



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

September 15, 2022

The Council of Park City, Summit County, Utah, met in open meeting on September 15, 2022, at 2:45 p.m. in the City Council Chambers.

WORK SESSION

Planning Commission Interviews:

Mayor Worel and the Council members interviewed Brianna Callaway, Roger Robinson, Stefanie Wilson, William Ciraco, and Henry Sigg. Council Member Doilney recused himself from Henry Sigg's interview disclosing he could potentially work on a business deal with Sigg outside the City limits.

Ice Arena and Interlocal Agreement Update:

Amanda Angevine, Ice Arena Manager, presented this item and introduced her team. Mike Genther reviewed the Ice facility utilization and noted it was used every day all year long. Angevine displayed data on usage by area. She noted it did not include free skate or skate rentals. Fifteen percent of registered users were Park City residents, 40% were from the Basin area, 10% lived in Wasatch County, and 8% lived in other areas of Summit County.

Council Member Doilney asked if the hockey players were tracked under Registrations. Angevine indicated the players were tracked under the Cell Phone Traffic numbers and noted that included players coming for tournaments. Council Member Toly asked if the data included children who did not have cell phones, to which Erik Daenitz, Assistant Budget Manager, stated the data was taken from where the cell phone was at night. Council Member Toly asked if there was a time limit for cell phone tracking, to which Daenitz stated it was tracked to the microsecond.

Angevine stated revenues were back to pre-pandemic levels with the current cost recovery at 82%. She noted this was a deed restricted facility so the activities were limited to recreation and education. Tim Francis discussed the programs offered and noted the classes had reached capacity since the 2022 Olympics. He stated speed skating was terminated during COVID and now that class had been reinstated. Mike Diersen reviewed the outdoor ice rinks and indicated they were a big success. The biggest obstacle was the snowfall in December since staff ran out of space to put the snow. During the Olympics, free classes were offered for speed skating, figure skating,

and ice hockey. He noted there was a concern about possible noise complaints, but he never received a complaint.

Council Member Doilney asked if the water truck flooding the area was the best solution. Diersen stated there was talk of having a water line extended to the area, but that was too expensive. He thought the water truck was a good solution. Council Member Doilney asked if there was an impact to the tennis courts, to which Diersen stated there was no impact. Angevine indicated there was a grant to give youth free skates, which was geared to the Latinx community. Council Member Toly asked if there was a timeframe for opening the outdoor rinks, to which Angevine stated the target was the week before Christmas.

Diersen reviewed the capital improvements, including a dehumidifier replacement, a rebuilt ice resurfer, and a water softener. In this next year they would be replacing the nine HVAC units and the second ice resurfer. In the future, the floor would need to be replaced as well as the refrigeration system.

Angevine reviewed the history of the interlocal agreement with Basin Recreation. Some of the exhibits in the agreement outlined the expenses for several years. Many items were not included and the estimates were under the actual costs. Basin Recreation had agreed to pay \$50,000 per year to help with the maintenance costs and the City decided to match that. The ice arena requested an extra \$30,000 per year in 2020 and a one-time \$100,000 contribution. The City paid those requests, but Basin Recreation did not fund that request. In 2021, the City requested an annual increase to \$66,000 and a one-time payment of \$275,000. Basin Recreation agreed to the \$66,000 annual payment, but not the one-time request and they wanted the three-year review clause removed from the agreement. Angevine was seeking a third party facility asset study. She noted either party could request a review at any time and didn't have to wait three years.

Council Member Rubell asked why Basin Recreation wanted the three-year review clause removed. Dana Jones, Executive Director of Basin Recreation, indicated the board reviewed the request and they had been there a long time and knew the history. They felt this was a Park City facility and was considered Park City's asset. Because it was a Park City amenity, eventually Park City would take over running it and Basin Recreation would contribute the annual maintenance help. Lynn McGee, Chairman of the Committee, stated it was his understanding the money would be spent on capital expenditures and they didn't think it had been spent on that. He wanted to get together to make sure it was spent how they were told it would be spent.

Council Member Doilney asked why the committee wanted to eliminate the three-year review as a condition to raise maintenance contribution. Ben Castrum, committee member, stated Basin Recreation didn't increase the annual contribution by \$30,000 because they made a \$100,000 contribution. They didn't have a say in what happened

at the arena. Basin Recreation built their facility without Park City's help and they were willing to make annual contributions, but nothing more.

Council Member Gerber asked if there was a joint City/County Ice board, to which Angevine indicated there was not. Angevine stated in 2015, an amendment to the agreement was signed which expanded what the fund could be spent on, and everyone agreed the money could be used for preventative maintenance on the facility. She felt the intent has been followed and the funds used within the bounds set.

Council Member Rubell asked if staff wanted a third party facility asset study because the Park City team wanted it or was it due to the question of spending the money correctly. Angevine wanted to make sure the money requested was accurate. Daenitz stated they needed accurate costs due to inflation. Council Member Gerber asked what the intention was for the facility. Angevine explained when the facility was in the planning stage, it was decided the owner/operator would be the entity of wherever the facility was built. The planning group didn't want the donation to be based on usage. The intent was that one entity could contribute and not have to be in the weeds of the operations. She went to the committee annually to show how the money was spent. Council Member Gerber asked if the contribution was based on usage to which Angevine stated it was simple and not based on usage.

Council Member Rubell indicated it was a Park City asset, but it wouldn't be sold. The contribution set up seemed fair. He thought there should either be a co-agreement or no agreement. If \$275,000 was needed to continue to enjoy the facility, why change that. He was not supportive of changing the current agreement. He thought if Basin Recreation was unwilling to pay their share, the Basin residents could pay more fees. Angevine stated charging a differential rate was contrary to the current agreement. Council Member Rubell stated the agreement could be changed. He was not willing to have Park City take on the facility as a sole cost center.

Council Member Toly asked how much the study was to which Angevine stated she didn't have an estimate, but there was analysis software for \$20,000. Council Member Doilney didn't know why the three-year review was only to see if the cost contribution was in line. He asked if any party could request a review at any time or would both parties have to agree. He favored moving forward and continuing the conversation.

Council Member Dickey agreed with Council Member Doilney and wanted a review process for changing costs. He wanted to be equitable and he didn't think this was equitable. He wanted to discuss this further. Council Member Rubell asked when the arena needed the capital funds, to which Angevine stated it would be needed in the next three to five years. The Council did not want this year's review closed until further discussion could take place.

Discuss Soil Remediation Options at the Gordo Property:

Matt Dias, City Manager, stated soils had been an issue in the community and Ryan Blair, Environmental Regulatory Program Manager, was a new employee who took on a lot of work. Blair introduced Jalynn Knudsen, Brad Maulding, and Jay Lyman, Department of Waste Management and Radiation Control (DWMRC). Blair reviewed the history of the Gordo property as a soil repository. He displayed some possible solutions:

Option One was to haul the soil away. The Utah Department of Environmental Quality (DEQ) recognized the soil in Park City as Beville exempt, which would allow the City to use the soil differently on the City's end. For example, landfills could use the soil. He displayed a table showing the cost to haul the soil away and it ranged from \$3.9 million to \$4.5 million. No permit was needed to haul it away and it would take four to six months.

Option Two was keeping the soil onsite. This would require a permit. A liner would be installed and environmental controls would be placed on the site. This could take four months to complete.

Option Three was redevelopment of the site. There would be a voluntary cleanup program and an environmental cleanup program. Some soil would be capped and some removed, and projects could be built on the site. This was the recommended option.

Council Member Doilney asked why Richardson Flat could not be reopened. Maulding stated the conversations with the Environmental Protection Agency (EPA) were ongoing, so it wasn't a hard no. Knudsen noted there would not be an answer anytime soon. Council Member Doilney asked if Park City was involved in the conversation and if there was anything that could be done to move the conversation forward. Knudsen stated Park City had been engaged in the discussions. The best thing would be to reach out to the contact at the EPA. Dias reaffirmed Park City was engaged in the conversation and currently the repository was closed for outside tipping. It was private property and the property was involved in litigation so there was no near-term solution for that site. Fortunately, Park City had this temporary repository that met the regulator's needs.

Council Member Gerber referred to the redevelopment option and indicated the soils would be capped in place. She asked if a liner and site monitoring were required with that option. Maulding indicated inspections would be made periodically. Council Member Gerber asked what the difference was between capping the soil and redevelopment versus partial haul redevelopment. Blair stated if there was a permit to close the facility, then it would only be a closed repository and redevelopment would not be possible. Maulding indicated his group would work to know what the tailings were, what soil would need to be removed, and what could be left behind. If soil was left behind, there would be limitations on what development could go on top of it.

Council Member Rubell asked if there would be a discussion regarding guidelines for redevelopment. Blair stated the redevelopment action depended on what the redevelopment project was. Council Member Toly asked why the soil would be acceptable for landfills. Blair didn't know, but asserted the landfills were excited about receiving the product.

Council Member Gerber asked if Option Three would be possible if a redevelopment project was not determined. Knudsen stated that the site was temporary and she requested the City inform DWMRC what its plans were. As long as the process was moving forward, no deadline for soil removal would be set. Council Member Rubell asked if there would be consequences if the City chose redevelopment and then reconsidered. Knudsen stated the City could select redevelopment and then do nothing. The most difficult option to reverse was Option Two. Maulding stated if the City backed out, it would be fine, but there might need to be a complete removal of the soil.

Council Member Dickey asked if the cost for Option Three was based on how much soil needed to be hauled off site. Blair indicated the cost depended on what was built, noting a parking lot would be different than a structure. Council Member Dickey asked what determined how much soil would need to be hauled off. Maulding stated upfront there would be sampling done to know the concentration of tailings and that would determine how much would need to be hauled away.

Council Member Dickey asked if any options allowed more soil to come to the site. It was indicated no more soil would be accepted at the site because this was only a temporary site. Other projects should haul their soils to a repository or landfill. Council Member Toly asked the difference between a voluntary cleanup program and the environmental cleanup program. Blair stated the voluntary cleanup allowed for the transfer of the cleanup with the transfer of property ownership. The environmental cleanup did not allow for a transfer of ownership.

Council Member Doilney stated all options required moving the soil. The conversation started with Option Two and now there were better options. The Council supported Option Three. Council Member Gerber indicated there would hopefully be lessons learned since soils was a problem in the community. Council Member Toly asked if the next step was to test the soil. Blair stated the soil was tested in 2016 and they knew what was in the area. Now, he would work with project managers in the City. Maulding stated he hadn't seen data so he would need to look at that and determine if the data was sufficient. Mayor Worel asked when the public could participate in the process. Dias stated the initial direction was given and now Blair would continue to work with regulators. Blair could do a staff report on the next steps that would be included in a future packet.

7700 Marsac Avenue (Mine Bench) Work Plan and RFP Update:

Browne Sebright, Housing Project Manager, stated Council gave direction on the preliminary RFP in July and he was bringing back the updated RFP for discussion. He indicated the proposed RFP would require the developer to meet the full property entitlement, including rezoning or other needs. The upper area was approximately two and a half or three acres. The RFP would be open for three and a half months. He discussed ground lease options for the property which would allow the City to maintain control of the land. The RFP noted the ground lease option was preferred, but all offers would be considered.

Browne stated the RFP recommended a waterfall provision for one to one and three quarters miles from the site. He discussed trail impacts with the Trails staff and a provision was included that required all trails to remain open. He also reviewed the scoring model.

Council Member Gerber asked if there was a reason for having a Council member on the selection committee. If there wasn't a member, it would mean less bias when the approval came. She was comfortable having an outside perspective and then have Council review the recommendation. Council Member Toly agreed and suggested having a permanent housing advisory committee instead of asking different people for each project. Council Member Rubell agreed it was not appropriate to have a Council member on the selection committee. He also didn't think "local" should be a qualifier, as long as they had expertise. Council Member Doilney thought it was important to know the Mine Bench area and the uses there. He wanted expertise, but hoped to have locals there. Council Member Rubell thought some locals would be potential bidders. Jason Glidden, Housing Manager, stated a challenge of a permanent committee was that some might want to bid on some projects. Council Member Dickey agreed and speculated a second homeowner might want to sit on the committee.

Mayor Worel asked if an overlay could be added requiring a set rental AMI of 30%-50% in the case that a large employer might seek to lease a block of units for their employees, to which Sebright affirmed. Council Member Doilney stated he wanted to consider offers for lower AMIs. Having a waterfall provision of one mile made sense to him. He hoped three and a half months to post the RFP was sufficient time.

Council Member Dickey indicated staff did a good job on the revisions. He suggested the language for AMI percentage say no more than 60%. On net-zero requirements, it was listed as a preference. Glidden stated he would like to make it a requirement, and he looked to Council to say if they wanted it as a requirement over preference. Council Member Dickey preferred that it remain as a preference and see what developers come up with. Council Member Rubell stated the waterfall provision was fine as-is. He asked how the RFPs were distributed. Glidden stated it would be posted on the City website, the state website, and there was a list of developers who had shown interest and his team could send it specifically to them, noting they were nationwide. Council Member

Rubell indicated the RFP preferred Development Area A, and he would like that taken out so the developer could decide their preferred area. Council agreed to that change.

Council Member Toly noted the language regarding the existing Ontario Mine Trail and asked that the wording require replacement facilities and services, instead of using the word "should."

Mayor Worel asked for public comment on October 6th regarding the project. Glidden stated the schedule would be delayed, but they could do that. Mayor Worel announced public comment for this item would take place when the regular meeting convened.

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	Absent

7700 Marsac Avenue (Mine Bench) Work Plan and RFP Public Input:

Mayor Worel opened the item for public input.

Megan McKenna stated she attended the Council's Strategic Planning Retreat and felt this RFP was a great opportunity for a public/private partnership and it aligned with the high scores Council gave during the retreat. She thought the location was prime for this project and stressed the need for workforce housing.

Deb Rentfrow reviewed the old Council discussed this development opportunity and there was conversation about the length of the lease and who would be the target audience for the building. She suggested clarifying that in the RFP or giving direction to the board reviewing the proposals.

Peter Marth read a prepared statement and reviewed the Flagstaff meetings held 25 years ago. He felt a key piece of the meetings was open space and he stated this parcel

was one of the pieces designated as open space. He stated this was an entry way and corridor for wildlife and asked for reconsideration on moving forward with this endeavor.

Helen Nadel supported the RFP moving forward and felt this would help the community reach its housing goal of 800 affordable units by 2026.

Mayor Worel closed the public input.

II) PRESENTATION

1. Environmental Project for Erosion Control Presentation by Lanie Pidwell:

Lanie Pidwell, Girl Scout and senior at Park City High School, stated her Girl Scout Gold Award project helped the environment and the local wildlife in the community. The problem in the community was water dried up so wildlife had to cross the street to find a water source. Her project also helped deter erosion. She worked with Summit Land Conservancy to build rock dams to prevent erosion and retain water. She also built a zuni bowl which lined a bowl of land with rocks to prevent the water seeping into the soil. As a result of the work done, native plants were growing back. She liked that no manmade structures were involved in the project.

Council Member Dickey and Mayor Worel thanked Pidwell for her work. Council Member Toly hoped more volunteers would help her.

III) APPOINTMENTS

1. Appoint John Guilds, Elyse Kats, Bill Pidwell, Ian Poor, and Lisa Wilkinson to the Live Park City Advisory Committee for One-Year Terms, or for the Duration of the Pilot Program:

Council Member Gerber moved to appoint John Guilds, Elyse Kats, Bill Pidwell, Ian Poor, and Lisa Wilkinson to the Live Park City Advisory Committee for one-year terms, or for the duration of the pilot program. Council Member Toly seconded the motion.

RESULT: APPROVED

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

IV) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Dickey thanked staff for the retreat yesterday and stated he thought it was great. Council Member Doilney liked retreat and wanted to build on the momentum. He invited all Council to attend the Colorado Association of Ski Towns (CAST) meetings to gauge what the City could do as a result of seeing what other cities had done.

Council Member Gerber agreed the CAST meetings were beneficial. She thanked all for the great mid-year retreat and also the senior picnic held today. Council Member Toly attended the retreat and picnic and noted both were great. She reminded the public to take the survey regarding the Park Silly Sunday Market (PSSM) and the Arts Fest. She indicated this weekend was the Autumn Aloft event. There would also be a community evacuation exercise on September 28th.

Council Member Rubell attended the Miner's Day event and thought it went well. He indicated he would be participating in the evacuation exercise. There was also a community wildfire survey for the public. He requested an update on the history of the Mine Bench parcel and noted he could contact staff individually if the rest of Council was not interested. He also requested Council support on getting a brief from staff on areas of the LMC that allow for case-by-case determinations regarding land use applications. He wanted to see if they were appropriate for the current direction of the Council, see if everything was where it should be based on updates to the State code or other things that could impact them, and then work with the Planning Commission on a way forward. The majority of the Council agreed to Council Member Rubell's request.

Mayor Worel thanked Michelle Downard for her efforts regarding the great senior picnic. She reminded people the Olympic conversations were beginning. Mountain Mediation partnered with Park City and Summit County and would hold six community conversations about a potential 2030 or 2034 Olympics. They wanted to know the benefits and challenges the public envisioned with the City hosting the games and any solutions to those challenges.

Staff Communications Reports:

1. Transportation Demand Management Update:

2. Park City 2022 Utah Wellbeing Survey Results:

3. Full-Scale Community Evacuation Exercise on September 28, 2022:

4. Bus Stop Improvement Program 2022-2024:

V) 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. She noted input could be intimidating and in the future, there would be a video explaining how to give public input, including signing in, keeping comments brief and courteous, and addressing the entire Council and not individuals.

Deb Rentfrow attended the Council retreat where the small area plan and General Plan were discussed. Then she attended the Planning Commission meeting and two items on the agenda were located within the small area in question. A question was raised about initiating a moratorium so applications would not be approved that could be against the plan outcome. Sidewalks, bus shelters and tunnels were discussed as part of The Yarrow's application. She thought a moratorium was a good idea.

Andrew Moffat thanked Council for their efforts, but didn't like the t-shirts worn at the last meeting by two Council members. Mayor Worel cautioned Moffat to not address individual Council members.

John Hancock asked Council to stay away from personal agendas. He wanted them to stick to what mattered for the City.

John Greenfield stated the t-shirts could have had better slogans. He wanted the critical tones of the public to change to funky tones. Everyone should chill out. Forgiveness was the best place to begin a better space. The last election was a call for change and now was the point of departure.

Bridgette Meinhold via eComment: "I am exceedingly disappointed with the proceedings of the last council meeting on 9/1/22 where all of you approved the continuation of trail building on Bonanza Flat despite your own voiced concerns that you don't even understand the plans. After all our discussions and meetings, no changes have been made, and trail building is continuing despite my and my neighbors' concerns. Frankly I feel like I just got slapped in the face. Yes, we did save the property from being developed into a luxury neighborhood, but that doesn't mean we should turn it into a "recreation hub" - Utah Open Lands words to describe the property. Bike trails and recreation does not equal conservation. I am frankly tired of all the pats on the shoulder Utah Open Lands and trails staff are receiving for not doing the one job they were supposed to do - be good stewards of the property. Before the property was "saved" maybe, at most, 100 people a day visited it. Now 1000s of people visit a day. There is more trash, more dog poop, more damage now than there ever was before. How is this conservation? Bloods Lake and the rest of the property would have been better served by not having the new Bloods Lake Trailhead with a flat wide trail that makes it so very easy to get there. Twenty years ago it may have been enough to just save a property from development, but that is no longer enough. We need to be active stewards of land, protecting it from commercial development, and from too much love and too much recreation. We, as humans, can wield incredible power over the landscape and have the ability to save it from ourselves. If you continue to build trails without fully understanding the implications you will destroy this property. Please, please slow this development. Work with area stakeholders and do traffic and safety studies. Work to protect the wildlife, not push them out. A trail cut is a scar on the landscape. Once you make it, it will be there for many years. It is better to go slowly rather than unnecessarily

cut down trees and damage the land. There are existing trails already that can be used to finish the "multi-use trail". There is no need to further scar the landscape. Please direct staff to slow down, write safety and traffic studies and utilize existing trails only."

Mayor Worel closed the public input portion of the meeting.

VI) OLD BUSINESS

1. Consideration to Approve Park City Forward, the Long-Range Transportation Plan (LRTP):

Julia Collins and Alex Roy, Transportation Planning Department, presented this item. Roy reviewed the changes made to the plan in the last several months. He stated the LRTP would look at all modes of transportation and would guide projects and policies for the next 25 years. The plan provided a way to frame discussions on transportation priorities moving forward. Collins indicated the plan was required for state and federal grants. It would propose policies, but was not a policy. There would be multiple opportunities to review projects as they were proposed, developed and approved, and implemented.

Roy stated this plan took a couple years to finalize and overwhelming public input was received. He reviewed transportation modes discussed in the process. He stated guiding principles were identified. The goal was to develop a Park Once community. The plan goals were to collaborate with regional partners, manage peak traffic conditions, expand biking and walking infrastructure, develop and improve the transit system, and analyze disruptive transportation ideas.

Roy reviewed the top regional and local projects. Within the plan there were proposed projects for all forms of transportation. Collins stated staff took the proposed projects and divided them into phases. Phase One would be projects that could be finished in five years. She also indicated they were working with partners for regional projects. She noted the plan would help with the Olympic infrastructure discussions, identify funding gaps, and pursue regional solutions. Roy recommended the Park City Forward LRTP be adopted as a supplement to the existing Transportation element of the General Plan.

Council Member Rubell asked if the plan was developed with regional partners. Roy stated members of UDOT and High Valley Transit were on the technical advisory committee. This plan was geographically bound so they allowed City staff to explore different ideas on projects solely within City limits. Collins stated there were conversations with community partners as well. Council Member Rubell asked what the scoring rubric was to come up with the top priorities list and where safety played into that. Roy indicated the rubric looked at The Access, Include, Transform, and Sustain goals. Safety measures were included in the Access and Transform pieces to make

sure projects such as intersection improvements and pedestrian and bicycle facilities were prioritized in Phase One.

Council Member Gerber asked how projects were picked and narrowed down. Collins stated the foundation was public input. Then they were narrowed down to goals and strategies. There were hundreds of projects proposed and they were grouped. She stated the projects were still broad, but they could be stepped down. They took the metrics that aligned with the goals to come up with the priorities. They also looked at what was realistically feasible and prioritized those projects. Roy stated things not included were high capacity roads since they heard from the community that existing infrastructure should be maximized from a cost and livability standpoint.

In response to Council Member Toly's question, Roy stated there was not a set horizon on the goals. There would be measureable tracking once the plan was adopted. He wanted to have a periodic check in with Council to see how they were doing. Council Member Toly requested expanded bus hours or more van pools. She hoped to partner with other agencies to reach the traffic goals.

Mayor Worel opened the item for public input.

Clive Bush eComment: "I appreciated the opportunity to serve on the Transportation Committee. The final publication is impressive in its voluminous output of targeted projects, and Sarah, Alex and co have much to be proud of. However, I have a differing view on the overarching philosophy that "large-bus" park and rides on our entry corridors will solve our congestion beyond a short timeframe, or that they will integrate favorably with a convenient local transportation system to replace cars for local residents – whereas a system that delivers both and the holy grail of a single transit trip is possible, functional, useable and far more sustainable. This plan on its own supports growth more than it balances the needs of long-time residents. It's a proven fact that Park and Rides do not solve traffic congestion. They offer temporary relief that ultimately fails without a corresponding or equal reduction in parking where people congregate – it's metaphorically no different than adding another lane to the highway that induces more demand. We should all cringe when we hear the words "doing something is better than nothing" (Quinns), as it's plainly untrue. There's lots of real world examples that demonstrate this fact (I have been involved with some 40+ years ago in the UK, while ski towns in the US are beginning to experience this inevitability). The immediate deterrent of paid parking eventually fades over time (Old Town parking on Sundays?). Adding to Park City's problem is the resort's controlling influence over parking that is less concerned with reducing congestion than it is about remaining competitive, and profitable. Residents should be a priority and they are not. Parking must be limited at the attractions, and expertly placed elsewhere, it's not. Transit must be designed for everyone year round, it's not. Core receiving zone(s) must have modernized concepts to replace cars with expertly designed usable and efficient

localized transit systems, they do not. Streamlining/collaboration of amenity and service of multiple developments must be prioritized, they are not. Park City has an opportunity to capitalize on a once in a lifetime opportunity to expertly re-think and plan 3 of its 4 major hubs for the future it wants (bold change at PCMR, DV & BP). The concept and everlasting benefit of parking reduction at our core congestion zones is well known by planning staff who initially proposed a 20% reduction at the base of PCMR, that mysteriously disappeared without explanation (see resorts controlling influence above?). It's incumbent on our political leaders to raise these issues and demand more integration between development and transportation planning to deliver the Park City we all strive for and the community visioning desires."

Mayor Worel closed the public input.

Council Member Rubell stated there were good ideas in the plan and noted it was a living document. He thought some things in it were based on requests from the past. He liked it as a baseline, but wanted to quickly get to the disruptive ideas and not focus on ones that might be outdated soon. He stated some projects weren't reflected and noted just because it wasn't in the document didn't mean they weren't moving forward. Regarding the General Plan, he wanted to be mindful about the approach. The projects could take up to five years and by then there would be a new General Plan.

Council Member Dickey stated the City was moving to address more disruptive ideas. Regarding park and rides, he requested modeling to see the objectives of park and rides, the users, and other factors that created successful park and rides. He thought this was a great conceptual blueprint and he looked forward to see what was coming.

Council Member Doilney stated a lot of work was done on the Wasatch Front on disruptive ideas, especially in Little and Big Cottonwood Canyons. Disruptive ideas would take a long time and this plan could get moving while working toward those ideas. He liked that this was a living document that could be changed. He wanted something in the interim until the disruptive ideas became a reality. Council Member Gerber thanked staff for all the work and noted she appreciated the great ideas.

Council Member Gerber moved to approve Park City Forward, the Long-Range Transportation Plan. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

VII) NEW BUSINESS

1. Discuss Setting Speed Limits on City Roadways:

John Robertson, City Engineer, Alex Roy, Senior Transportation Planner, and Wade Carpenter, Police Chief, presented this item. Robertson stated speed limits had historically been controlled by the state legislature. Now there was an opportunity to look at setting speed limits based on what was best for the community. He indicated roads were set at general speeds unless studies were done that determined the speed limit should change. Roads needed to be signed in order to have enforcement. Many times there were requests to lower speed limits and there used to be a process before a city could change the limit. In the last legislative session, a law was passed that municipalities could establish speed limits on municipal roads without completing the standardized process.

Robertson presented some options for consideration: Option One would maintain current speed limits and he noted there would be consistency in enforcement. He stated if 85% of cars drove the speed limit, then it was determined the speed limit was accurately set. Option Two would set speed limits based on the width and curvatures on the road, as well as by the number of driveways. He noted it would take a long time to look at each individual street and there would be a need for extensive sign replacement. Option Three would designate the speed based on classification. This option would be an easy determination, but not all the local streets were the same. Some were narrow or curvy. If the City selected this option, certain roads could have lower speed limits than others.

Chief Carpenter stated the easiest option wasn't always the best fit. The driver feedback signs collected data. Police could look at the data to determine the best speeds for the area. Council Member Doilney asked if a hybrid of Options Two and Three would be a baseline with some roads being exceptions. Chief Carpenter stated he would want to evaluate each area and stated there needed to be flexibility while staff went through this process. There would be a problem if one street was 15 mph and another 20 mph. A lot of what police did was educate drivers. He hoped there could be consistency with similar areas. Council Member Doilney thought if speeds changed by neighborhood, there could be confusion and that would affect enforcement. Robertson didn't want to put something in place and then change it again because he felt that would cause problems. He thought some roads would need to be evaluated on a case-by-case basis since they were unique. He wanted to put a policy in place that was consistent.

Council Member Doilney wanted to avoid excessive speeds on neighborhood streets. Robertson stated the limits wouldn't be increased, only lowered if applicable. Council Member Dickey asked if residents complained about speeding or if they complained that the posted speeds were unsafe. Robertson indicated he got both of those complaints. Council Member Dickey thought speeding was an enforcement issue. Council Member Toly stated 25 mph on some streets in Old Town was too fast. Council Member Gerber indicated the time of day affected speeds, with people commuting into or out of town and cutting through neighborhoods.

Council Member Rubell stated the Neighborhoods First Committee was looking at the situational issues. He asked if the law allowed cities to change the limits without studies. Robertson recommended doing analysis to determine the proper speeds. Council Member Rubell suggested changing all the local roads to 15 mph. He argued none of the roads should be 25 mph. Chief Carpenter stated the violators were residents, friends, or service providers, and Council would hear from them. Robertson stated Option Three would not take that long. He would want to do a little analysis, but they could set out signs at 15 mph. He thought there could be frustration on certain streets. Council Member Rubell suggested having the campaign Slow Down Park City.

Council Member Toly asked what speed limits were for most of the streets, to which Robertson stated most were set at 25 mph. Council Member Toly thought it would help if they went down by at least 5 mph and she suggested limits based on subdivision instead of street by street.

Mayor Worel opened the item for public input.

Justin Lagotic stated his mailbox was hit twice from speeders and he liked the suggestion for 15 mph Citywide. The driver feedback signs could not differentiate between vehicles and ebikes. He stated there were children in Prospector and many Prospector residents were here tonight advocating for speed limit reductions. The neighbors drove 15 mph to take the steps to slow other drivers down. He thought a lower speed limit would deter commuters from using local roads. He stated the short term goal was to have police enforce, but the long-term goal was to lower the speed limit to increase safety.

Steven Rowe thanked staff for their help in this conversation. He was impressed with what the Prospector neighborhood was doing to create community. There were many children walking to school or waiting for the bus. He liked that it was a kid-centric neighborhood. Easy and consistent was not the goal of this effort. This was about the flavor of the neighborhood. The neighborhood was not the place to clear traffic. The problem was both speed and volume. He requested to start the speed limit low and then raise it if necessary.

Carly Axtol lived on Sidewinder and she was afraid to walk down the street. She asked that the City lower the speed limits.

John Hancock lived on Upper Woodside and he wanted to see that street be one way since it was so narrow. He agreed people needed to slow down.

Kevin McCarthy lived on PayDay Drive in Thaynes Canyon. He hoped to see the traffic slow down and supported lowering the speed limit.

Christina Shiebler supported lowering speed limits and thought it would help lower potential crises.

Brad Smith lived in Thaynes Canyon and stated it was great the City was being proactive. He asserted the neighborhoods would get traffic when the resorts began to charge for parking. He indicated the Thaynes Canyon HOA supported the four-way stops and efforts to stop the cut through traffic.

Tracy Schiermeyer supported a 15 mph speed limit in Prospector to ensure the safety of children.

Andy Lacey lived in Prospector and indicated the speed limit was too fast and there were no sidewalks. He supported lowering the speed limit.

Lindsay Wilson lived in Prospector and stated there were no sidewalks. A speeder would not have time to stop if a child was playing in the street. She supported a lower speed limit.

Grant Wilson agreed with the other comments and noted he saw close calls with speeders almost hitting children.

Brian Broadbeck lived in Prospector and stated speeders would continue to speed if enforcement was only education.

Mayor Worel closed the public input and asked how a pilot program in Prospector would impact the police. Chief Carpenter stated the police had discretion to fine speeders if they had been pulled over more than once. Enforcement took manpower and his team had increased. He thought it could be managed. He stated ebikes were a factor as well.

Robertson indicated some roads were unique so 15 mph would not be appropriate for all streets. He wanted to do analysis that would make speed limits reasonable and safe. He was open to setting limits or doing a pilot program.

Council Member Toly felt a pilot program would be hard. She stated Nestor Gallo, Engineer, had worked with people in the neighborhoods and he might know the best speed limit each neighborhood was receptive to.

Council Member Rubell stated the changed law made speed limits more proactive. He wanted to take action as soon as possible, knowing it would benefit the community. He also wanted to be consistent.

Council Member Gerber thought 15 mph made the most sense in neighborhoods. She asked to reach out to the neighborhoods who wanted 20 mph and work with them. She also mentioned Monitor Drive was wide and it might be difficult to re-train drivers.

Matt Dias, City Manager, stated many in the community had been waiting for this opportunity for a long time. He thought the focus was on Option Three and it allowed for some consistency. He indicated there were some exceptions, but the speed limit could be suppressed in most neighborhoods. He heard from Council they wanted consistency and they wanted the signs in place before winter. It would allow a little more flexibility and not a blanket 15 mph Citywide.

Council Member Rubell asked to consider residential collector roads the same as other residential streets. Council Member Doilney agreed with Council Member Rubell and Dias. There were unique streets but he wanted to err on the side of 15 mph. He thought a blanket policy would let everyone know it was the law of the town. Anything less than the blanket policy would cause confusion. He was looking for a behavior change and 5 mph less was not bold change.

Council Member Dickey wanted to see flexibility between residential neighborhoods. He thought there was a difference in neighborhoods. When the speed was artificially low, that was also a safety issue.

2. Consideration to Approve Ordinance No. 2022-37, an Ordinance Approving the Bardsley Plat Amendment, Located at 517 Park Avenue, Park City, Utah:

Spencer Cawley, Planner, stated the proposed amendment would remove the lot line common to Lots 4 and 5, remove the porch encroachment on Lot 3 and construct a single family home on Lot 3. The applicant requested to amend Condition of Approval (COA) Three, regarding fire sprinklers being required for all new construction and expansions.

Mayor Worel asked if the Land Management Code (LMC) gave leeway on a 3.25" encroachment. Cawley stated because it was a historic structure, it was common to ask the owner to file an encroachment permit. Council Member Rubell asked if the COA amendment was requested after the Planning Commission approval, to which Cawley affirmed and stated this was an interior remodel only and that was the reason for the request.

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

Council Member Doilney asked for a future discussion on a potential subsidy for installing sprinklers into all historic structures in the community. The majority of Council agreed to have that discussion.

Council Member Gerber moved to approve Ordinance No. 2022-37, an ordinance approving the Bardsley Plat Amendment, located at 517 Park Avenue, Park City, Utah. Council Member Toly seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve Ordinance 2022-38, an Ordinance Approving the 51 Daly Avenue Subdivision, Located at 51 Daly Avenue, Summit County, Park City, Utah:

Lillian Lederer, Planner, indicated the Board of Adjustment granted variances for setbacks and heights on this property. The Planning Commission gave a unanimous positive recommendation.

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

Council Member Rubell moved to approve Ordinance 2022-38, an ordinance approving the 51 Daly Avenue Subdivision, located at 51 Daly Avenue, Summit County, Park City, Utah. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

4. Consideration to Purchase 1835 Three Kings Drive, #25-1, for \$295,609, in a Form Approved by the City Attorney's Office, Make Repairs, and Re-Sale to a Qualified Household:

Rhoda Stauffer, Housing Coordinator, indicated the housing mitigation plan was recently approved, and stated the City had the option of selling to a City employee or selling the unit at a lower price to an individual on the waitlist.

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

Council Member Rubell supported recouping costs and selling it to a City employee without a subsidy. Council Member Toly supported selling it to a City employee and had no preference for selling it with or without a subsidy. Council Member Gerber supported selecting the next qualified person on the waitlist because it could include City employees or anyone in the community who was waiting for housing. She noted there were 134 people on the waitlist and thought 46 of them could qualify at this Area Median Income (AMI) level. Glidden indicated qualifications were based on many factors besides income. The buyer would have to qualify. Council Member Gerber stated people on the waitlist had been waiting a long time and she favored that.

Council Members Doilney and Dickey also favored selling the unit at cost recovery and selecting the next person on the waitlist. Council Member Rubell asked if there was a need for employee housing for critical functions. Stauffer stated there was an employee survey given, and there was a significant number who would like to live in the City. Council Member Gerber was sympathetic to employees, but asserted those on the waitlist were actively waiting. Glidden confirmed the majority of the Council chose Option Four, selling the unit at 70% AMI to the highest ranking household on the waitlist.

Council Member Doilney moved to approve the purchase of 1835 Three Kings Drive, #25-1, for \$295,609, in a form approved by the City Attorney's Office, make repairs, and re-sale to a qualified household as noted in Option Four. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, and Gerber

NAY: Council Members Rubell and Toly

5. Consideration to Approve Ordinance 2022-36, an Ordinance Amending Title 4a - Special Events, Chapter 1 Definitions; and Chapter 2 Special Event Permitting; of the Municipal Code of Park City, Utah:

Jenny Diersen, Special Events and Economic Development Program Manager, stated there was a long evolution of how events were handled. The direction recently was to reduce the scale of events. Staff realized events were good for the economy, but focus was based on community well-being. She noted Level One and Two events were small and didn't require Transportation and Police impacts. The Level Three, Four and Five events required mitigation with Police and Transportation. She indicated some of the amendments were cleanup items. There was also the removal of economic development as a reason for events. Additional peak times were inserted. She indicated codifying quiet days was also new. The application deadlines were changed too.

Council Member Toly asked if having 10 Level Five events would affect any current events, to which Diersen stated they would not. Council Member Toly asked if staff had a timeline for approving or denying an event application. Diersen stated for small events the turnaround was very quick.

Council Member Gerber asked how to read the calendar for quiet times versus peak times. Diersen stated existing events would stay so the quiet times would only apply for new events. Squares in black were current peak times and red squares were proposed peak times. No new event would be accepted because these days were already so busy. Staff would accept Level One and Two events on Blue shaded days. She noted if this was too much, she could come back and amend the calendar.

Mayor Worel asked if the fee waiver maximum should remain at \$200,000. Diersen thought it would eventually come down. She told events they could only apply three times for waivers. One option she would like to explore would be for a community identifying event. Council Member Toly asked if there was previous discussion of limiting fee waivers based on location, such as not giving as big a waiver for Main Street events. Diersen stated that had not been discussed.

Mayor Worel opened the public hearing.

Angela Moschetta stated the language contemplated being taken out of the code around economic impact and the prioritization of community-minded events might not be thought out. There were subjective arenas so she looked at the future and what the consequences might be. She suggested looking at the economic impact value because if that was taken out, then everyone would go back to block parties and smaller events. She suggested reaching out to huge event producers who could think outside the box for solutions and ideas.

Mayor Worel closed the public hearing.

Council Member Rubell proposed a change to Section (d) under Community Identifying Events. Diersen displayed Council Member Rubell's proposed additions regarding offering affordable options for local Park City and Summit County attendance and for the underserved populations. Council Member Doilney liked the amendments.

Council Member Toly stated the calendar seemed problematic because this time of year was slow, so having events in September helped Main Street businesses. She wasn't opposed to having events on off-season weekends. Diersen stated the first weekend in September was Miner's Day and was the second busiest weekend behind July 4th. This weekend was Song Summit and Autumn Aloft and she was trying to keep Song Summit from becoming a Level Four or Five Event.

Council Member Dickey asked what the event was in October, to which Diersen stated shotski. Council Member Toly noted that event was only on Saturday and asked why the whole weekend was blocked out. Diersen asserted that was a major event with road closures and staff didn't want to add another event on top of that.

Council Member Rubell moved to approve Ordinance 2022-36, an ordinance amending Title 4a - Special Events, Chapter 1 Definitions; and Chapter 2 Special Event Permitting; of the Municipal Code of Park City, Utah with amendments shown in the presentation slides. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

Diersen stated she would come back for approval of fees, and asked if there was direction or if Council generally agreed with the proposed fees. Council Member Dickey clarified Council approved the schedule shown in the presentation slide. Margaret Plane, City Attorney, reviewed that the code amendments were approved tonight. The fees were discussed in the staff report, but were not vetted and would be discussed at a future meeting.

Council Member Doilney moved to close the meeting to discuss personnel at 9:15 p.m. Council Member Gerber 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 9:25 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

IX) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



Ice Arena Update.

September 15, 2022

— UTILIZATION —

BY THE NUMBERS

- FY 2022, 91% utilization
- Approximately 3500 Registrations
- 143 Academy Classes with 1,252 Registrations
- 1,256 hours rented by local clubs
- 148 hours pf private rentals



— UTILIZATION —

RESIDENT USAGE

Area	Registrations	Cell Phone Traffic
Basin	40%	24%
Park City	15%	7%
Wasatch County	10%	7%
Salt Lake City	8%	16%
Other Summit County	8%	8%
Other (3% or less)	18%	38%

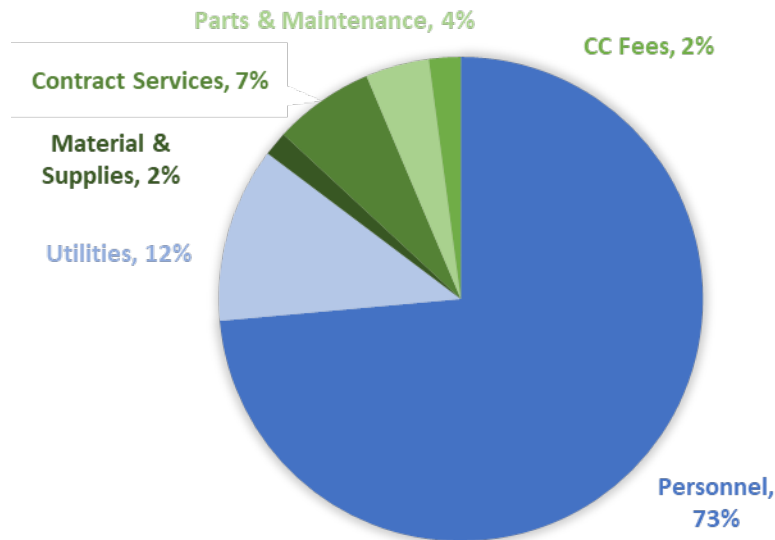


BUDGET

FY 2022 SUMMARY

- Highest revenues, \$870k+
- Highest expenses, \$1.05m
- Cost Recovery 82%

OPERATIONAL EXPENSES

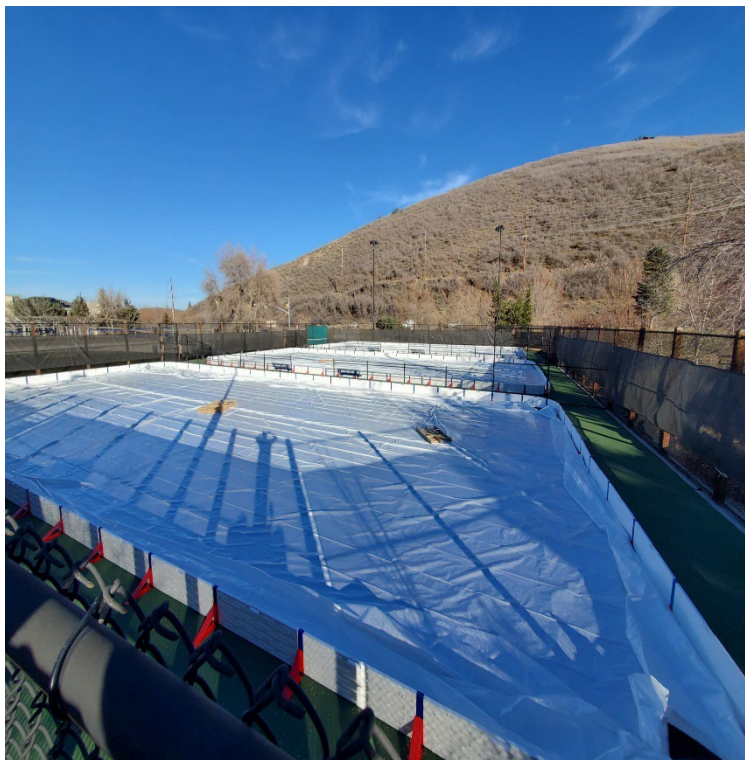


PROGRAMS



- 2022 Olympic Games brought an increase in program participation and revenue.
- Offered a second week of Basic Skating, Aspire, and Termite Hockey Camp.
- High-Performance Figure Skating Camp exceeded \$34K in revenue.
- Created Learn to Speed Skate Class & Reestablished Speed Skating Club of Park City.
- Attended outreach events & Back to School nights.

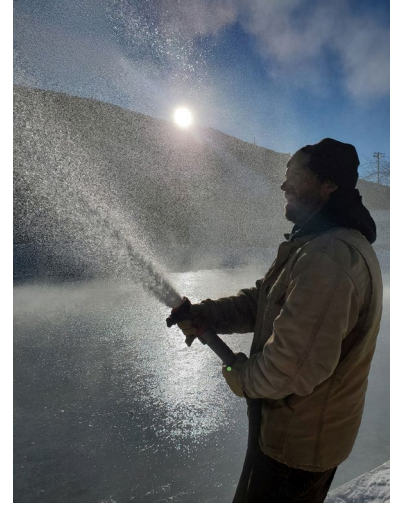
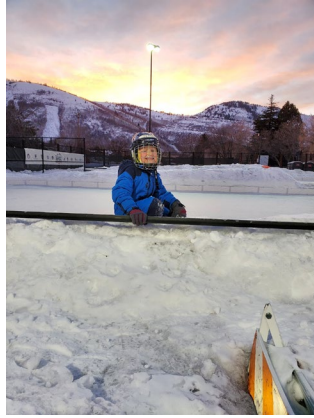
OUTDOOR ICE



OUTDOOR ICE



OUTDOOR ICE



—CAPITAL INFRASTRUCTURE—



FY 2022:

- Dehumidifier Replacement
- Ice Resurfacer Rebuild

FY 2023:

- Water Softener Replacement
- HVAC Unit Replacement (9)
- Ice Resurfacer Replacement (second machine)

3-5 Years:

- Refrigeration System Replacement
- Flooring Replacement

—INTERLOCAL AGREEMENT—

Background:

- 2004 Interlocal Agreement outlines cooperative construction and operation of the facility.
- Specifies a minimum annual payment of \$50k from Basin to capital fund and with a review every three years.
- 2015, City increases capital funding with a matching contribution to Capital Reserve Replacement Fund.
- 2018, Ice Arena seeks a \$30k increase and a one-time \$100k from both parties.
 - City approves increase in the budget process
 - Basin denies request
 - City continues to match Basin's contribution at \$50k annually



—INTERLOCAL AGREEMENT—

2021 Review of Interlocal Agreement:

- Ice Arena requested an annual increase from \$50k to \$66k and one time \$275k payment.
- City approves the request in FY 22 budget process
- Basin supports the annual increase, if the 3-year review is removed. Basin is not supportive of a one-time contribution.

Next Steps:

- Seeking third- party facility asset study
- Seeking Council direction in order to complete current review process.





QUESTIONS

An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the background, snow-covered mountain peaks are visible under a clear sky. The overall scene is serene and wintry.

7700 MARSAC AVENUE

MINE BENCH PROPERTY RFP

September 15, 2022



BACKGROUND

- Aggressive community goal of 800 new affordable/attainable units by 2026.
 - 156 units have been created since this goal was adopted.
- The most efficient tool is for the City to partner with private entities to develop affordable housing units on City-owned land
- Private sector has demonstrated an interest to work with the City to develop housing on the Mine Bench site.



PRIOR MEETINGS

- On February 11, 2021, City Council prioritized a list of potential City-owned properties to target for affordable housing development. The Mine Bench property was in the top 6 sites identified.
- On March 17, 2022, after receiving interest from private entities, City Council unanimously directed the Housing Team to start drafting an RFP.
- On May 12, 2022, the Housing Team reviewed with Council the Mine Bench Work Plan which included an overview of potential challenges associated with developing the site, unit affordability mix, and RFP scope.
- On July 14, 2022, the Housing Team presented a draft RFP and work plan, including preliminary evaluation criteria and parameters.



COUNCIL INPUT

- Last meeting, Council provided input on:
 - The length of time that the RFP would be open
 - Changing ground lease language to allow for proposals with different ownership structures
 - Clarification on the AMI categories
 - Clarification regarding waterfall provisions
 - Information regarding the trail disturbance.
- Additionally, Council sought a more detailed scoring model included in the draft RFP to help select a partner.

SUMMARY OF RFP

A potential developer is asked to meet the following:

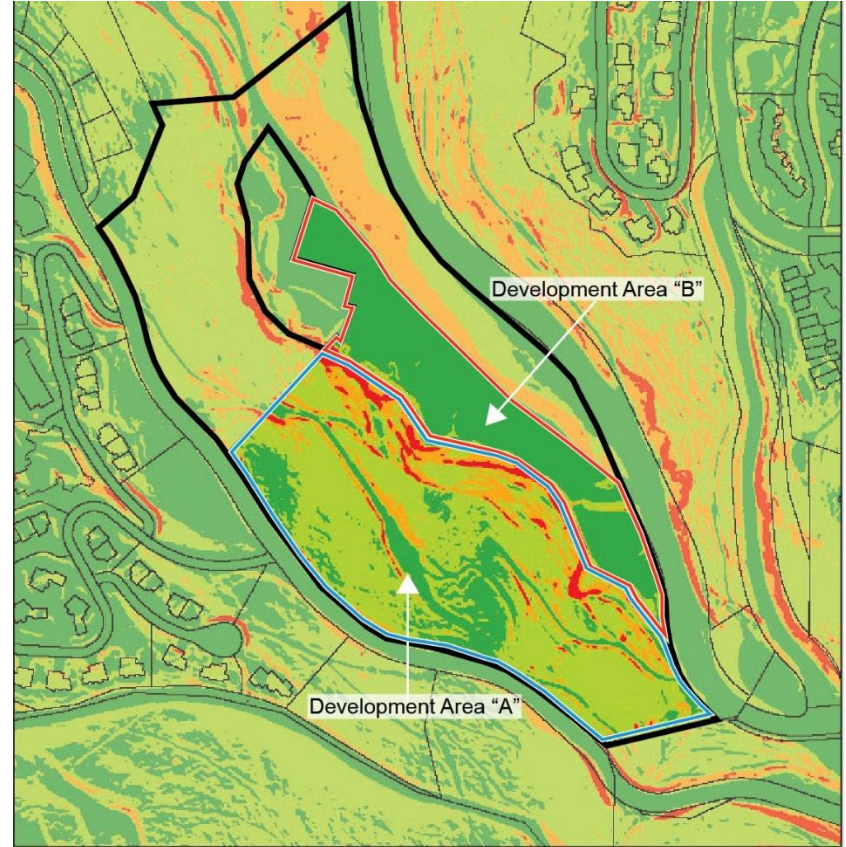
- **Full property entitlement** (including, but not limited to, rezoning, plat amendment, and affordable master planned development).
- Design and Development of a **workforce housing project containing a mix of uses**, including, but not limited to:
 - Affordable rental housing
 - Resident amenity spaces
 - Multi-modal transportation
 - Parking improvements
 - Complementary residential support commercial space



PROPERTY

- Property Size: 29.07 Acres
- Zoning: Recreation Open Space
- Proposed Site Sizes:
 - Area “A” – 13.2 Acres
 - Area “B” – 4.95 Acres
- Entitlement Needs:
 - Plat Amendment
 - Rezone
 - Conditional Use Permit
 - Affordable MPD

Terrain: Slope Map



— POTENTIAL TIME FRAME —

- September 15, 2022 – City Council hearing to finalize RFP workplan.
- October 2022 - RFP submissions are opened
(Open for approx. 3.5 months)
- January 2023 - RFP Submission close
- Early 2023 - MOU between PCMC and developer is approved by City Council and/or Housing Authority.



—GROUND LEASE OPTION—

- Research shows that ground lease is the **most effective strategy** for Public/Private Partnerships.
- Allows the municipality to **retain land ownership** and eventually **all improvements** when the lease expires.
- Provides the City a **seat at the table** over the long term.
- Other tools (like **selling the property**) could be used in the development agreement; however, these agreements **usually expire** once the development is completed.
- RFP has been updated with more **neutral language** that could accommodate the outright **transfer of ownership** or **other models**.
 - However, the sale price would be near zero dollars to make any affordable project financially feasible.



AMI CATEGORIES

- The City **requires** proposals where **eighty percent** of the proposed units are affordable to households with incomes ranging up to **80% of AMI**.
- The City **prefers** proposals that **maximize** the number of units that are affordable to households with incomes at or below **50% of AMI**.
- The City **may consider** offering a below-market rate lease for projects that **maximize** the number of units affordable to households with incomes ranging from **30%-50% of AMI**.

— WATERFALL PROVISION —

The developer must develop a tenant selection plan that contains an agreement utilizing a “waterfall” provision, to give preference to applicants working within a certain distance to the property, consistent with Fair Housing regulations.

The City may offer more specific desired outcomes to present to potential developers.

- We **recommend** a buffer distance of **1 mile** from the site
- We **do not recommend** a buffer distance greater than **1.75 miles**



TRAILS

Required Parameters:

- Trail access maintained during construction
- No net loss of trails because of the development
- Relocated trails must be accommodated on the property, or on adjacent properties

Additional Parameters:

- Ontario Main Trailhead may be considered for development
- If the Trailhead is impacted, it must be replaced by comparable facilities
- Additional parking is not recommended unless physically separated from private development parking areas.
- The City would like an improved bike and pedestrian crossing on Marsac Avenue.



— SELECTION ADVISORY COMMITTEE —

We recommend that **industry experts** on the Selection Advisory Committee include:

- Development expert
- Lending expert
- Finance expert
- Sustainability expert

From **City staff**, we recommend that the Committee include representatives from:

- Budget
- Finance
- Housing
- Sustainability
- City Council liaisons

The Housing Team **seeks feedback from the Council** on the desired **composition** of the Selection Advisory Committee and the **approval process** for their appointment.

SCORING MODEL

As outlined on p. 12-15 of the draft RFP, the following criteria are a guide that will be used in evaluating development teams and their responses to the RFP:

- Section I – Organization Capacity & Experience (52 possible points)
- Section II – Project Design & Soundness of Approach (36 possible points)
- Section III – Financial Structure & Project Implementation (22 possible points)
- Section IV – Interview & Presentation (15 possible points)

RECOMMENDATION

- Review and consider the draft Request for Proposals (RFP) to allow City Council the ability to contemplate the potential development of affordable housing on portions of the Mine Bench Property
- Provide feedback on the technical materials
- Receive public input

LIVE PARK CITY - LITE DEED RESTRICTION PROGRAM

ADVISORY COMMITTEE APPOINTMENTS

September 15, 2022



BACKGROUND

- Park City Council approved the creation of the Advisory Committee for the Live Park City – Lite Deed Restriction Program on April 28, 2022 (Resolution 08-2022).
- Beginning July 11, 2022, the Advisory Committee application was advertised through the Park City website, Park City newsletter, the City brief, KPCW, TownLift, and on social media.

APPLICANTS

- Eleven individuals applied to be on the Advisory Committee. Two of the candidates were ineligible for selection, as they do not live or work within Park City municipal city limits.
- On September 1, 2022, the Mayor and Council Liaison reviewed the applications and selected five applicants to recommend to City Council for appointment to the Advisory Committee.

RECOMMENDATION

Consider appointing:

- John Guilds
- Elyse Kats
- Bill Pidwell
- Ian Poor
- Lisa Wilkinson

to the Live Park City Advisory Committee for one-year terms, or for the duration of the pilot program.





Park City Forward – Long Range Transportation Plan



City Council, Planning Commission, and TAC Discussions

- Technical Advisory Meeting: April
- Planning Commission: May
- 2x2s with Mayor and Council: June
- City Council Work Session: June
- Planning Commission: August
- Technical Advisory Committee Meeting: August
- **City Council Adoption Consideration: Today**



Transportation Planning Time Horizons

Park City Forward



- **Long Range Planning** – Regional Transportation Projects, Bus Rapid Transit, Environmental Analysis, Applying for Federal Grants, Potential "BIG" Transportation Disruptors



- **Short to Mid-Range Actions and Plans** – Transit Routes & Stations, Bike Paths, Improved Crossings, Neighborhood Traffic Management Program, Roadway Upgrades



- **Immediate Actions** – Peak & Event Day Traffic Management, People First Streets, Pilot Programs

PC Forward in Action



- Identify regional partnerships and project needs
- Use in funding projections and grant applications



- PC Forward will be the guiding document we can use to build policies and regulations



- Supplementary tool to the **General Plan** when reviewing applications

PC Forward in Action



- Incorporation of projects in 5-year CIP



- Updates to the Land Management Code and other City Policies



- Data, metrics and reporting program
- Modal hierarchy integrated into more City tools

Vision and Goals

- Vision Statement

Park City's transportation system embraces innovation to provide safe, year-round transportation options that promote a connected, inclusive, and multimodal mountain community and culture.



Guiding Principles



- Develop a Park Once community
 - Collaborate with regional partners on long-range transportation solutions
 - Identify, manage, and mitigate traffic during peak conditions
- Expand our world class biking and walking infrastructure
- Proactively review and analyze disruptive transportation and transit ideas and innovation
- Continue to develop and improve the internal Park City Transit system



Traveler Personas



Park City Resident

People who live in Park City are active, eco-conscious, and familiar with all the options for getting around. Innovation of the transportation system will allow Park City to boldly tackle congestion and climate change, but in a way that protects its long-standing values.



Year-Round Employee or Business Owner

People who work and/or own a business understand that Park City's long-term vitality is dependent on its transportation system. Convenient, reliable, and flexible travel modes are essential to economic success.



Culture and Event Visitor

Events draw tens of thousands of people to Park City every year. Making transit and other non-driving options easier and more attractive to visitors is key to reducing traffic congestion.



Recreation Day-tripper

Park City attracts people from across the region. More travel options and incentives can further encourage the day-tripper to reduce reliance on travel by car and utilize park-and-rides, transit, and shared mobility options.



Seasonal Employee

Park City relies on an influx of employees, especially during the peak seasons. Park City must provide affordable and reliable transportation options that connect the places they live to the places they work. Employee travel incentives are crucial to an equitable Park City.



Long-stay Visitor/Second Homeowner

Park City includes people who regularly vacation or live here part of the year. They value Park City's travel options and are amenable to leaving the car at home if the transportation system is convenient, safe, and flexible.

PC Forward: Blueprint

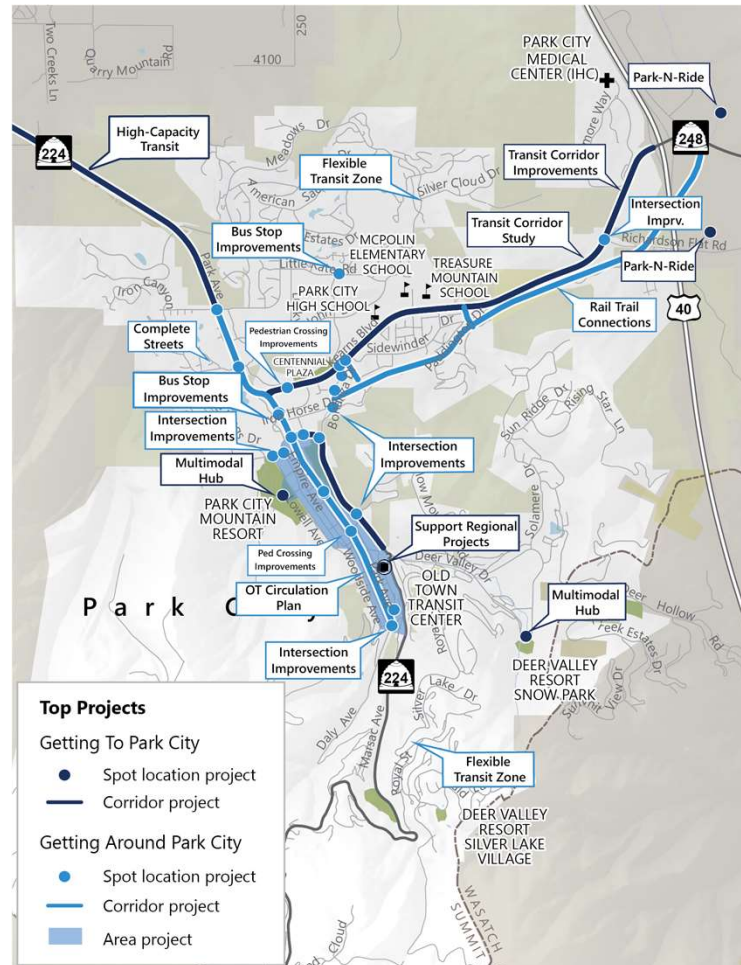
GETTING TO PARK CITY



Park City is working to decrease the amount of traffic coming into town by providing robust mobility options, including new regional services, parking areas outside of town via intercept lots, and enhanced transit service.

Top Regional Projects:

- SR-224 High-Capacity Transit
- SR-248 Transit Improvements
- Park-and-Ride Facilities
- SR-248 Corridor Mobility Improvement Project
- Park City Mountain Resort (PCMR) Multimodal Hub
- Deer Valley Resort Multimodal Hub
- Support Regional Projects (PC-SLC Connect)
- Peak Day Mitigations



GETTING AROUND PARK CITY



When people are in Park City, we focus our investments in projects and modes that support parking once, using non-driving modes as able, and improving connections for the local community.

Top Local Projects:

- Rail Trail Connections
- Intersection Improvements
- Pedestrian Crossings Improvements
- Park Avenue Complete Streets
- Bus Stop Improvements
- Old Town Circulation
- Flexible Transit Zones/MicroTransit

PC Forward Project List – Modal Categories

PROJECT LIST AT A GLANCE



26

Active transportation projects



4

Shared mobility projects



14

Parking and TDM projects



19

Transit projects



13

Roadway and goods movement projects



8

Technology and innovation projects

Adoption Considerations/Discussion

Park City General Plan	
PC Forward - Supplemental Update to the Existing Transportation Element (not replacement)	PC Forward and Transportation Planning Staff will inform General Plan Update



PARK CITY **FORWARD**



a transportation blueprint

www.ParkCity.org/ParkCityForward

PCForward@parkcity.org



Speed Limits

Regulating Speed Limits within Park City



Speed Limits

Background

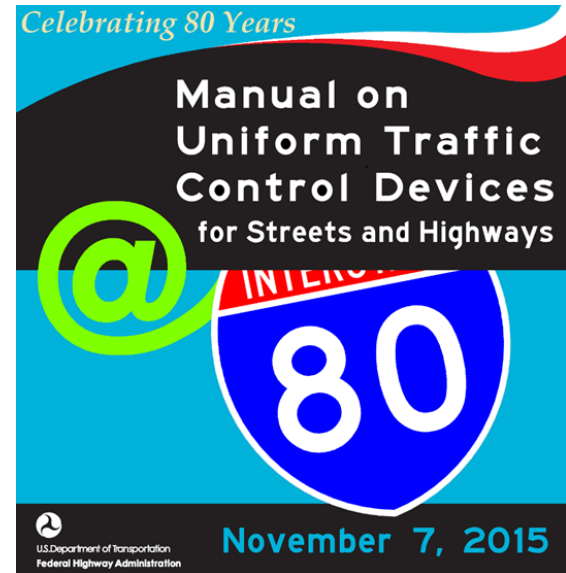
PCMC Municipal Code adopted Utah Code 41-6a as the City's Uniform Traffic Code

Establishes lawful general speeds:

- 20 MPH school zones
- 25 MPH in any urban district
- 55 MPH for all other locations

All other speed limits are established after the preparation of a traffic engineering and safety study per the **Manual of Uniform Traffic Control Devices**:

- Roadway Design Speed
- 85th Percentile Speed
- Accident History
- Roadway Conditions



Speed Limits

—H.B. 235 Speed Limit Designation Amendment—

Grants authority to counties and municipalities to establish speed limits on municipal roads without completing the MUTCD process

Opportunities:

- Establish speed limits that are consistent and enforceable
- Establish speed limits that meet neighborhood safety objectives
- Establish a process to set limits that is easily understood and accepted



Speed Limits

Option 1 – Maintain current process

Continue to set speed limits based on the established MUTCD process

PROS:

Nationally established methodology

Consistency in enforcement

No need to change existing speed limit signage

CONS:

Potential that speeds could be increased after analysis



Speed Limits

——Option 2 – Designate Based on Geometrics——

Set speed limits on factors such as roadway width, curvature, curbs, bike lanes, or sidewalks

PROS:

Potential for the setting of slower speeds consistent with citizen requests



CONS:

Time intensive to evaluate every road in city to provide a consistent methodology in setting speed limits.

Potential for variability of interpretation of data

Requires an extensive amount of sign replacement

Speed Limits

——Option 3 – Designate Based on Classification——

Set speed limits based on roadway classification

PROS:

Relatively easy to establish method of determination

CONS:

Requires for an extensive amount of sign replacement

Not all local roads are the same (Similar to option 2 but not as extensive)

Figure 4-3: Park City Functional Classification

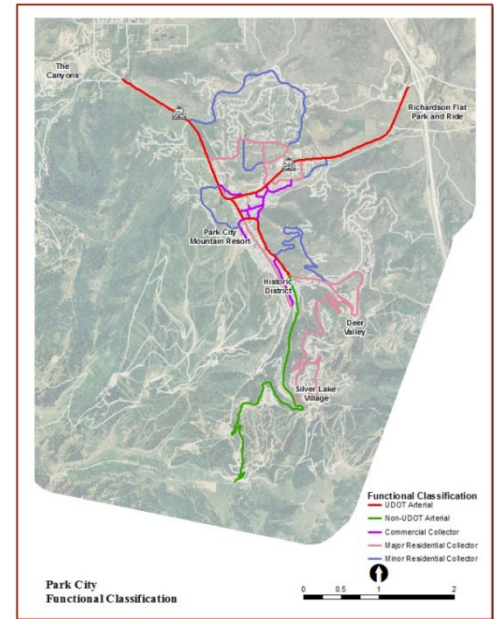
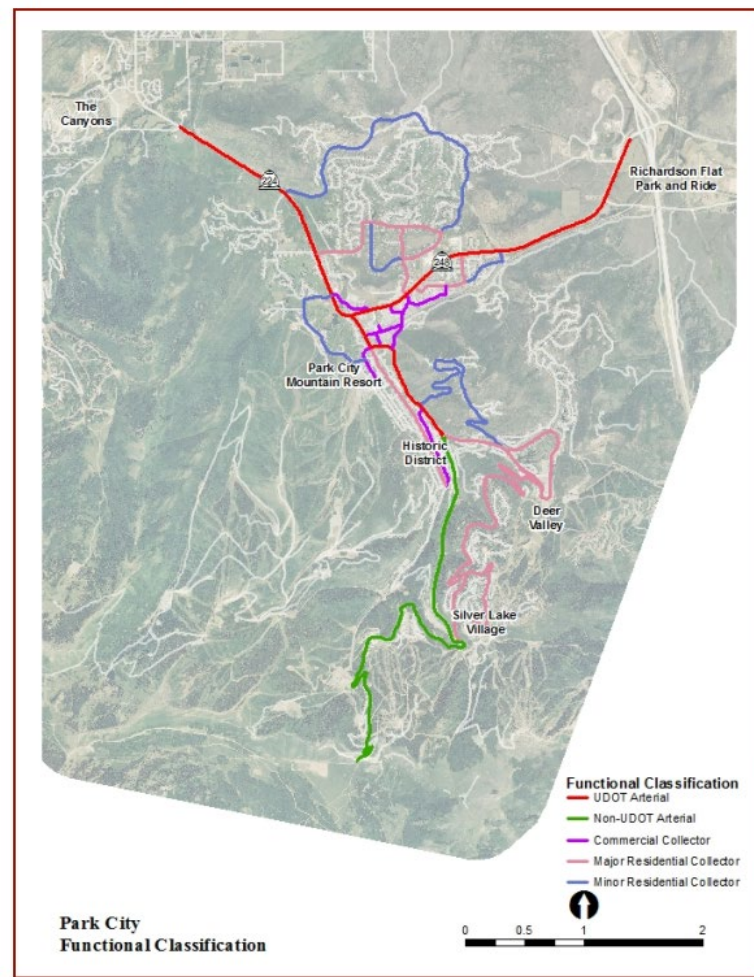


Figure 4-3: Park City Functional Classification



BARDSLEY PLAT AMENDMENT

517 PARK AVENUE





BARDSLEY
PLAT AMENDMENT

Woodside Avenue

Park Avenue

Main Street

5TH STREET

SPICE ALLEY

PARK CITY

1884



- Historic house sits on Lot 4 and the south 19.5 feet of Lot 5 (517 Park)
- Lot 3 contained a Single-Family Dwelling which was demolished (Proposed 509 Park)
- Non-Historic section of covered porch and approximately 3-6 inches of the Historic Structure encroaches onto Lot 3



BARDSLEY PLAT AMENDMENT

PROPOSAL

- Remove the Lot Line common to Lots 4 & 5
- Remove the porch encroachment on Lot 3
- Construct an addition to the Historic Structure
- Construct a new SFD on Lot 3



BARDSLEY PLAT AMENDMENT

ANALYSIS

(II) Staff finds Good Cause for removing the Lot line common to Lots 4 and 5 because (A) present land Uses and the character of the HR-1 Zoning District are retained, (B) no Public Street or Right-of-Way is vacated or amended, and (C) no easement is vacated or amended.

- Encourages preservation of Historic Structure
- Future development will contribute to the Historic character and scale
- Preserves integrity, mass, scale, compatibility, and historic fabric of Historic core
- COA 8: Enter into an encroachment agreement with the City Engineer and record with County prior to Plat recordation



BARDSLEY PLAT AMENDMENT

ANALYSIS

(III) The Development Review Committee met on July 19, 2022, reviewed the proposal, and did not identify any issues.



RECOMMENDATION

(I) Review the Bardsley Plat Amendment, (II) hold a public hearing, and (III) consider approving the Ordinance pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval.





51 DALY AVENUE

PLAT AMENDMENT

Planning Commission
PL-22-05179 | September 14, 2022



51 DALY AVENUE BACKGROUND

The property is located in the Historic Residential (HR-1) Zone.

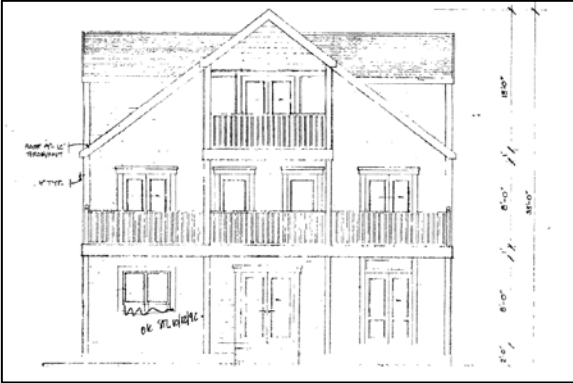
51 Daly Avenue lies on 22.7 feet of Lot 5 and all of Lot 6 of Block 73. The Applicant currently owns both the portion of Lot 5 and all of Lot 6 and proposes to combine them into one Lot.



51 DALY AVENUE BACKGROUND

On July 12, 2022, the Board of Adjustment granted Variances from:

1. **Front Setback** - an exception granting the front porch to encroach 3.65 feet in the front Setback;
2. **Side Setback** - an exception reducing the south side Setback to 3.35;
3. **Building Height** - an exception granting the maximum Building Height by six feet



51 DALY AVENUE ANALYSIS

(I) The proposal complies with Land Management Code Chapter 15-2.2, Historic Residential (HR-1) District:

Zoning Requirement	Analysis of Proposal
Minimum Lot Size- 1875 sf (for Single Family Dwelling)	Complies- 4420 sf
Lot Width – 25'	Complies- 44.2'
Maximum Building Footprint- Determined by (LOT AREA/2) x 0.9 ^{AREA/1875}	$(4420/2) \times 0.9^{4420/1875}$ $2210 \times 0.9^{2.357}$ $2210 \times .780098773$ 1724.01829 $= 1724 \text{ sf allowed}$ Complies- 1370 sf existing

51 DALY AVENUE

Zoning Requirement

Analysis of Proposal

Minimum Front and Rear Setback-
12'/13' for a total of 25'

Front Setback:

Legal Non-Complying- 7.35'

On July 12, 2022, the Board of Adjustment approved a Variance to the front setback, allowing 27.4' of the front deck to encroach into the front setback by 3.65' (see Exhibit D).

Rear Setback:

Complies- 13'

Minimum Side Setbacks-
5' each

Northside setback:

Complies- 5'

South side setback:

Legal Non-Complying- 3.35'

On July 12, 2022, the Board of Adjustment approved a Variance of 2.65' to the south side setback, allowing for the owner to construct additional square footage

Maximum Building Height-
27' from Existing Grade

Legal Non-Complying- 33'

On July 12, 2022, the Board of Adjustment approved a six-foot Variance to the existing building height (see Exhibit D).

51 DALY AVENUE ANALYSIS

(II) There is Good Cause for the Plat Amendment and no public street, Right-of-Way, or easement is vacated or amended:

There is good cause for this Plat Amendment

- brings a non-complying duplex into compliance as a Single-Family Dwelling
- the applicant received Board of Adjustment approval and may now update and improve the structure, with a recorded Plat.

51 DALY AVENUE ANALYSIS

(III) The Development Review Committee reviewed the proposal on May 17, 2022 and did not identify any issues.



51 DALY AVENUE

The Planning, Engineering, and Legal Departments reviewed this application. No significant issues were raised.

On July 27, 2022, Staff published notice to the City website, City Hall, the Park Record, the property, and mailed courtesy notice to property owners within 300 feet.

Staff did not receive public input prior to this meeting.

On August 10, 2022, the Planning Commission held a Public Hearing and forwarded a positive recommendation for Council's consideration.



An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the background, steep, snow-covered mountain slopes rise. The overall scene is serene and wintry.

Purchase of Silver Star #25-1

September 15, 2022



Background

- Each year, the Housing Department assists with the re-sale of 5-10 properties (9th property in 2022).
- Based on Council's previous direction, the City exercises its right of first refusal and assigns the option to the highest-ranking qualified household on the waitlist.
- A straw sale is utilized to update the deed restrictions in the most legally defensible way.
- As part of the sales process, an inspection of the unit is conducted to ensure that the unit is well maintained and meets health & safety requirements.
- If issues are found, the seller is given the option to remedy the situation to city's satisfaction or sell at a reduced price to the city.

Silver Star #25-1

- Inspection found that modifications made did not meet Building code as well as carpets were in disrepair.
- The total estimated cost to make the necessary repairs is \$4,520.
- Seller has chosen to sell the unit to the city at a lower resale price.
- The City could purchase the property, make the necessary repairs and resell the unit.

Sale

A typical sale would be at Maximum Resale Price to the highest-ranking household on the waitlist.

City Council has the option to adjust this policy for a city-owned unit:

- 2022 Moderate-Income Housing Plan identifies 63% of AMI as the target annual income for average workforce household.
- Goal III is to enhance city employee housing assistance

Sale Options

Options 1 & 2 for sale of unit once the Repairs are completed:

1. Sell at WFW (63% of AMI and a subsidy of \$46,905) to a city employee
2. Sell at MRP (70% of AMI) to a city employee

Current Average AMI for full-time city employees:

- Full-time hourly employees = 71%
- Full-time salaried employees = 120%
- Average of all full-time employees = 86%

Sale Options

Options 3 & 4 for sale of unit once the Repairs are completed:

3. Sell at WFW (63% of AMI & a subsidy of \$46,905) to highest-ranking household on waitlist
4. Sell at MRP (70% of AMI) to highest-ranking household on waitlist

AMI of persons on waitlist:

< or = 40%	24	18%
41 - 60%	64	48%
61-80%	46	34%
	134	100%

Subsidy amounts to sell to other AMI levels:

AMI	Sale Price	Subsidy
40% of AMI	\$ 149,442	\$ 150,687
50% of AMI	\$ 195,292	\$ 104,837
60% of AMI	\$ 242,857	\$ 57,272

Council Decisions

- Approve purchase of Silver Star 25-1
- Approve the completion of repairs to the unit
- Choose option for sale of the unit

SPECIAL EVENT

CODE CHANGES & FEE POLICY



SUMMARY

- Administrative Code clean up, clarity, definitions
- Update standards of review –
 - economic removed
 - community identifying events
- Create Local Times & additional Peak Times
- Reduce the number of Level Five Events
- Change application deadlines & process
- Renovate fee reduction process
- Discuss cost recovery policy

—— COMMUNITY IDENTIFYING EVENTS (CIE) ——

- Objective vs Subjective
- Represent the community
- Honors Park City's unique community goals and enhances the collective goodwill that features distinct traditions and authentic local culture, including ties to the people, places, and history of Park City. Outside events that simply partner with a local nonprofit or business to check a box will not meet this criteria;
- Aligns with the City's Critical Priorities and Core Values as adopted by the City Council;
- Attendance is targeted primarily at local participation from Park City and Summit County residents, employees and businesses. A growth or marketing model to bring attendance from outside of Summit County is secondary to local attendance and participation; and
- The event provides free or affordable options for local Park City and Summit County attendance.
- The event offers free or affordable options for underserved populations.

LOCAL & PEAK TIMES

- Add 4 new Peak Times (bringing total to 12)
 - These are our busiest times. They are taxing on resources and residents.
 - No new events will be considered during Peak Times, unless they are a CIE or at resort areas.
- Create Local Times (15)
 - Create balance – no parking, traffic or public safety impacts.
 - New Level 1 and 2 events will be considered. Larger events will not be considered unless CIE or at resort areas.



2022 DRAFT Special Event Peak Time Period Calendar

2022

January						
S	M	T	W	T	F	S
					30	31
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April						
S	M	T	W	T	F	S
						1
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

- Current codified Peak (Event) Time Periods
- Recommended New Peak (Event) Time Periods
- Recommended Quiet Time Periods

APPLICATION DEADLINES & PROCESS

- Clarify deadlines
- Ensuring Insurance and Venue Permission at time of Application
- Level playing field. Create more predictability.



FEE CHANGES

POLICY ON COST RECOVERY

PARK CITY

1884

—FEE REDUCTION PROCESS—

- Council's 2018 Policy = by FY25.
- 99% of events are Non-Profit.
- Update Administrative Process.
 - Council will retain authority on decisions over \$25K
 - 2x per year.
 - Applicants can apply for fee reduction a maximum of 3xs, with 100% fee reduction once, unless they are CIE.
 - Retroactive, and begins FY24.
 - Provide quicker response to applicant if under \$25K.

COST RECOVERY

- Two step process.
 - Policy today
 - Adoption in November
- Escalating cost recovery over 3 years for events that don't qualify as CIE. Provides time for organizations to budget.
- CIE 10% of cost recovery.

Event Level	Current Special Event Application Fee	Total Administrative Fee	10% of Admin Fees (Community Identifying Event)	25% of Admin Fees (FY 23)	50% of Admin Fees (FY 24)	100% Cost Recovery (FY25)
Level 1	\$40	\$820	\$82	\$205	\$410	\$820
Level 2	\$80	\$975	\$98	\$244	\$488	\$975
Level 3	\$160	\$1,810	\$181	\$453	\$905	\$1,810
Level 4	\$320	\$3,835	\$384	\$959	\$1,918	\$3,835
Level 5	\$640	\$10,375	\$1,038	\$2,594	\$5,188	\$10,375



SUMMARY RECOMMENDATION

PARK CITY

1884

RECOMMENDATION

- Approve the Special Event Code changes with any amendments, in a form approved by the City Attorney.
- Provide direction on cost recovery goals, to return at later date for adoption.
 - Does Council agree to keep CIE fees at 10%, and to take an escalated approach for events that do not qualify as CIE over 3 years - 25% (FY23) 50% (FY24), 100% (FY25).