated recreation was mental therapy and allowed him to escape everyday issues. He supported the bond, but wanted to allocate funds to other areas as well.

Sherie Harding, 84060, did not support the GO Bond. The facilities were used by patrons from other communities and Park City residents were paying for other people using them. She thought the pay scale should be restructured. She noted the ice arena was used mostly by non-residents. She also stated trails were widely used and many went on them for socialization.

Mayor Worel closed the public hearing.

2. Consideration to Approve a Five-Year Agreement with Park Silly Sunday Market (PSSM) in a Form Approved by the City Attorney:

Jenny Diersen, Special Events Manager, and Kate McChesney, PSSM Executive Director, presented this item. McChesney stated 2023 was an amazing season with 183,255 attendees. They had a big sustainability push, with 83% diversion rate, 1,529 bikes at the bike valet, 59,308 transit riders, and 93 free booth spaces. She requested a long-term contract with the same number of days in the season. Diersen reviewed extensive outreach was performed over the last 18 months. The Historic Park City Alliance (HPCA) was supportive of the market continuing in its current form. Although it was hard to please everyone, mitigation efforts were working and there were no complaints this year. She didn't see anything that would impact Lower Main if the market continued in that area. The new contract would continue to require an annual debrief.

Mayor Worel opened the public hearing.

Monty Coates, HPCA Chair, stated PSSM was a controversial issue. It was a well-run event. There were significant impacts to some of the businesses on Main Street. He noted HPCA conducted two surveys among the businesses. In 2022, the majority did not want PSSM to continue. In 2023, over 60% of businesses supported the market in some way.

Chelsea Oldham, 84010, stated she was a vendor at the market for 13 years and it was 40% of her annual income. She thought it was important to the vendors and the community to keep the market going.

John Greenfield, 84060, read a statement that reviewed the history of the Council's consideration of this item. He indicated he used to be a vendor at PSSM and he thought the market should continue.

Stephanie Abram 84060 stated there were many positives about having PSSM on Main Street. She felt it brought the community together and she wanted it to continue.

Carissa Devenport, a Main Street restaurant owner, stated the revenue generated during PSSM helped them keep their doors open year-round.

David McChesney thought PSSM was well-run and he hoped it would continue.

Mayor Worel closed the public hearing.

Council Member Gerber favored a five-year agreement with a three-year renewal and with the 2024 market dates. Council Member Dickey favored a three-year agreement with a two-year auto renewal. He supported the 2024 dates. Council Member Doilney supported a longer-term contract of five years and the 2024 dates, and suggested adding in July 7 as another market date. He praised PSSM for their sustainable efforts and stated there was a butterfly effect in getting people to change behavior. Council Member Rubell stated this process was collaborative and it took many people to make it happen. This event was a revenue generator and was good for the community. He asked what term PSSM wanted, to which McChesney stated a five-year term would be best and it would give them consistency. Council Member Toly stated the businesses voiced their support and she supported PSSM. She agreed a three-year contract might be best. She didn't know how people felt about moving the farmer's market to 5th Street. She approved the 2024 dates. Council Member Rubell supported a four-year contract term so future Councils wouldn't be boxed out.

Council Member Doilney stated PSSM could manage their business and the Council shouldn't be getting into the details. It was asking a lot to make them come back to Council all the time. Council Member Rubell thought it was prudent to let the future Council weigh in on PSSM because Bonanza Park would be developed in the next few years. Council Member Gerber stated PSSM needed at least five years to run their business. They would come to Council annually for a supplemental plan approval, a

mid-season debrief, and an end of season debrief. There would be many opportunities to talk about any issues that would arise. Council Member Dickey offered to make a four-year contract with a two-year auto renewal. McChesney stated a four-year agreement with a three-year renewal would work. The Council agreed to a four-year agreement with a three-year renewal.

Council Member Gerber moved to approve a four-year agreement with a three-year auto-renewal with Park Silly Sunday Market 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

VIII. NEW BUSINESS

1. Consideration to Continue an Ordinance Approving the Bald Eagle Club at Deer Valley Unit 55 Third Amended Located at 7875 Bald Eagle Drive, Park City, Utah to November 30, 2023:

Spencer Cawley stated this would return on November 30 for discussion and approval.

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

Council Member Doilney moved to continue an ordinance approving the Bald Eagle Club at Deer Valley Unit 55 Third Amended located at 7875 Bald Eagle Drive, Park City, Utah to November 30, 2023. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

2. Consideration of 1415 Lowell Avenue Condominium Plat Amendment Located at 1415 Lowell Avenue, Park City, Utah:

It was indicated the application for this item had been withdrawn.

3. Consideration to Approve Ordinance No. 2023-49, an Ordinance Amending the Land Management Code to Shift Final Action for Plats from the City Council to the Planning Commission, to Require Planning Commission Review for All Steep Slope Conditional Use Permits, and to Update Public Notice Requirements to Align with Senate Bill 43:

Jack Niedermeyer and Rebecca Ward, Planning Department, presented this item. Niedermeyer explained the final action authority for condo plats and steep slope CUPs would be shifted from Council to Planning Commission with this code amendment.

Council Member Gerber asked if it would take longer than the required 14 days if the Planning Commission didn't meet within that 14 days. Ward explained the Steep Slope CUP would be required prior to submitting the building permit. The completed building permit application triggered the 14 day action requirement. It was not about a faster review, but a consistent review process. Council Member Dickey asked who could appeal a plat. Ward stated the criteria applied to all land use applications, but individuals could appeal. Council Member Toly asked how often the Planning Commission recommendations had a split vote. Ward stated the majority of the plats had a unanimous recommendation.

Niedermeyer addressed the public noticing amendment and noted the state code changed this year and this amendment would align with state code.

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

Council Member Toly did not support publishing notices in The Park Record as a courtesy. Council Member Gerber stated the online Park Record did not have that section. Council Member Rubell did not think it was necessary. Council Member Dickey was fine putting it in the Park Record. Mayor Worel stated this was another level of transparency.

Council Member Rubell asked about the delegation of authority. Ward stated a plat was approved by ordinance and the applicant had one year from the passage of the ordinance to go through the steps to get the plat recorded. If they could not meet the deadline, they would have to go to Council to get an extension. With this ordinance the extension request would go to the Planning Director. If there were changes to the code or the original approval, they would have to resubmit an application and go through the process again. Council Member Rubell asked if the exceptions to code, like a setback or something mitigated in a different way, would be decided by the Planning Commission or if that would go to Council. Ward stated variances to code would go to the Board of Adjustment.

Council Member Dickey moved to approve Ordinance No. 2023-49, an ordinance amending the Land Management Code to shift final action for plats from the City Council to the Planning Commission, to require Planning Commission review for all Steep Slope Conditional Use Permits, and to update public notice requirements to align with Senate Bill 43. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance No. 2023-50, an Ordinance Amending the Land Management Code to Establish a Maximum Lot Size for the Historic

Residential Low - Density, Historic Residential - 1, Historic Residential - 2, and Historic Residential Medium Zoning Districts:

Spencer Cawley and Rebecca Ward, Planning Department, presented this item. Cawley stated the historic districts had smaller lots. Throughout the years, changes were made to the lots and some were meets and bounds. The amendment would establish a maximum lot size in a development so there would be consistency in mass and scale in the district. He reviewed the outreach efforts and public hearings on this issue. He noted there were exemptions to maximum lot sizes, including Historic Sites that exceeded the maximum lot size, lots that were already created through a plat amendment prior to October 1, 2023, and structures constructed on unplatted parcels that did not conform with maximum lot sizes.

Cawley indicated the Low-Density District had substandard streets so the density was reduced. The maximum combination was three lots. In Historic Residential 1 and 2 Districts, the single family home maximum would be two lots and the duplex maximum would be four lots. In the Historic Residential Medium Density zones, the single family home maximum would be two lots, the duplex maximum would be four lots, and triplex or multi-unit dwellings maximum would be six to eight lots, with CUP discretion.

Ward stated the Planning Commission considered allowing larger lots for accessory apartments onsite. They were not in consensus but supported incentive programs for accessory apartment construction City-wide.

Council Member Toly stated there were one-third and two-thirds lots, and asked how would those be addressed. Ward stated two and a half lots had come to Planning Commission and the recommendation was to create two lots. She received feedback that lots were unique, so the requirement would be to reduce the lot size. There were paths for unusual lots and applicants could apply for a variance. Noncomplying lots were exempt from the code.

Council Member Doilney asked if the Planning Commission wanted Council to consider accessory units on larger lots. Ward explained the Planning Commission wanted accessory units to be incentivized in areas other than Old Town.

Mayor Worel opened the public hearing.

Angela Moschetta, 84060, praised the Planning Commission for their work on this code amendment and she thought this gave clarity to lot sizes. This would force a scale in developments. She supported this amendment.

Deb Rentfrow, 84060, echoed the previous comment and applauded Ward and her department for addressing the Planning Commission's concerns and prioritizing them. She supported this amendment.

Mayor Worel closed the public hearing.

Council Member Gerber favored this amendment and noted a lot of the scale had been lost in the Historic District. Council Member Rubell stated this was awesome work and it would improve the City. Council Member Gerber asked if a maximum lot size could be implemented in other neighborhoods. Ward stated there was a pending ordinance for transitional areas. Council Member Dickey indicated these amendments were proof of good work done by Planning.

Council Member Dickey moved to approve Ordinance No. 2023-50, an ordinance amending the Land Management Code to establish a maximum lot size for the Historic Residential Low - Density, Historic Residential - 1, Historic Residential - 2, and Historic Residential Medium Zoning Districts. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

Mayor Worel asked if there was support for staff to work on incentives for accessory dwellings, to which Council affirmed. Council Member Gerber asked if there was a way to evaluate the employee generation impact created by large homes and a way to offset the employee creation, to which Ward affirmed.

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

CHILDCARE SCHOLARSHIP PROGRAM

PARK CITY
1884

— Childcare Working Group —



Mayor Worel
Councilmember Gerber
Kristen Schulz (Early Childhood Alliance)



Tony Tyler (PC Tots)
Sue Banerjee (PC Tots)

Joel Zarrow (PC Community Foundation)

Sarah Mangano



Jed Briggs

Ken Fisher



Program Criteria

1. Childcare Needs-Based Tuition Scholarship
 - a. Park City resident children;
 - b. A household income of less than 100% AMI;
 - c. No more than 10% of the household income on childcare (total sum including multiple children) per month;
 - d. A regulated childcare provider located within Summit County; and
 - e. Allow the Childcare Funding Administrator the discretion to award scholarships to households with income of less than 120% AMI to spend no more than 12% of the household income on childcare based on the number of applications received and the funding burn rate.
2. Infant & Toddler Childcare (up to 36 months) Tuition Scholarship
 - a. Park City residents and/or Park City workforce children;
 - b. A household income of less than 150% AMI;
 - c. \$200 scholarship per child per month; and
 - d. A regulated childcare provider located within Summit County.
3. Regulated Childcare Provider Incentive to Serve Children Enrolled in DWS Childcare Assistance
 - a. \$300 per month per child enrolled in DWS Childcare Assistance; and
 - b. A regulated childcare provider located within Summit County.



Childcare Scholarship Program

Program Components to Regulated Childcare Provider	<AMI	Estimated Need	# Children Served	\$ per child per month	Funding Amount
Childcare Needs-Based Tuition Scholarship	100% AMI; 10% income max; 120% AMI; 12% income max	72	65	\$833*	\$750,000
Infant & Toddler Childcare (up to 36 months) Tuition Scholarship	150%		63	\$200	\$150,000
Regulated Childcare Provider Incentive to Serve children enrolled in DWS Childcare Assistance		69	28	\$300	\$100,000
					\$1,000,000

*Estimated monthly average scholarship per child



Childcare Scholarship Program

% of AMI	Annual AMI	Monthly AMI	Scholarship Amount (1 child 36 months or older)	Scholarship Amount (1 child under 36 months)	Scholarship Amount (2 children; including 1 child under 36 months)
40%	\$59,440	\$4,953	\$1,005	\$1,205	\$2,705
50%	\$74,300	\$6,192	\$881	\$1,081	\$2,581
60%	\$89,160	\$7,430	\$757	\$957	\$2,457
70%	\$104,020	\$8,668	\$633	\$833*	\$2,333
80%	\$118,880	\$9,907	\$509	\$709	\$2,209
100%	\$148,600	\$12,383	\$262	\$462	\$1,962
120%	\$178,320	\$14,860	\$14	\$214	\$1,714
150%	\$222,900	\$18,575			\$1,700



2023 KAF



2023 KAF

Attendance

- Approximately 29,000 people attended
 - 77% of attendance from Utah, all 50 states represented
 - 51% Park City residents
 - 25.48% non-residents primarily visiting for the festival
 - 23.52% non-residents visiting not primarily for the festival
- 6,901 Summit County locals attended Friday night
 - 8% increase from 2022

The energy and vibe in the Heber Ave Spirit Garden, especially during Fat Paw [on Local's Night], was amazing!! It was like a reunion on Main Street!
- 2023 Festival Attendee



Photos of the Local's Night crowd, Fat Paw on the Heber Stage, and artist Andrew Barker live drawing

2023 KAF

Artists

- 198 participating artists
- 26 artists from Utah (13%)
- 10 from the Wasatch Back (5%)
- 14 emerging artists (7%)
- 65 first-time artists (33.5%)

"Everyday was a highlight. The venue, the unique beauty, visual loveliness everywhere I look, discerning informed customers easy to engage with and sell to, feeling safe, easy to get answers from staff, and well communicated rules... It was perfect." - 2023 Participating artist



Local artists included Anna Leigh Moore, Alexandra Covino, and Morgan McCue, pictured above

2023 KAF

Financial Impacts

- Economic
 - \$25 million total economic impact
 - \$2 million revenue generated by art sales and food vendors
 - Highest reported sales ever!
 - \$181,483 direct tax revenue
- Kimball Art Center
 - \$100,000 net revenue for KAC
 - Approx. 27% of annual operating budget

"Park City is not only our favorite festival, it's our most profitable festival of the year, EVERY year. We are enormously grateful for the opportunity to sell our [art]. We are humbled by the acceptance of our work at this show and to be in the presence of so many other accomplished artists and skilled organizers. We can't thank you enough."
- 2023 Participating Artist



Photos of patrons purchasing art from artist Kristen Ross, artist Niko Culevski, and are Laura Baring-Gould with attendees

2023 KAF

Community Impacts

- Staffing and Volunteers
 - \$260,400 invested into the cultural job sector (7, 470.84 staffing hours)
 - 291 total volunteer shifts, 85% signup rate, 2,117 total volunteer hours
- Sustainability
 - Increased evergreen signage
 - Diverted 1,092 lbs from landfill
 - Bike Valet hosted by PC Mountain Bike Team

"The people I volunteered with were amazing! So much fun to work with them! The artwork at the festival this year was so outstanding! I totally enjoyed looking at all the excellent, gorgeous work this year. It was really inspiring..."

- 2023 Festival Volunteer

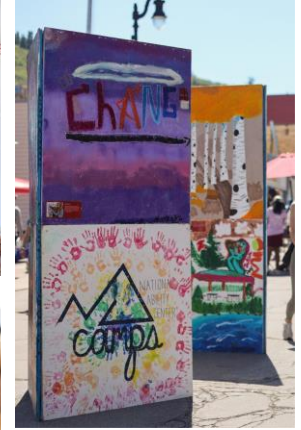


Photos of volunteers and staff throughout the festival

2023 KAF

Community Impacts

- Festival Art Education Programming
 - Creation Station
 - 148 Scavenger Hunts
 - 450 Marbleized Paper
 - 625 Pins
 - Studio On Main
 - 65 Face Paintings
 - 200 Clay Pieces on the Wheel
- Student Murals
 - KAC Off-Site Programs
 - National Abilities Center
 - Basin Rec Summer Blast Camp
 - Boys & Girls Club
 - Secondary Summer School Program: Treasure Mountain
 - KAC Summer Camp: Teen Mural Camp



2023 KAF

Thank you, Mayor Worel, city council members, city staff, and the Park City community for your continued support of the arts.

The Kimball Art Center looks forward to continuing our work as an educational institution in Park City throughout the year and at next year's 55th annual Park City Kimball Arts Festival.



An aerial photograph of a mountain town covered in snow. The town features numerous small, colorful houses and larger buildings, all with snow-covered roofs. The surrounding landscape is a vast, snow-covered mountain slope. The text is overlaid on the upper half of the image.

Chief Wade Carpenter

President- International Association of Chiefs of Police 2023-2024



IACP

- Since 1893, The International Association of Chiefs of Police has been known for its commitment to enhancing community.
- Over 33,000 members representing 173 countries.
- The IACP is preparing current and emerging police leaders through timely research, programming, and unparalleled training opportunities.
- Advancing safer communities through thoughtful, progressive police leadership.



Recognition

International Association of Chiefs of Police
President (October 2023 – October 2024)

Wade Carpenter, PCPD Chief of Police

First Chief from Utah to become the IACP President



Trust Building

Key Focus Areas

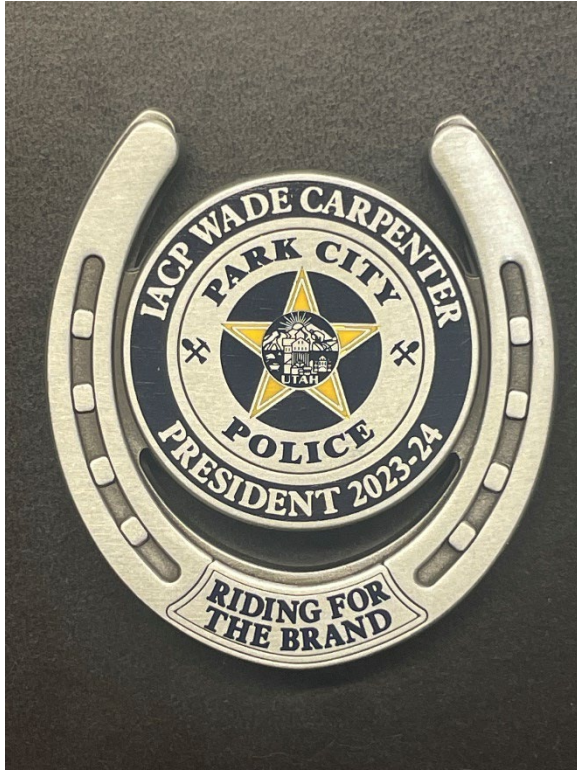
- Bias-Free Policing
- Training
- Leadership and Culture
- Recruitment, Hiring, and Retention
- Victim Services
- Community Relations



Swearing In



Riding for the Brand



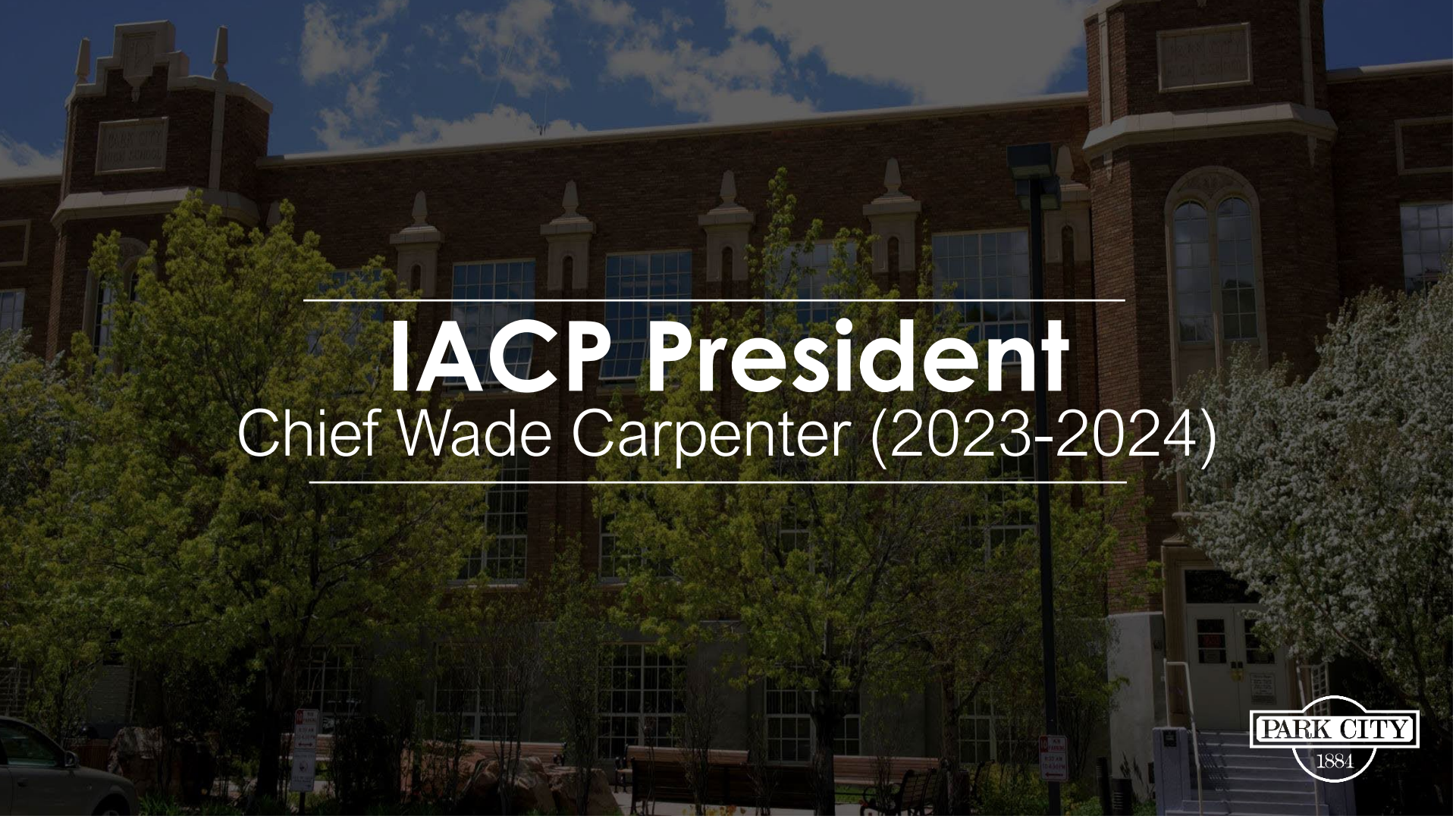
*Photo Cred:
Tanzi Propst*

Biography



Looking Ahead





IACP President

Chief Wade Carpenter (2023-2024)



An aerial photograph of a busy outdoor market street in Park City. The street is lined with multi-story wooden buildings on the left and a construction site with a white tarp on the right. Numerous white pop-up tents are set up along the street, and a large crowd of people is walking through the market. In the foreground, a tent displays a variety of colorful straw hats. The sky is blue with some clouds.

PARK SILLY SUNDAY MARKET DEBRIEF & AGREEMENT REQUEST

2023 Debrief



- 183,255 in attendance
- 83% diversion rate
- 1,529 bikes at bike valet
- 59,308 transit riders
- 93 free booth spaces

PSSM REQUEST

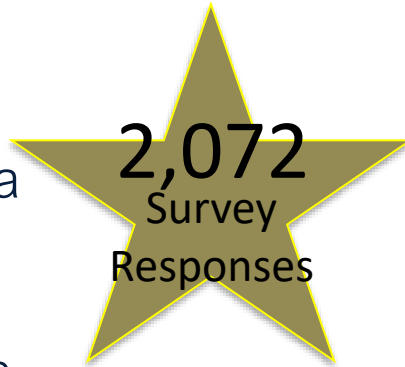
- Term: 8 to 10 years
- Days: 11 Sundays (June to September)
- Hours: 10:00 to 5:00 p.m.
- Noise Ordinance – no amplified before noon, 75 db noon until 5:00 p.m.
- Vendor Mix – no importers, limit food and jewelers
- Transportation Plan – Additional Shuttles, Bike Valet, Alternative Transportation Messaging
- Location – Lower Main
- City Services – Waive City Fees estimated at \$65,000, PSSM will manage bollards and Heber/Main Intersection



ENGAGEMENT

Extensive outreach:

- Various ways
- Local & Social Media
- Postcard Mailing
- Open House
- Community Partners



Outreach with HPCA

- Supportive of market in current footprint continuing.



— QUESTIONS & DISCUSSION —

Receive public input and consider approving an Agreement, with Park Silly Sunday Market under the same scope as 2023.

1. **Term.** PSSM's request is an 8 to 10 year agreement. Would Council consider a 5-year Agreement with a possible 3-year renewal?
2. **2024 Dates.** If supportive of an Agreement, approve the dates for the 2024 event.
 - a. June 9, 16, 23, 30; July 14, 21; September 1, 8, 15, 22, 29
 - b. The PSSM would not be held on June 2 (Memorial Day weekend), July 7 (Fourth of July weekend), July 28 (Extreme Soccer weekend), or all of August.



An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings are densely packed in the lower half of the frame, while the upper half shows the snow-covered slopes of the surrounding mountains. The overall tone is cool and wintry.

FINAL ACTION & PUBLIC NOTICE

LMC AMENDMENTS

PL-23-05649
City Council
October 26, 2023



PROPOSAL

The Planning Commission prioritized reviewing Final Action as part of the 2023 Land Management Code amendments.

On June 21, 2023, the Planning Commission held a special meeting and conducted a work session on Final Action authority. The Commission recommended shifting plat review from the City Council to the Planning Commission, and shifting steep slope conditional use permits from staff to the Planning Commission.

PROPOSAL

On Septemeber 27, 2023, the Planning Commission conducted a public hearing on the proposed amendments and unanimously forwarded a positive recommendation for City Council's consideration on October 26, 2023.

PROPOSAL

Amend the Land Management Code to:

- Shift Final Action authority for Condominium Plats, Plat Amendments, and Subdivisions from the City Council to the Planning Commission; and
- Shift administrative review of Steep Slope Conditional Use Permits from staff to the Planning Commission.
- Update public notice requirements to align with Senate Bill 43 enacted by the Utah Legislature this year and eliminate the requirement for publication in a newspaper of general circulation for certain land use applications.

CONDOMINIUM PLATS, PLAT AMENDMENTS, AND SUBDIVISIONS

Current Requirement:

- LMC § 15-7.1-3(B) requires a plat amendment for the:
 - combining of existing subdivided Lots into one or more Lots and/or
 - the amendment of plat notes or other platted elements.
- The LMC currently requires Planning Commission review and recommendation to City Council for Final Action on plat amendments.
- Plat amendments require a finding of Good Cause.

STEEP SLOPE CUP REVIEW

Current Requirement:

- January 19, 2019, the City Council adopted Ordinance No. 2019-07:
 - approving an administrative SSCUP process for lots less than 3,750 square-feet and PC review for lots that are 3,750 square-feet or greater.
- In 2021, the Utah Legislature Enacted H.B. 1003:
 - Establishes what constitutes a complete Building Permit application - for SFDs, Duplexes and Townhomes.
 - Requires cities to complete the permit review no later than 14 business days after submission of a complete permit.
 - The city may no longer require resubmittal of plans for an SFD, Duplex, or Townhome to address modifications for compliance.
 - The city may identify violations found in the plan that the city may enforce during construction.

The City may only require resubmittal of plans for SF, Duplex, or Townhome plans “To address deficiencies identified by a third-party review of a geotechnical report or geological report”.

STEEP SLOPE CUP REVIEW

State Requirement:

The City may only require resubmittal of plans for SF, Duplex, or Townhome plans “To address deficiencies identified by a third-party review of a geotechnical report or geological report”.

Staff Recommendation:

The Planning Commission take Final Action for all SSCUPs to ensure necessary time to review and address any potential deficiencies of a geotechnical or geological report at the time of SSCUP review rather than to condition approvals to meet required standards at the time of building permit submittal.

PUBLIC NOTICING

Proposal:

The Utah Legislature adopted S.B. 43 Public Notice Requirements this year and the proposed amendments align with the changes to state code:

- Public notice is no longer required to be published in a newspaper of general circulation.
- Public notice for Land Management Code amendments, General Plan updates, and vacation of rights-of-way are updated to align with the 10-day public notice requirements.

LAND MANAGEMENT CODE AMENDMENTS

Staff recommends the City Council hold a Public Hearing and consider the proposal, as outlined in the Draft Ordinance No. 2023-49.

MAP OF
PARK CITY
SUMMIT COUNTY - UTAH

SCALE: 1" REPRESENTS 10 FEET

Based on original map of 1887,
by
J. H. HARRIS & SONS
ENGRS
SALT LAKE CITY, UTAH

N

FIRST WARD

LOT COMBINATIONS

LOT COMBINATIONS

General Plan Goal 15

Preserve the integrity, mass, scale, compatibility
and historic fabric of the Historic Districts

Strategy 15.12

Examine lot sizes in Old Town to determine if a maximum lot size would
provide compatible mass and scale for new structures and additions



LOT COMBINATIONS

Pending Ordinance issued May 10, 2023

Establishes a maximum lot size for
residential uses in these Historic Districts:

Historic Residential Low – Density

Historic Residential – 1 and Historic Residential – 2

Historic Residential Medium



LOT COMBINATIONS

Stakeholder Outreach

Staff conducted a series of community meetings with property owners, Old Town residents, architects, developers, and contractors for input



LOT COMBINATIONS

Planning Commission Review

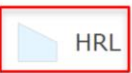
May 24, 2023 Public Hearing

August 23, 2023 Public Hearing

September 27, 2023 Public Hearing and unanimous
recommendation for City Council's consideration



Zoning



HRL



HR1



HR2A



HR2B



HRM



HRC



HCB



ROS



POS



E



SF



R1



RD



RDM



RM



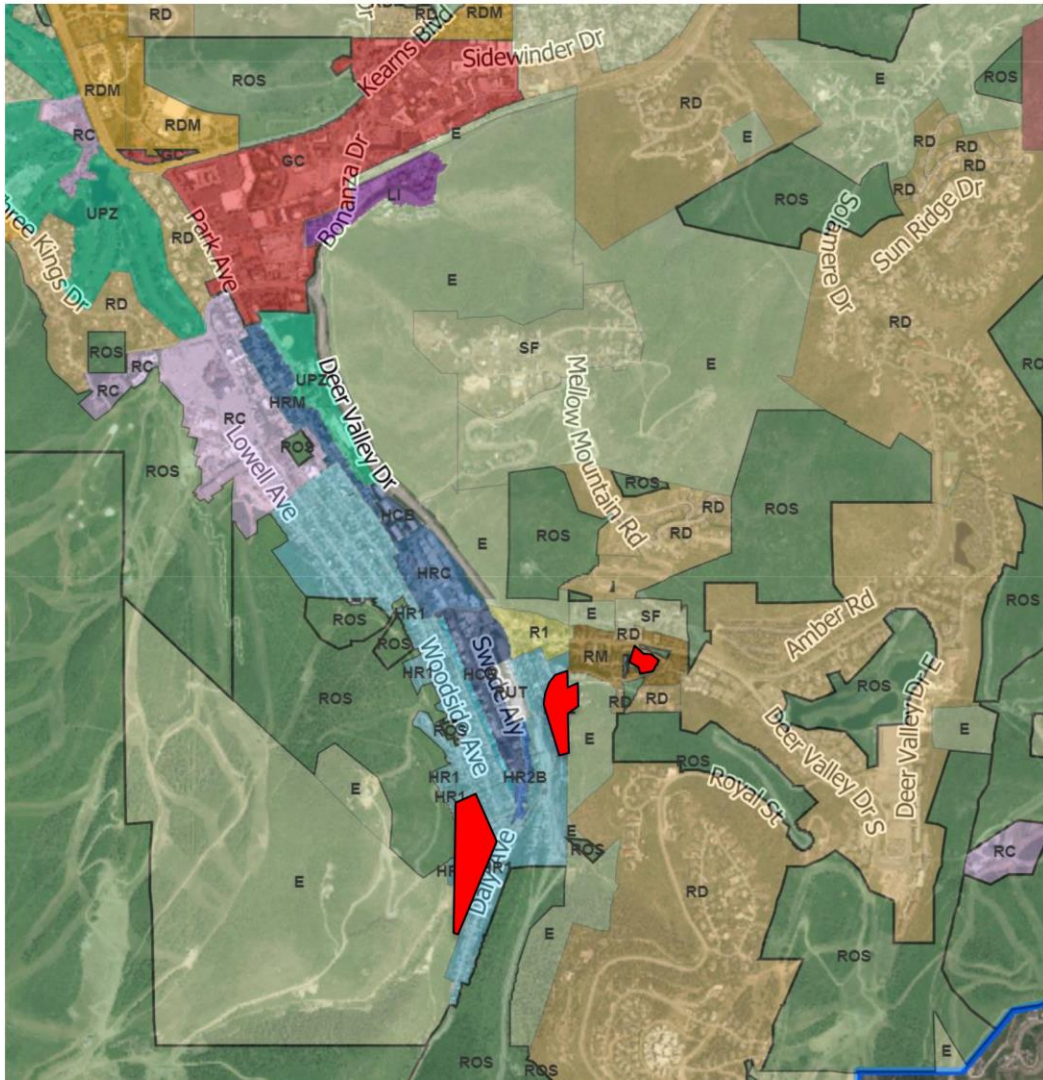
RC



GC



LI



LOT COMBINATIONS

Historic Residential Low – Density

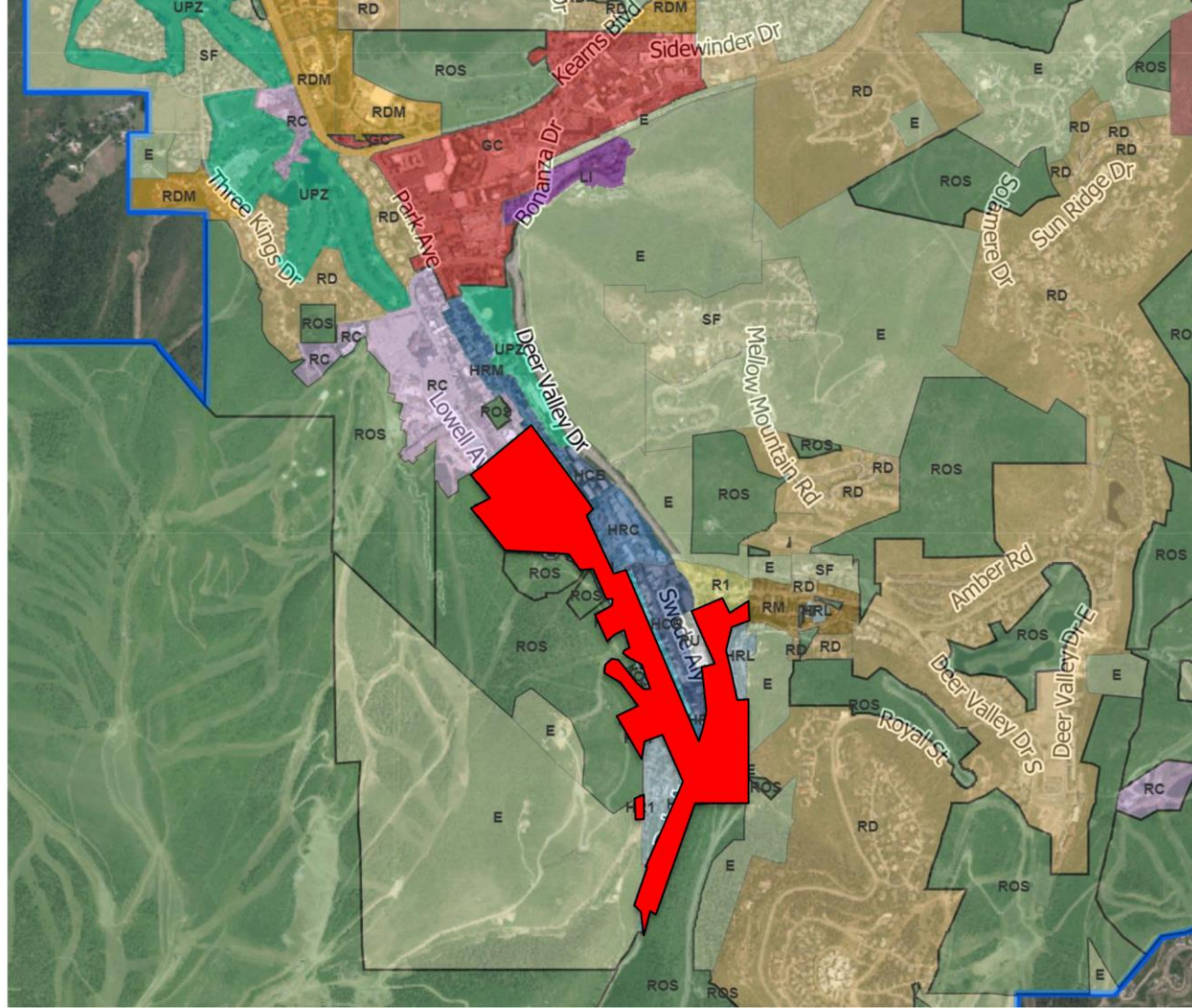
Single-Family Dwellings

Minimum lot size – two Old Town lots
1,519-square-foot building footprint

Proposed three Old Town lot max
2,050-square-foot building footprint



Zoning



LOT COMBINATIONS

Historic Residential – 1 and – 2

Single-Family Dwellings

Proposed two Old Town Lot max
1,519-square-foot building footprint

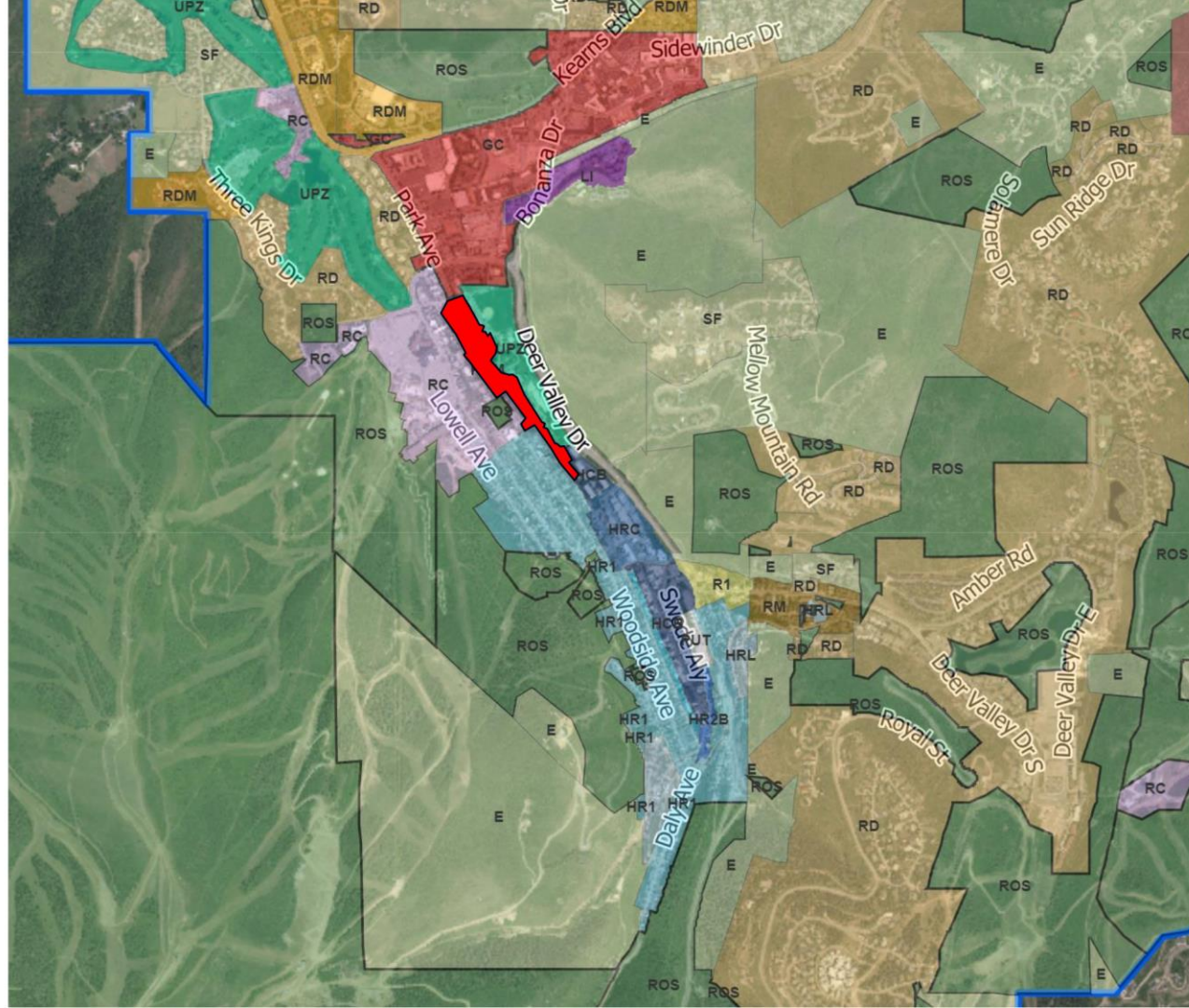
Duplex Dwellings

Proposed four Old Town Lot max
2,460-square-foot building footprint



Zoning

-  HRL
-  HR1
-  HR2A
-  HR2B
-  HRM
-  HRC
-  HCB
-  ROS
-  POS
-  E
-  SF
-  R1
-  RD
-  RDM
-  RM
-  RC
-  GC
-  LI





LOT COMBINATIONS

Historic Residential Medium

Single-Family Dwellings

Proposed two Old Town Lot max
1,519-square-foot building footprint

Duplex Dwellings

Proposed four Old Town Lot max
2,460-square-foot building footprint

Triplex Dwellings and Multi-Unit Dwellings
Proposed six- and eight-lot max, with CUP discretion



LOT COMBINATIONS

Accessory Apartment Incentives

The Planning Commission considered allowing larger lots if the property owner included an accessory apartment on site. The Commission did not reach consensus, but recommends the City Council consider an incentive program for Accessory Apartment construction citywide.

LOT COMBINATIONS

Recommendation

Review the proposed Land Management Code amendments that establish a maximum lot size for residential development in the Historic Residential Districts, open a public hearing, and consider approving Ordinance No. 2023-50.