PARK CITY COUCIL MEETING
SUMMIT COUNTY, UTAH
July 31, 2019

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its special City Council meeting at the Park City Library, Third Floor Community Room, 1255 Park Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, July 31, 2019.

MID-YEAR RETREAT - 9:45 a.m.

9:45 a.m. - Breakfast and Agenda Overview

10:15 a.m. - Visioning 2020 Update, Survey Review, and Discussion
Park City Vision 2020 Staff Report

11:15 a.m. - Financial Presentation – Financial Impact Assessment Report (FIAR)
FIAR Presentation

12:00 p.m. - Break and Lunch

12:15 p.m. - Military Installation Development Authority (MIDA) Update – Working Lunch

1:00 p.m. - Housing Discussion
2019 Housing Summary Staff Report
Housing Presentation

2:30 p.m. - Break

2:45 p.m. - Transportation Discussion
Transportation Staff Report
Transportation Presentation

4:15 p.m. - Wrap Up

4:30 p.m. - Adjournment

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.**

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Michelle Kellogg
Submitting Department: Executive
Item Type: Staff Report
Agenda Section:

Subject:
9:45 a.m. - Breakfast and Agenda Overview

Suggested Action:

Attachments:

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Jed Briggs
Submitting Department: Budget, Debt & Grants
Item Type: Staff Report
Agenda Section:

Subject:
10:15 a.m. - Visioning 2020 Update, Survey Review, and Discussion

Suggested Action:

Attachments:
Park City Vision 2020 Staff Report

City Council
Staff Report

Subject:	**Park City Vision 2020 Update**
Authors:	**Jed Briggs, Budget Operations & Strategic Planning Manager**
	Linda Jager, Community Engagement Manager
Department:	**Budget & Community Engagement**
Date:	**July 31, 2019**
Type of Item:	**Legislative/Policy Discussion**

Summary

In July 2019, Park City Municipal Corporation (PCMC) launched Park City Vision 2020 – a community visioning project asking residents and business owners to share their perspectives on:

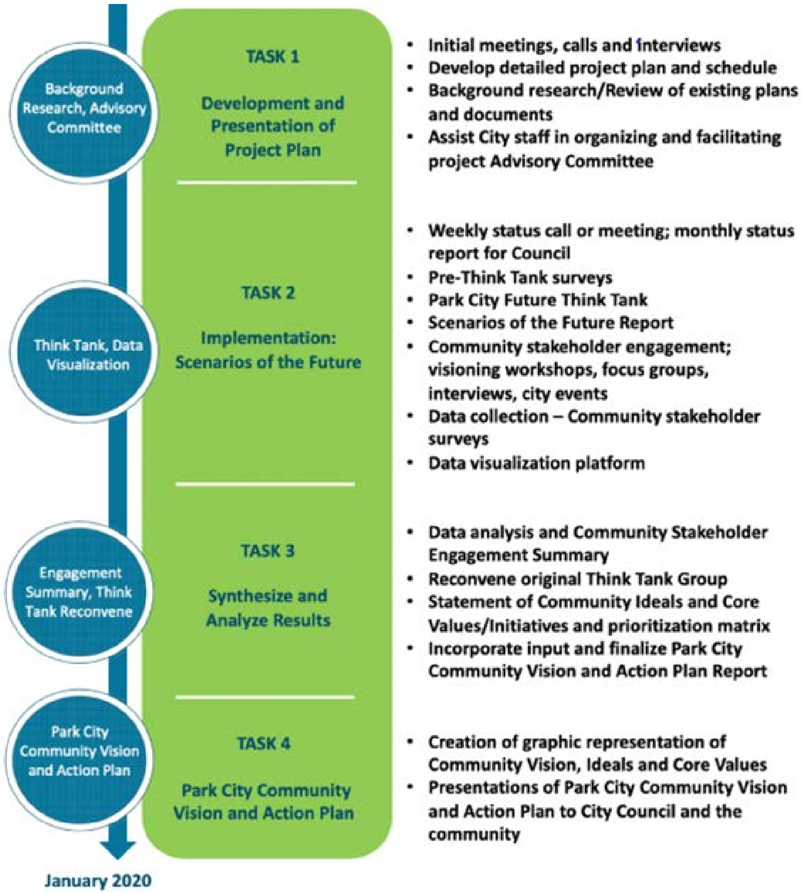
- What makes Park City the place that people wish to call home?
- What makes Park City special?
- What community elements that, if lost, would fundamentally change the character of Park City?

Park City Vision 2020 is a 6-month process to define Park City's future Community Vision and Action Plan. To keep Council and the community apprised of the project's progress, staff and the Future iQ project team will provide an update to Council at the mid-year retreat detailing current activities, events, and an in-depth review of the community feedback received to date from the recent scoping survey with well over 300 responses.

Items to be discussed at the retreat include:

- Review of the role of community visioning and recap of the 2009 visioning project (preliminary document that outlined the project findings).
- 2015 Visioning Check-in
- Current Long-term Strategic Plan (explains how the Vision and Core Values are used).
- Introduction of the Park City Vision 2020 team (City staff and Future iQ)
- Review of Park City Vision 2020 timeline, activities and progress
- Expansion discussion of the Park City Vision 2020 survey results and feedback
- Discussion of best practices for implementation of feedback from Vision 2020

Project Activity and Timeline:



A project website has been developed to provide project background, information and additional participation opportunities.

Department Review

Budget, Community Engagement, Executive, and Legal.

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Nate Rockwood
Submitting Department: Budget, Debt & Grants
Item Type: Staff Report
Agenda Section:

Subject:
11:15 a.m. - Financial Presentation – Financial Impact Assessment Report (FIAR)

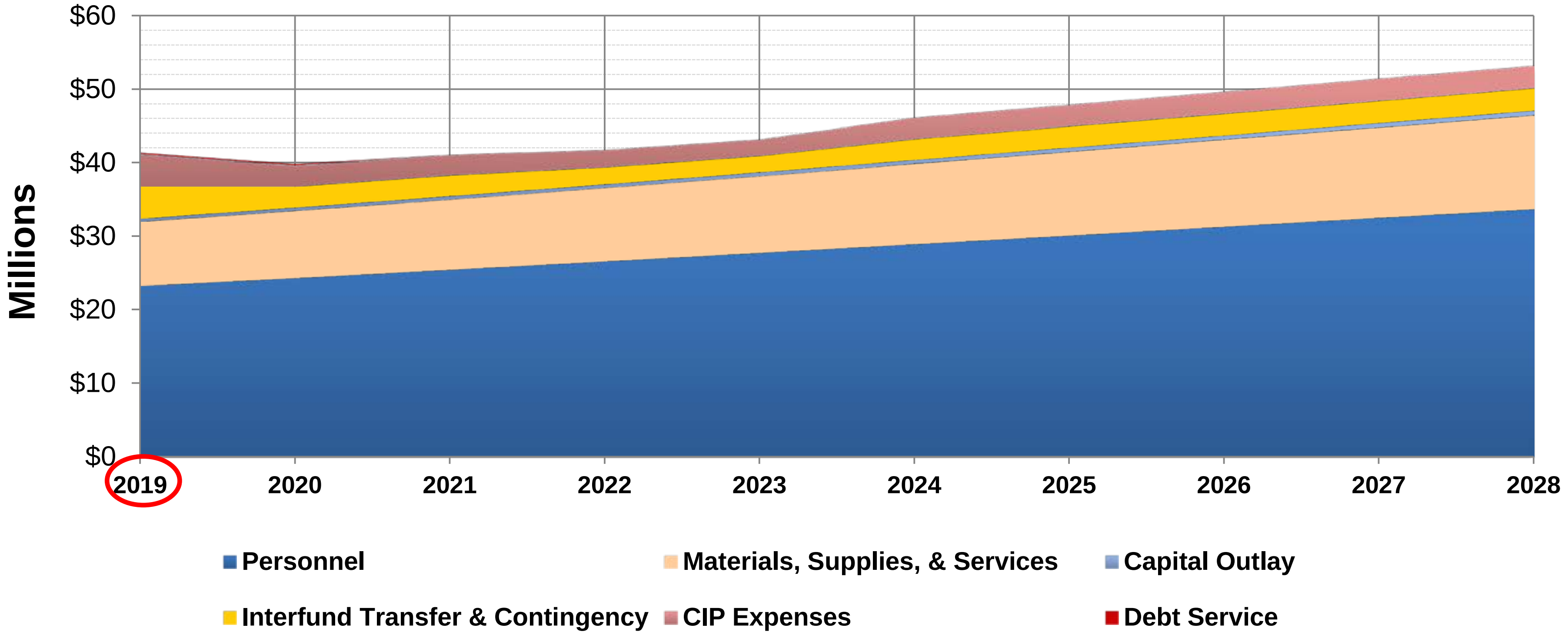
Suggested Action:

Attachments:
FIAR Presentation

PCMC Financial Projections

Council Midyear Retreat

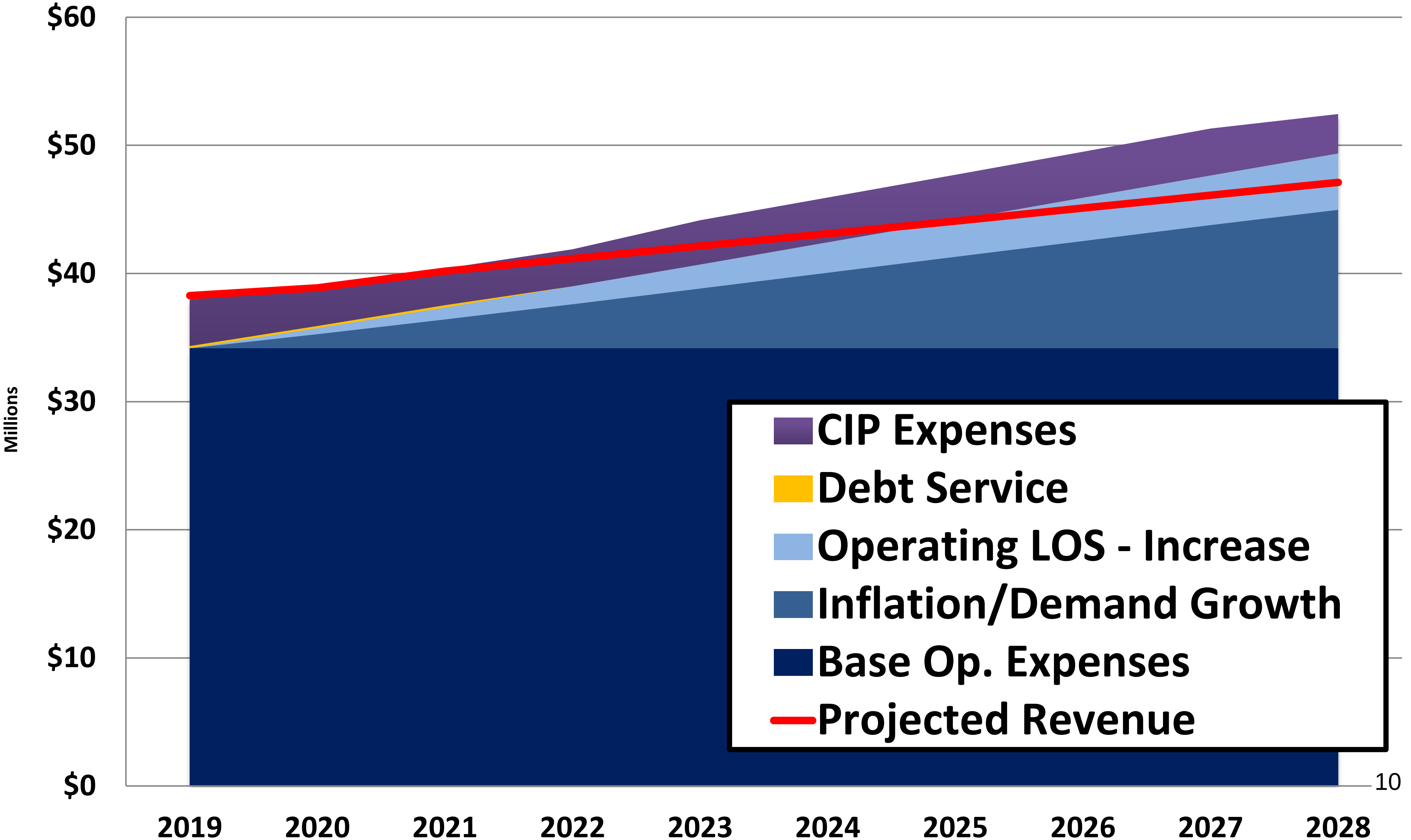
Projected Expenditure Growth



- Each year, we use the **<u>current FY's expense budget</u>** as the base of the graph (in this case, it is FY 2019)

- For the expense projections up to FY 2028, there is a **<u>4.5% increase</u>** every year. This is a combination of *inflation/demand growth*, and *expanded level of service (LOS) growth*.

Projected Revenues v. Projected Expenditures



Where does the 4.5% increase come from?

In 2010, a committee of City staff called the **Service Level Assessment Committee (SLAC)** convened to assess the incremental increase of operating expenses over a ten-year period and to determine the categories that describe the nature of the growth. It was agreed that the results would tie into the City's long-term financial planning to project expenditure growth.

- **Inflation**
  - Any growth in the cost to provide the same quantity and quality of existing from previous FY
  - Price increases, *(e.g., road salt costs more now than it did then, even if we buy the same amount).*
  - Decrease in program costs due to efficiencies gained, economies of scale, reorganizations, etc.
  - Increased costs due to State or Federal mandates

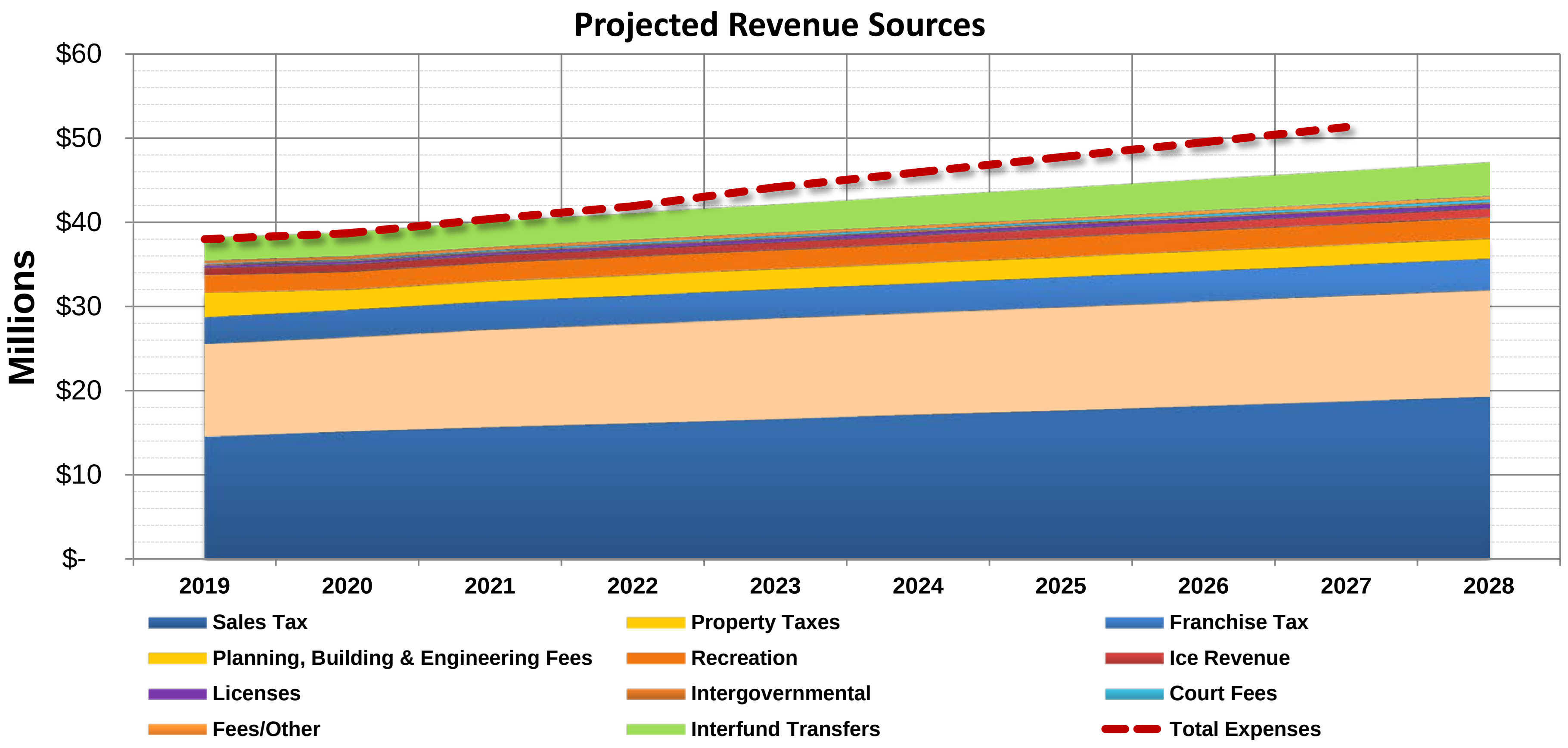
- **Increased Demand**
  - Any growth in expenditures due to providing more of the same service to more population, visitors, users, lane miles, etc., *(e.g., we buy more salt because we have more lane miles than we had before)*
  - A change in the sophistication of user or population demand which causes increased expense

- **Expanded Level of Service (LOS)**
  - Growth in expenses related to direction given to increase/expand new services or the level at which existing services are provided.
  - Operating expenses resulting from capital projects which represent a greater level of service

- **Inter-fund Transfers**

  It was determined that the fleet charges (fuel and maintenance) to the General Fund are subject to market forces and will be affected by inflation and increased discretionary spending. Therefore the fleet charge projections were calculated using the aforementioned growth rates. All other inter-fund transfers as well as contingency are set by policy and were assumed to remain the same. Inter-fund transfers to debt service and capital funds were excluded as the CIP and debt service projections effectively capture this expense.

Revenue Overview



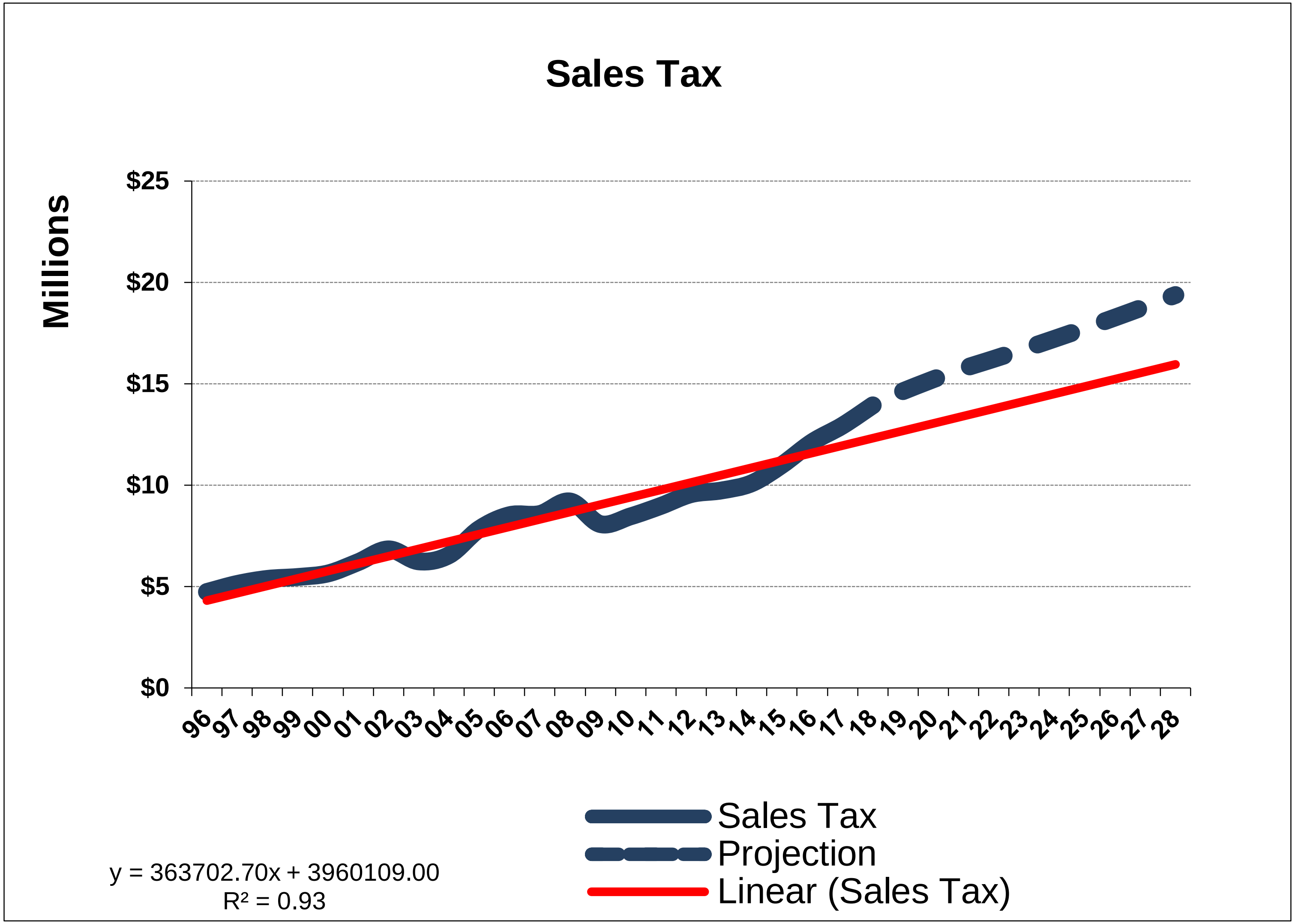
- Property tax does not account for inflationary growth
- We have mitigated crossing the line in the past through various methods
  - *Creating Storm water fund*
  - *Inter fund transfers*
  - *Revenue increases from fees, such as BP&E, as well as significant sales tax growth*
  - *Misclassification of Flagstaff annexation*
  - *Unprecedented growth from 2010 - Present*

Revenue Assumptions

General Fund Revenue	2018 Actual	2019 Prediction	2020 Prediction	2021 Prediction	2022 Prediction	2023 Prediction
Fiscal Year	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**
Sales Tax	$13,947,915	$14,645,311	$15,231,123	$15,764,212	$16,237,139	$16,724,253
Property Taxes	$10,675,672	$10,976,165	$11,196,658	$11,585,742	$11,769,608	$11,947,776
Franchise Tax	$3,147,847	$3,205,468	$3,263,088	$3,320,709	$3,378,329	$3,435,950
BP&E Fees	$2,904,453	$2,904,453	$2,400,000	$2,400,000	$2,400,000	$2,400,000
Recreation	$2,061,268	$2,102,493	$2,144,543	$2,187,434	$2,231,182	$2,275,806
Ice Revenue	$837,788	$854,544	$871,635	$889,068	$906,849	$924,986
Licenses	$431,744	$281,862	$312,052	$342,241	$372,431	$402,620
Intergovernmental	$128,707	$133,349	$137,992	$142,634	$147,276	$151,918
Court Fees	$57,470	$88,881	$120,292	$151,702	$183,113	$214,524
Fees/Other	$940,605	$381,609	$385,018	$388,569	$392,266	$396,113
Interfund Transfers	$2,577,182	$2,705,269	$2,813,480	$3,016,019	$3,136,660	$3,262,126
Total	$37,710,652	$38,279,404	$38,875,880	$40,188,331	$41,154,853	$42,136,072

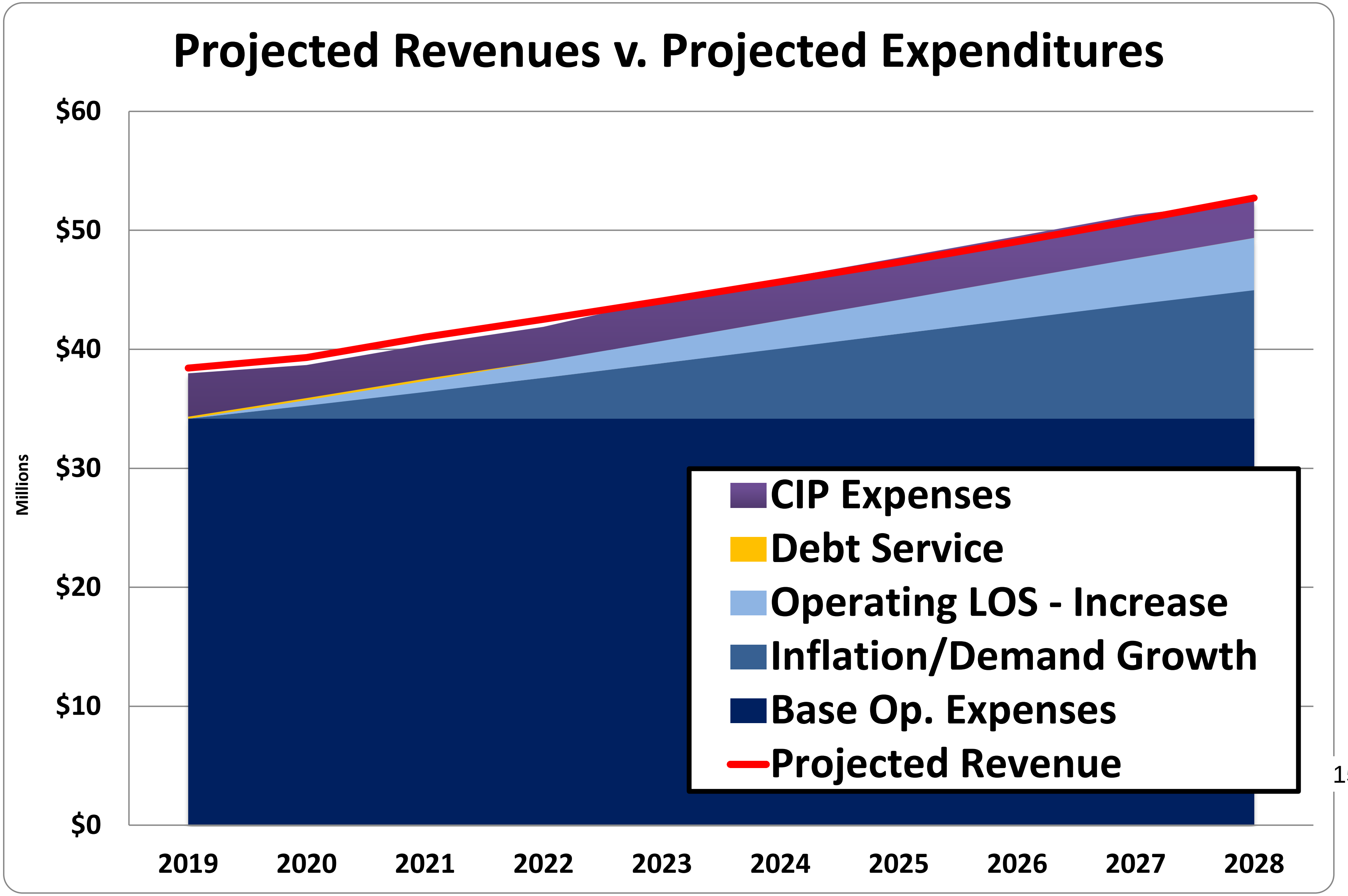
- **Sales Tax** – even though sales tax has been growing at an increasingly substantial rate for the past several years we use a conservative estimate of 3-5% growth over the next 5-10 years
- **Ice Revenue** – We use a 2% growth estimate solely accounting for inflation (this is a newer revenue source)
- **BP&E Fees** – Because these fees fluctuate from year to year we use a conservative average from the past decade. (More on next slide)
- **Property Tax & Remaining Revenue Sources** – Calculated based on a statistical formula taking into account historical data.

Sales Tax

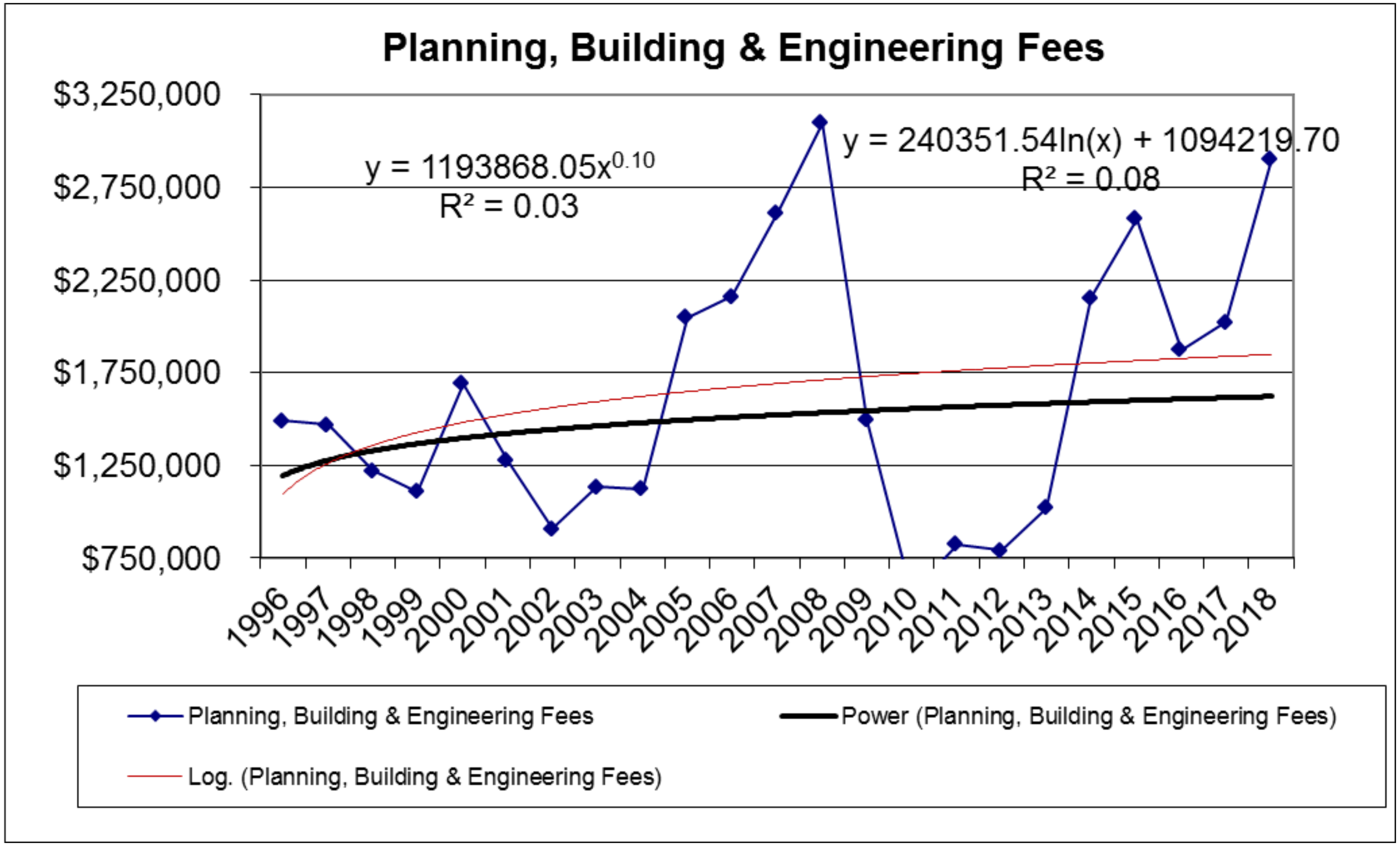


- Sales Tax – from 2009 to 2018 there is an average annual growth rate of 6%.

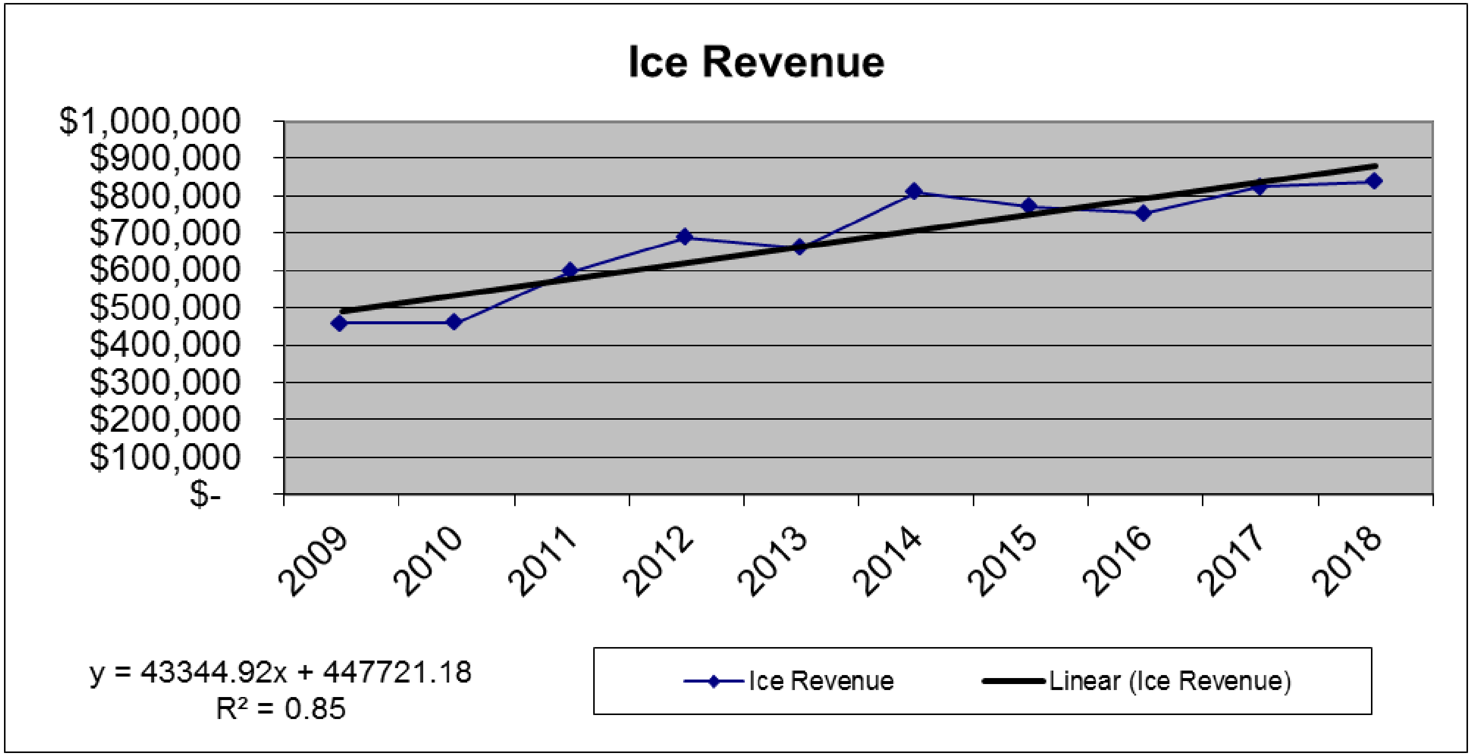
Chart with Avg 6% Growth Rate Sales Tax



BP&E Fees

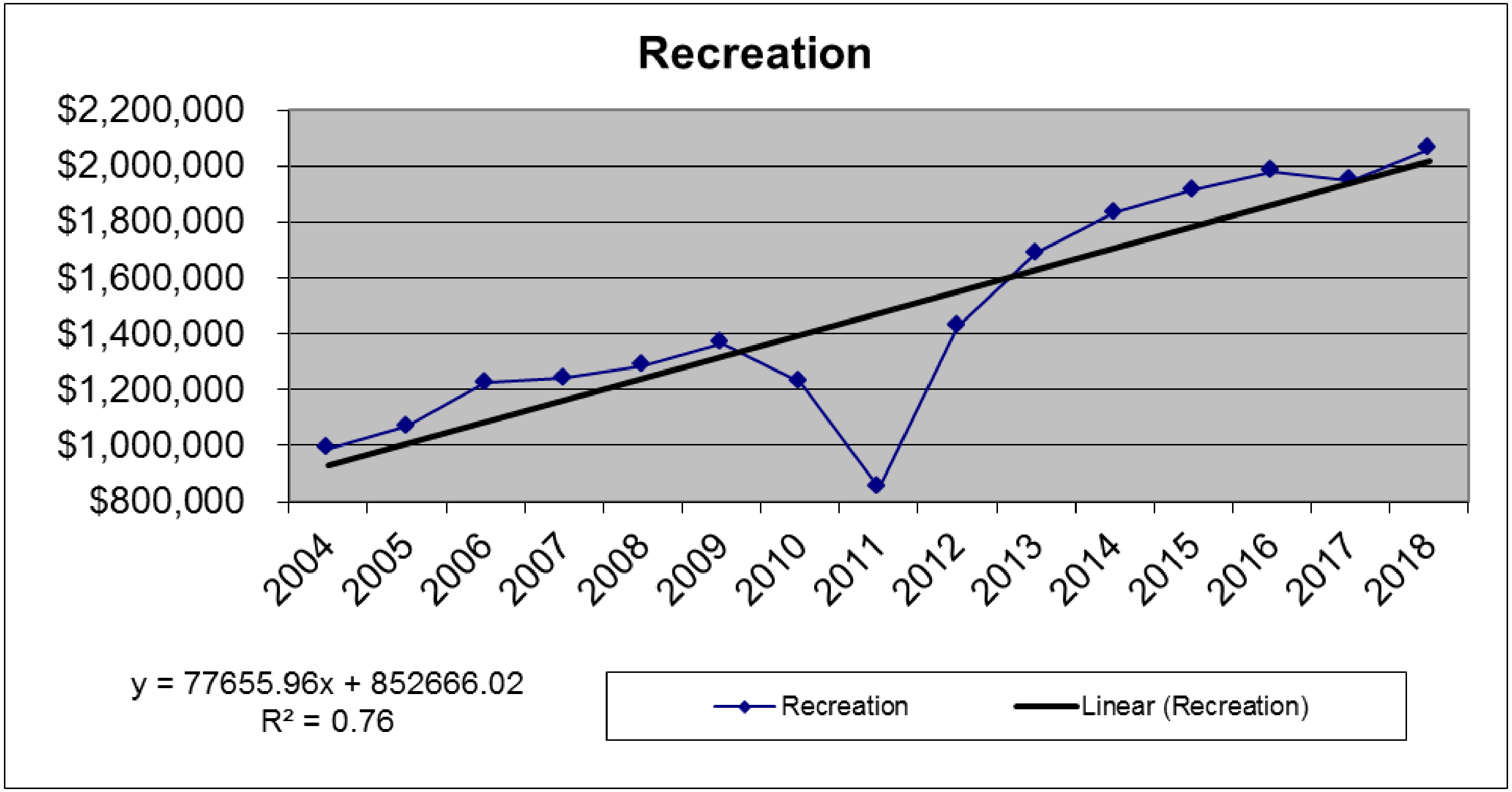

Planning, Building & Engineering Fees
$3,250,000
$2,750,000
$2,250,000
$1,750,000
$1,250,000
$750,000
y = 1193868.05x^0.10
R² = 0.03
y = 240351.54ln(x) + 1094219.70
R² = 0.08
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
Planning, Building & Engineering Fees
Power (Planning, Building & Engineering Fees)
Log. (Planning, Building & Engineering Fees)

Ice Revenue

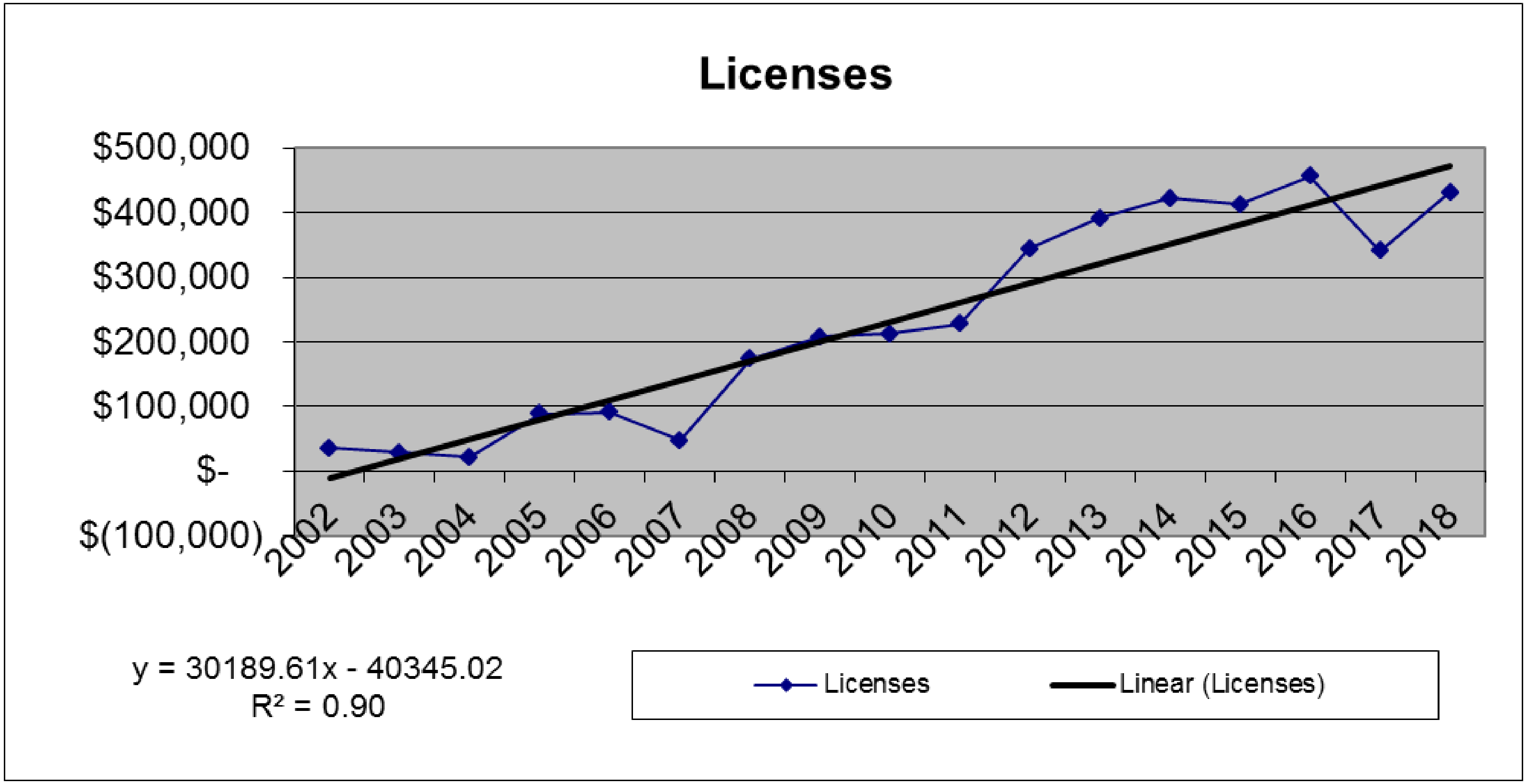


Ice Revenue
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
y = 43344.92x + 447721.18
R² = 0.85
Ice Revenue
Linear (Ice Revenue)

Recreation

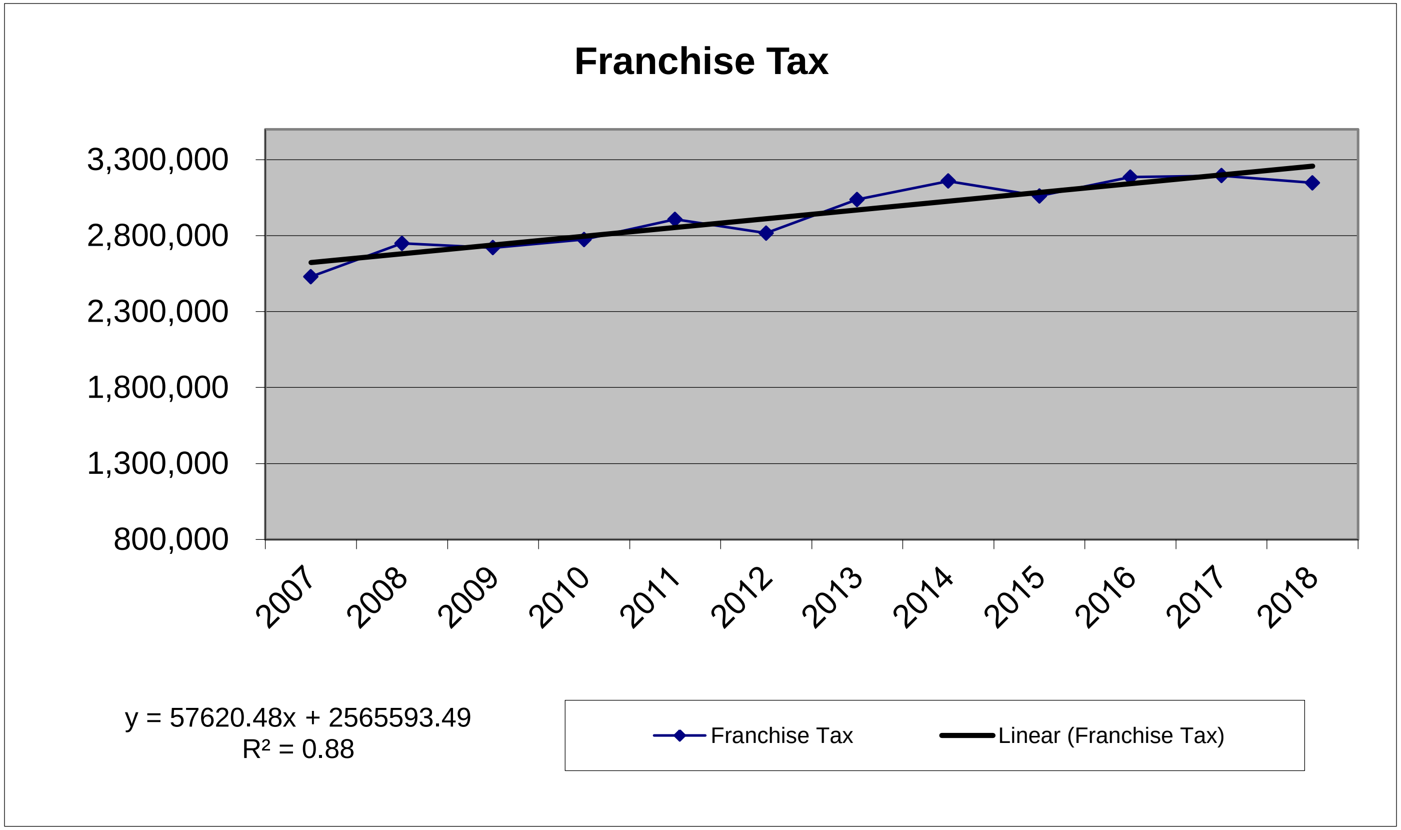

Recreation
$2,200,000
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
y = 77655.96x + 852666.02
R² = 0.76
Recreation
Linear (Recreation)

Licenses

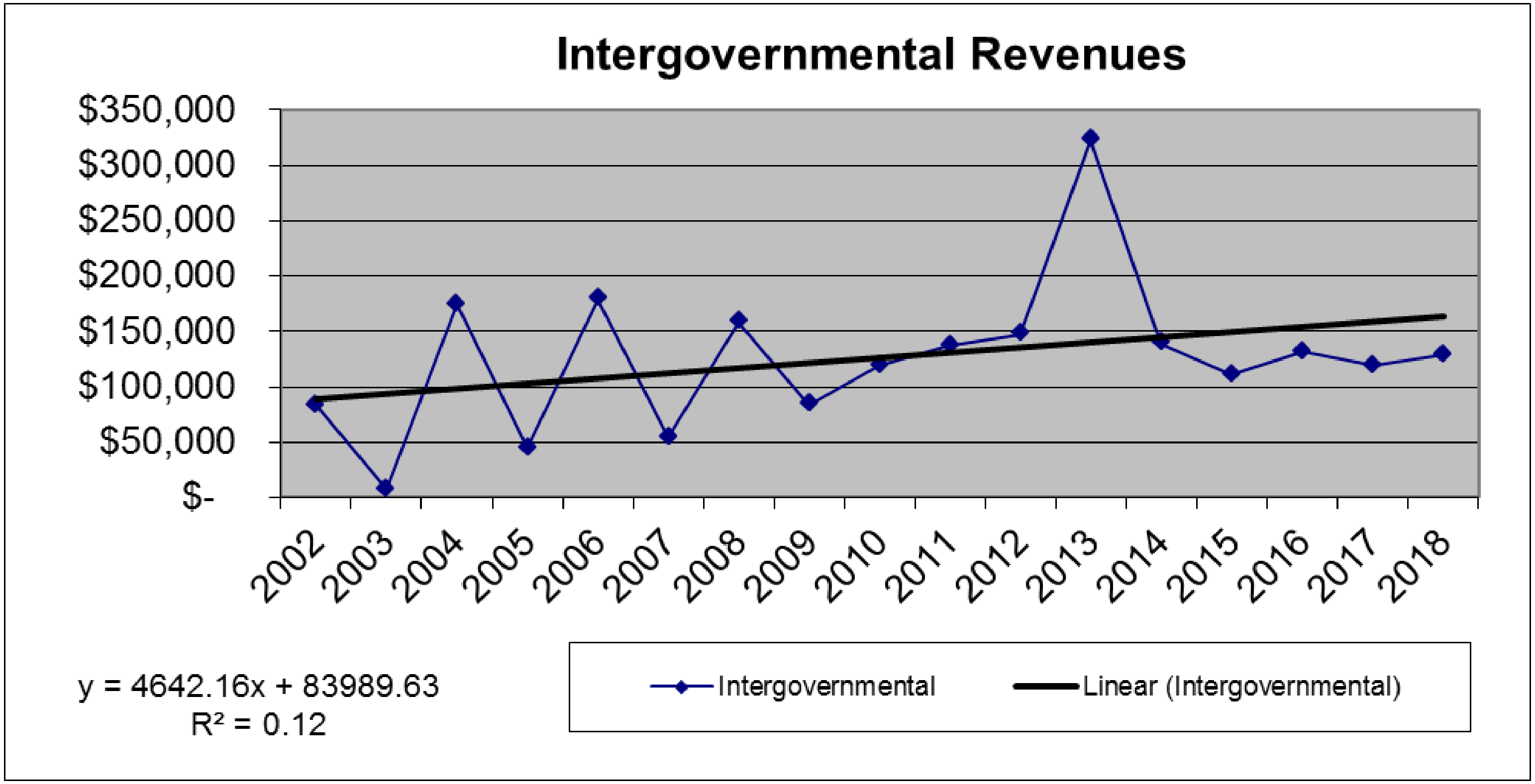


Licenses
$500,000
$400,000
$300,000
$200,000
$100,000
$-
$(100,000)
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
y = 30189.61x - 40345.02
R² = 0.90
Licenses
Linear (Licenses)

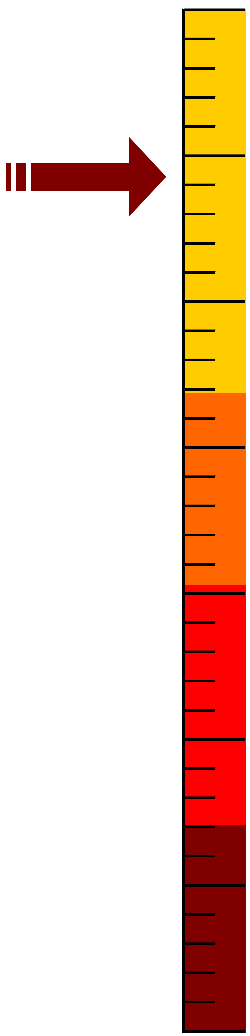
Franchise Tax



Intergovernmental Revenues



Recession/Projected Net Revenue Shortfall Plan



Alert Level (1%-5%):
- Delaying expenditures where reasonably possible
- Same level of service
- Tighter Budget Monitoring

Minor Level (5%-15%):
- Still same level of service
- Intensify review process for large expenditures
- Soft Freeze

Moderate Level (15%-30%):
- Begin cutting service levels
- Defer capital expenses
- Reduce CIP appropriations

Major (30%-50%):
- Major service cuts
- Hiring Freeze
- Reduce PT/Seasonal workforce
- Defer wage increases
- Reduce capital expenses

Crisis (50%+):
- Reduction in force
- Eliminate Programs
- Eliminate Capital Expenses

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Michelle Kellogg
Submitting Department: Executive
Item Type: Staff Report
Agenda Section:

Subject:
12:00 p.m. - Break and Lunch

Suggested Action:

Attachments:

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Michelle Kellogg
Submitting Department: Executive
Item Type: Staff Report
Agenda Section:

Subject:
12:15 p.m. - Military Installation Development Authority (MIDA) Update – Working Lunch

Suggested Action:

Attachments:

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Anne Laurent
Submitting Department: Community Development
Item Type: Staff Report
Agenda Section:

Subject:
1:00 p.m. - Housing Discussion

Suggested Action:

Attachments:
2019 Housing Summary Staff Report

Housing Presentation

City Council Staff Report

Subject:	**Critical Goal Update - Housing**
Authors:	**Anne Laurent, Nate Rockwood and Jason Glidden**
Department:	**Housing & Community Development**
Date:	**July 31, 2019**
Type of Item:	**Legislative/Policy Discussion**

In 2006, Park City Municipal assumed a leadership role in combatting the decline of affordable housing in Park City. Driven by the steady increase of second home ownership and short term rental demand, workforce wages simply could not keep pace with rising real estate costs. With the community's support, the Lower Park Avenue Redevelopment Area (RDA) funding of $18M (recycled from one project at a time to the next) plus $5M for land acquisition, was authorized for affordable housing development.

In 2015, Housing was named one of three community critical goals, and in 2016, Council heightened the importance by defining an aggressive goal of 800 new price restricted units by 2026 – inclusive of City developments, regulatory obligations of private developments, and public-private partnerships. Since 2016, 54 new units have been completed, and 449 have been identified or programmed for development within the next five years. However, funding capacity and available land necessary to create the remaining 297 units remains a formidable challenge.

Nonetheless, Park City's commitment to combatting the decline of affordable housing remains steadfast and strong. Further, it is critical to note that our commitment to creating new housing units is compatible with other important community priorities. Beyond the purely numerical goals of housing, Park City's housing development goals also support:

- ✓ the 2014 General Plan Sense of Community Goal 7 – Life-cycle Housing (pp. 70-73);
- ✓ retaining 15-20% of Park City workforce living in Park City = 800 new deed restricted units between 2016 and 2026;
- ✓ designing projects that support and balance all General Plan and City Critical goals (historic preservation, sustainability, transportation and walkability, etc.); and
- ✓ maintaining long term affordability.

Over the past three years, the City has completed 30 price restricted units through the 1450 Park Ave, Central Park Condos, and Woodside Phase I projects. Approximately 40 price restricted units have resulted from private development obligations, and approximately 150 or more City-funded units are planned via Woodside Phase II, Homestake, and Arts & Culture Projects. Additional units are expected through the re-development of private parcels that require land use approvals and shovel ready land for housing development opportunities on City-owned parcels. Unfortunately, purchasing market rate properties to deed restrict for affordability requires a much higher subsidy from the City and, in turn, may greatly reduce the number of future affordable housing units the City can generate via RDA funds.

Housing remains an issue of local and national concern. The State of Utah assembled an interim Commission on Housing Affordability over a year ago acknowledging the urgent need for affordable housing in a politically conservative state; and according to Harvard's State of the Nation's Housing 2019 report, the ratio of median home price to median household income increased from 3.3 in 2011 to 4.1 in 2018 (highest was 4.7 in 2005); and for rental housing, *the [CPI] indicates that overall rents rose at a 3.6 percent annual rate in early 2019, or twice the pace of overall inflation.* Although recent Park City housing developments have produced for-sale units for annual household income ranges of approximately $60,000 to $80,000 for affordable units and between $80,000 and $150,000 for attainable units, the 2017 Housing Assessment and Plan (pp. 10-11) confirmed the increasing need for rental housing. In particular, rental housing expands opportunity for lower income wage earners needed to fill many of the local lodging, food services, arts, recreation, retail, construction, health care, education, and public service jobs in Park City.

The purpose of this housing discussion is to:

- continue to receive policy refinement and clarity from City Council;
- discuss the delicate balance between quality and quantity development of affordable housing;
- discuss the opportunities that other jurisdictions often utilize to push the envelope in support of increasing affordable housing inventory – these frequently require compromise with other community goals; and
- updating the City Council on the potential **rental** funding model for the Homestake Lot and Arts & Culture projects.

Critical Goal Update - Housing

City Council Mid-Year Retreat

July 31, 2019

Agenda

1. Introduction
2. Program goals
3. Progress update
4. National & regional housing statistics
5. Rental model potential
6. Balancing quality v. quantity
7. Other potential opportunities & challenges
8. Policy direction & wrap-up

Park City Affordable housing:

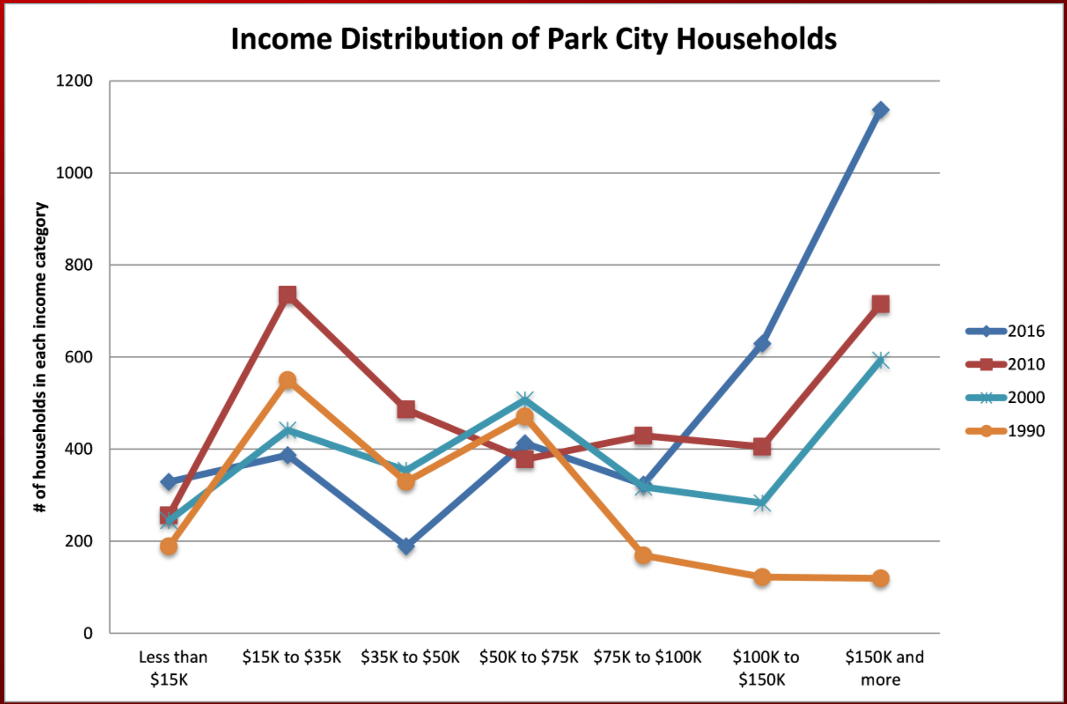
- Not just housing…for the sake of housing
- Building community & neighborhood reinvestment
- Challenging, yet financially viable to achieve within City limits, on City land
- A local, regional, & NATIONAL concern
- Warrants both public & private contribution
- Park City is paving the way regionally

Affordable housing development is NOT:

- Decreasing adjacent property values
- Significantly affecting the local traffic challenges (+ or -)
- Trying to house everyone who wants to live in PC – aiming to counter the declining trend
- [City projects] building on protected open space or increasing vested density

Program Goals

- 2017 Housing Assessment & Plan - Retain 20% of Park City workforce living in Park City = 800 additional price restricted units between 2016 and 2026 (City projects, private developments & partnerships)



Program Goals

- Utah Department of Workforce Solutions – Summit County Statistics

	Industry Sector	Average Employment (# of workers)	Average Monthly Wage	Average Annual Salary	wage change from previous year (%)	past 10 year average
2018						
	Accommodation and Food Services	6,203	$2,584	$31,008	5.81%	4.15%
	Arts, Entertainment, and Recreation	4,130	$2,960	$35,520	1.96%	4.94%
	Retail Trade	3,567	$2,682	$32,184	5.63%	2.83%
	Construction	1,828	$4,098	$49,176	0.79%	2.33%
	Health Care and Social Assistance	1,507	$4,232	$50,784	6.28%	3.07%
	Education Services	1,454	$3,711	$44,532	5.55%	2.37%
	Real Estate and Rental and Leasing	1,340	$4,482	$53,784	6.84%	4.65%
	Admin., Support, Waste Mgmt, Remediation	1,004	$3,945	$47,340	5.93%	5.32%
	Public Administration	887	$4,269	$51,228	-1.59%	0.70%
	Other Services (except Public Admin.)	853	$3,286	$39,432	-0.39%	2.72%
	Manufacturing	841	$5,650	$67,800	11.42%	4.54%

Program Goals

- 2014 General Plan Sense of Community Goal 7 – Life-cycle Housing top two objectives are:
  - *Increase diversity of housing stock to fill voids within housing inventory (including price, type, and size) to create a variety of context sensitive housing opportunities.*
  - *Focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods.*

Program Goals

- Design projects that balance all General Plan and critical goals
  - historic preservation, sustainability, transportation and walkability, etc.)
- Maintain long term affordability through DEEDs & compliance
  - HOA fees & annual % increases
  - Assuring income & employment eligibility

Progress Update

- Woodside Phase 1
  - construction complete & starting selection process
- Woodside Phase 2
  - Planning Commission rehearing of setbacks scheduled for August 28
  - Anticipating Spring start of construction
- Homestake lot
  - conceptual designs started
- Arts & Culture
  - conceptual designs started
- Marsac 100
  - public input process underway
- Sommer
  - access discussions underway
- Code revision work session discussion scheduled for September 12th City Council meeting

National Housing Statistics

- For-Sale Housing:
  - Tight supply of homes for sale is keeping the pressure on prices in much of the country, while high land prices, labor shortages, NIMBY and restrictive land use policies limit development of moderate-cost housing.
  - Production of single-family homes was down 13 percent nationally and in every region of the country last year
  - Construction of modest-sized single-family homes has been particularly weak. Despite increases in 2017, small homes under 1,800 square feet represented just 22 percent of single family completions, down from 32 percent on average in 1999–2011.
  - Residential land values climbed in 80 percent of counties across the country, with the largest increases concentrated in the West.

Local Housing Statistics

- Park City
  - 65-70% of residences are secondary, vacation or investment properties (approaching 50% in Summit County)
  - Median home price almost $2M ($1.2M in Snyderville Basin)
  - Median rental rate almost $3K/month ($2K/month in Summit County)
  - Almost no available inventory
  - 15% of workforce living in PC
  - 35-40% of workforce living within Summit County

Rental Model

- State of Utah authorizes bonding for development by Housing Authorities
- By transferring Homestake & the residential portion of Arts & Culture District land and built assets ownership to the Housing Authority, it allows for bonding capacity
- The bonding capacity will cover the construction costs and, even after adding property management and capital replacement funds, rental rates can be set between 30 & 60% AMI.

Rental Model Continued

- Homestake as Rental
- There are several scenarios which work
- All match current For Sale Model – Land & 20% construction
- Use Housing Authority private placement bonds
- 25 year fixed rate bonds
- 43,000 sq. ft. of studio, 1 bed or 2 bedroom units
- 67 to 70 units depending on mix
- Includes a 2% inflationary rent increase per year

Rental Model Continued

- City/Housing Authority continue to own and oversee asset
- Solves cash flow issues with For Sale Model
- Solves ownership issues in A&C District and surrounding area
- Can be replicated on other rental housing projects
- All scenarios include a $1 M debt reserve fund (1 full payment)
- Based on fully loaded construction estimates with 10% construction contingency and additional 10% overall contingency

Rental Model Continued
Even Mix of Units Scenario

- 70 units (23 Studio, 24 - 1 Bedroom, 23 - 2 Bedroom)
- Studio = 400 sq ft, Rent & HOA 35% AMI, $850
- 1 Bed = 600 sq ft, Rent & HOA 45% AMI, $1,200
- 2 Bed = 850 sq ft, Rent & HOA 50% AMI, $1,500
- HOA includes utilities, management fee & maintenance

Rental Model Continued Studio and 2 Bedroom

- 67 units (31 Studio, 36 - 2 Bedroom)
- Studio = 400 sq ft, Rent & HOA 35% AMI, $850
- 2 Bed = 850 sq ft, Rent & HOA 50% AMI, $1,450
- 2 Bed could be ideal for roommates $730 per person
- HOA includes utilities, management fee & maintenance
- HOA fees are scaled to unit type

Quality v. Quantity

- Land availability and suitability
  - Land purchase is expensive - using City owned property as a priority
  - Changing land use entitlements takes time & governing body support
  - New infrastructure is expensive (roads, utility infrastructure)
- Environmental protection (soil remediation, storm water management, net zero energy)
- Historic preservation (old town scale, massing and architectural character)
- Small town feel (lower density that is compliant with current zoning)
- Active transportation and transit connectivity (pedestrians, cycling, access to transit)
- BUILDING NEIGHBORHOODS AND COMMUNITY!!!

Other Challenges

- Shifting community priorities and expectations
  - open space protection and growth management
  - low density, low height and ample parking
  - Code revision work session discussion with City Council scheduled for September 12 challenging height, parking & other physical constraints
- Limited funding sources available to Park City
  - typically focused on major urban centers or very rural regions
- Expensive land & construction costs
  - regional problem not just in Park City
- NIMBY
- Utah State Statutes & Legislative priorities

Policy Guidance Questions

- Does Council want to refine and clarify the affordable housing program policy; particularly the quality v. quantity and opportunities?
- Does Council support implementing the rental funding model for the Homestake Lot and Arts & Culture projects?
- Does Council support initiating and broadening the intergovernmental regional housing conversations?

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Michelle Kellogg
Submitting Department: Executive
Item Type: Staff Report
Agenda Section:

Subject:
2:30 p.m. - Break

Suggested Action:

Attachments:

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Alfred Knotts
Submitting Department: Transportation Planning
Item Type: Staff Report
Agenda Section:

Subject:
2:45 p.m. - Transportation Discussion

Suggested Action:

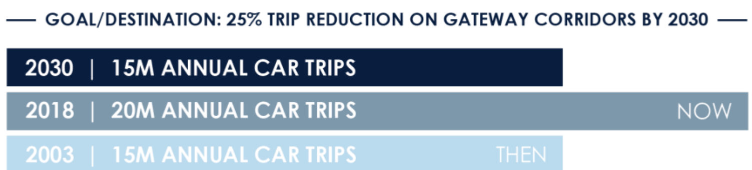
Attachments:
Transportation Staff Report

Transportation Presentation

City Council Staff Report

Subject: Critical Priority – Transportation Policy Update
Author: Alfred Knotts, Transportation Director
Department: Transportation
Date: July 31, 2019
Type of Item: Legislative/Policy discussion

In order to help advance the Critical Community Priority of Transportation, the following focus areas were discussed in detail February 2019 City Council Annual Retreat: Parking Management, Transit First, and Active Transportation. In particular, Council set a new and very aggressive transportation goal regarding vehicle trip reduction:



Since February, staff has been working to prioritize and advance various implementation strategies through a reconfiguration of the transportation program to better integrate modes and disciplines in the areas of parking and transit first. For discussion purposes, staff seeks additional Council discussion on the following:

Parking Management Program

Overview: Over the last year, staff focused on programmatic improvements, responsive pricing, and customer service to better manage our public parking facilities and infrastructure. Currently, staff is evaluating additional improvements to improve the balance between residential and visitor parking needs in Old Town by expanding the residential permit program areas north of 12th Street to Empire/Deer Valley Drive, Park Ave.

Review Existing Parking Program Goals: 1) Reduce single occupancy vehicle trips 2) Improve resident quality of life, 4) Create continuity in the residential permit zones, and 3) revenue neutral.

Transit First Policy and Neighborhood Connectivity

Overview: In February, staff received direction to formulate an aggressive “Transit First Policy” (TFP). Adopting a TFP is critical because it will fundamentally change the way City-sponsored projects, private developments, event management, and partnership projects with the State and County are both managed and constructed. In addition, integrating specific transportation mitigation strategies into the Land Management Code and project review processes, such as MPDs and CUPs, will be time consuming, yet very important moving forward.

Beyond adopting a TFP policy, staff has been working hard to evaluate the opportunity to experiment with a “Neighborhood Connectivity” pilot project that is revenue neutral and TFP consistent. In order to evaluate the pros and cons effectively, and ensure that resources are allocated in a manner consistent with Council goals, staff seeks to prioritize, conceptually, programmatic outcomes (ROI, sustainability, customer service, replacing fleet type, etc.) that will potentially determine the type of future pilot service project.

Goal: Promote transit as primary mode, improve access, return on investment, leverage existing system investment, reduce single occupancy vehicles, and incorporate transit oriented development.

Complete Streets/Active Transportation:

Overview: Council posed a policy question related to prioritizing active transportation through additional political and funding support recognizing this may result in decreased capacity for private automobiles. Staff worked with several external stakeholders, such as the School District, UDOT, Summit County, UTA, and Basin Recreation, as well as key internal stakeholders to advance this initiative. Key areas of progress can be seen in the following areas: SR 248 Tunnel, new communitywide wayfinding, E-bike Phase 2, redesign of Deer Valley Drive, and proposed retrofit of local arterials to include Class 2 Bike Lanes on Monitor Drive, Little Kate, Lucky John, and Holiday Ranch Loop. There are additional levers and strategies that can be utilized (design, regulatory, financial support, etc.) that can be brought to bear should Council seek a more aggressive approach.

Goal: Prioritize and promote active transportation as a safe and viability transportation mode, promote environmental and human health, and reduce single occupancy vehicles on entry corridors.

Summary:

Staff would like to take the opportunity to:

- Reaffirm the key focus areas outlined above;
- Affirm goal prioritization in order to improve programming and implementation strategies; and
- Provide a more in-depth discussion for Council to further define transportation goals and priorities.

Transportation

A Community Critical Priority

Transportation

Jeopardy

Can you answer the following:

- How many routes does PCT Operate?
- What is the most productive route/service in terms of cost per rider?
- What is the least productive service ?
- How many boardings last FY?

Transportation

“Jeopardy”

Can you answer the following:

- How many service hours did PCT run last year?
- How many service miles did PCT run last year ?
- How many FTE’s and vehicles does it take to operate our system?
- How many cents/$ do Americans spend on transportation and what % goes to cars?
- How long has PCT been “Fare Free?”

Transportation

One Metric

GOAL/DESTINATION: 25% TRIP REDUCTION ON GATEWAY CORRIDORS BY 2030

2030 | 15M ANNUAL CAR TRIPS

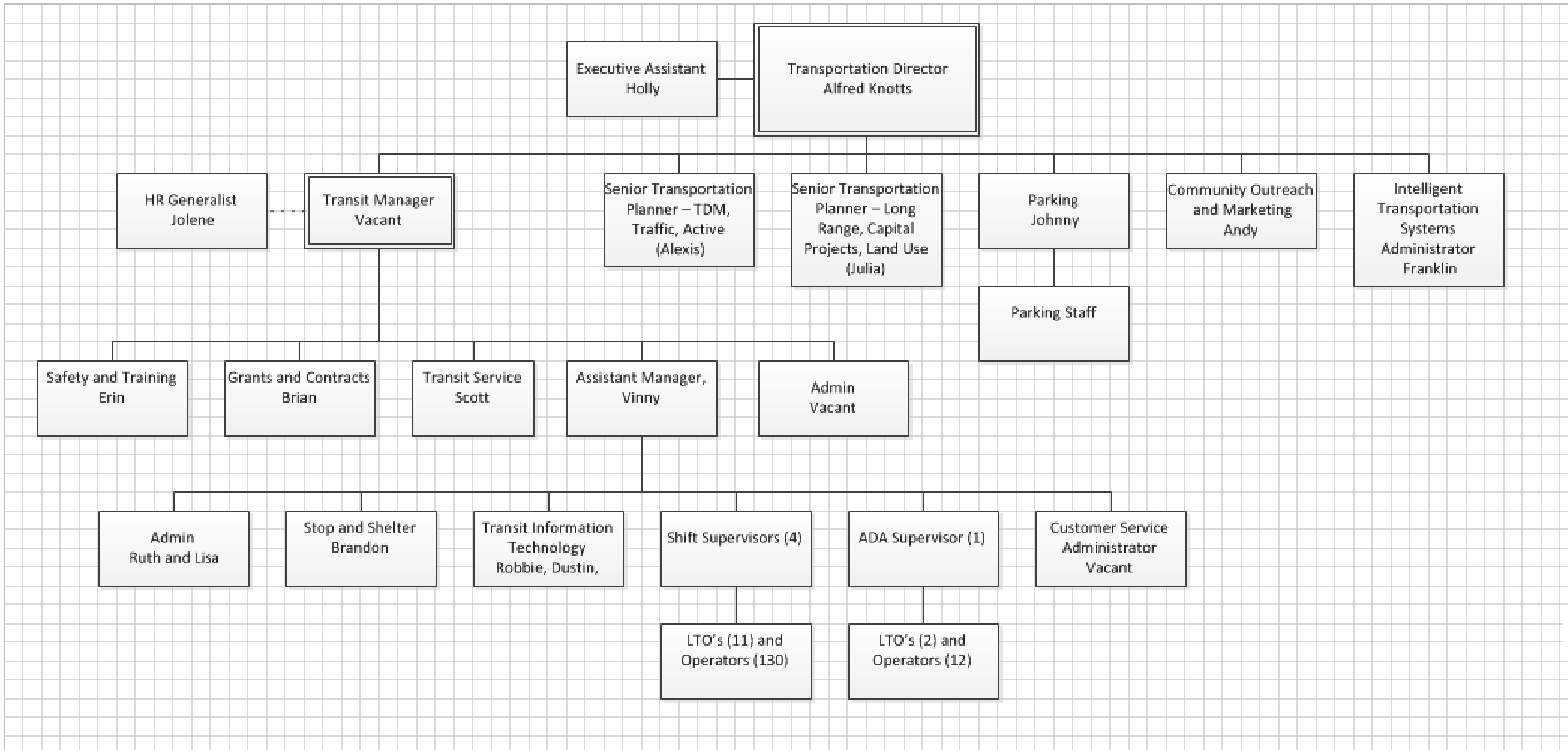
2018 | 20M ANNUAL CAR TRIPS NOW

2003 | 15M ANNUAL CAR TRIPS THEN

PARK CITY FORWARD | Park City's transportation system provides safe, year-round transportation options to promote a thriving, inclusive, and active "car optional" mountain community.

Transportation

Organizational Overview



Goal Prioritization

- What is Council's goal related to each strategy?
  - Ridership/Mode shift
  - Return on Investment
  - Customer Service/Resident Quality of Life
  - Social Equity/Access

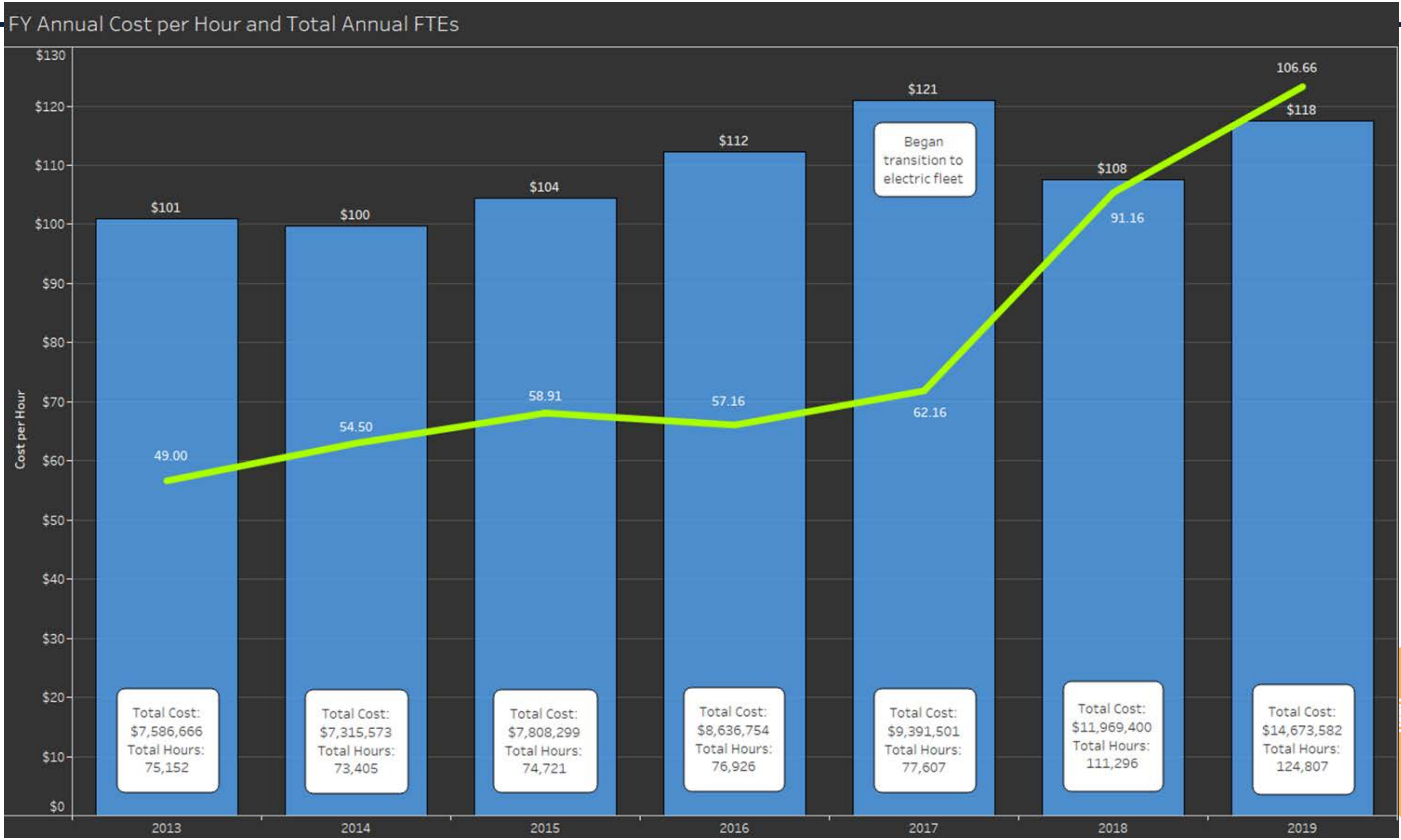
Transportation

Transit First

TO SUPPORT: SAFETY, ACCESSIBILITY, ENVIRONMENT, CONNECTIVITY, ECONOMIC VITALITY, "COMPLETE STREETS", AND SMALL TOWN CHARACTER.

(A)The principles and planning objectives detailed henceforth are to constitute a *Transit First Policy* for Park City, which support Park City Municipals adopted general plan, goals, policies and mandated Critical Priorities. All City affairs and actions are to be viewed through the proceeding *Transit First Policy* 'lens' to the maximum extent feasible and practicable:

Transportation
Transit ROI



Transportation

Transit ROI

- Considerations:
  - Shift to more year round service
  - New focus on resident/commuter market
  - Service expansion has occurred in County
  - Interregional routes less productive just by nature of distance and land use
  - Emphasis will be to promote and incentivize transit to leverage current investment

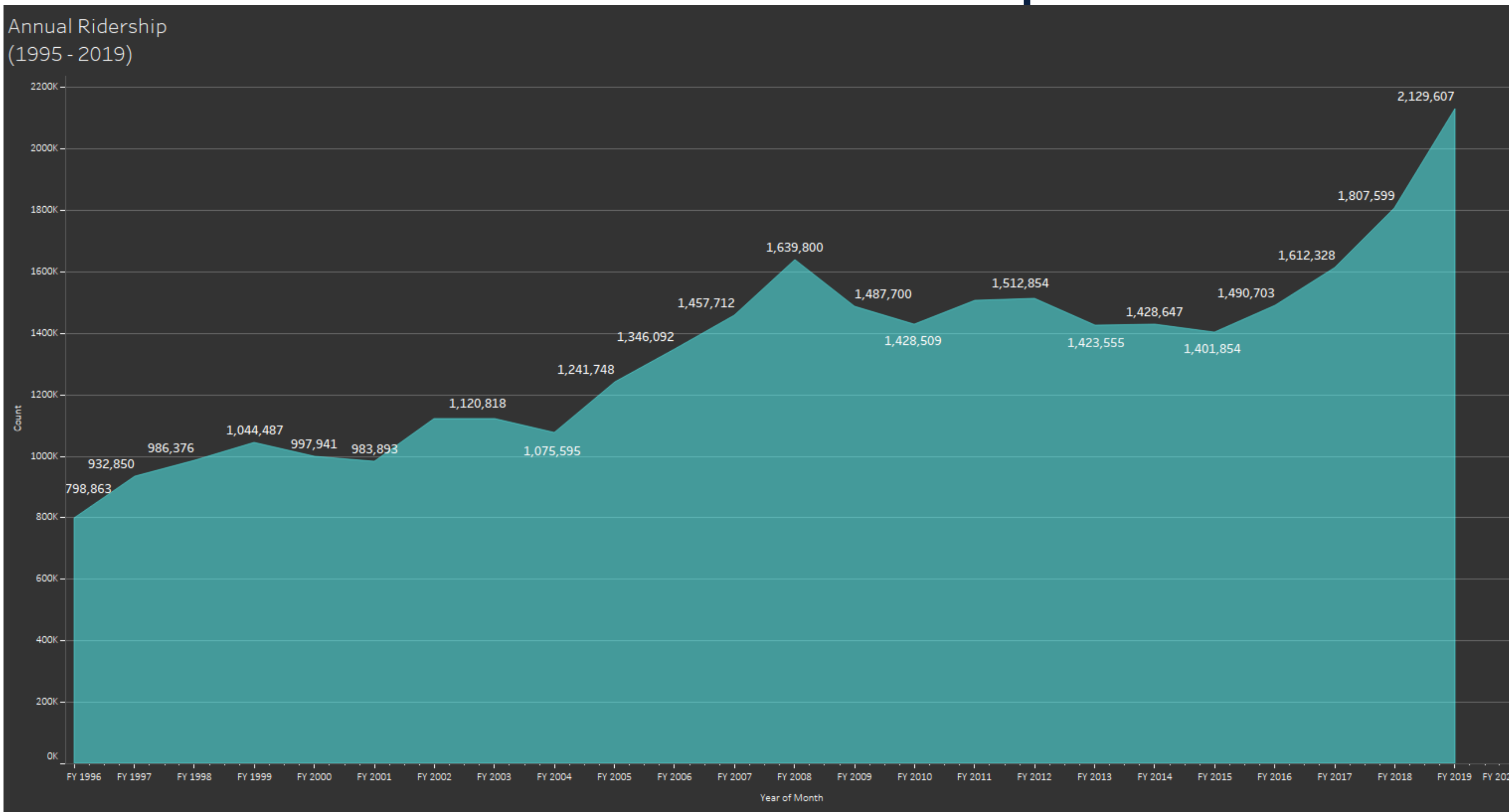
Transportation

Transit ROI

- Increase in hours from 17’ to 18’ = 33,689
- Increase in hours from 18’ to 19’ = 13,511
- Increase in miles from 17’ to 18’ = 755,882
- Increase in miles from 18’ to 19’ = 249,592
- Increase in passengers from 18’ to 19’ = 322,008
- Passengers/FTE 18’ = 19,828
- Passengers/FTE 19’ = 20,090

Transportation

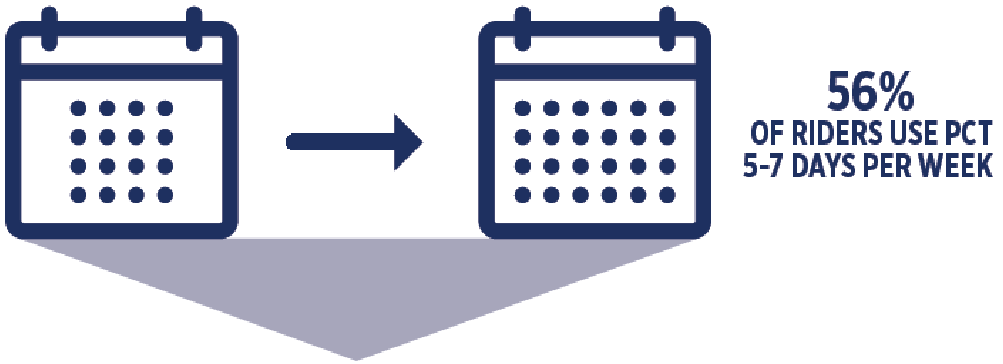
Transit Ridership



Transportation

Customer Service

OVER HALF OF RIDERS ARE FREQUENT RIDERS (RIDE TRANSIT 5-7 DAYS PER WEEK).



"I have skied all over and the Park City bus system is the easiest to use and most efficient by far. This was a large part of our decision to buy a place in Park City. I will be hanging a sign in our condo to encourage people to use the bus app including the bus stop info for nearby necessities." - David Pesta

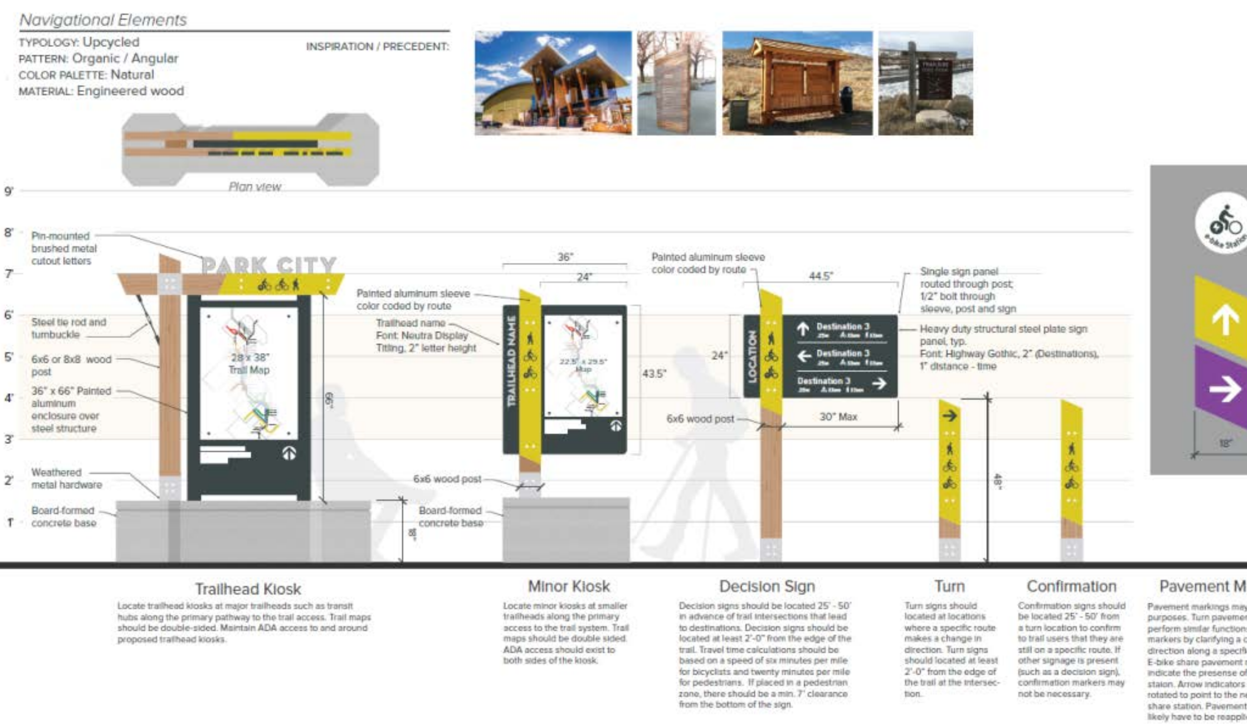
Transportation

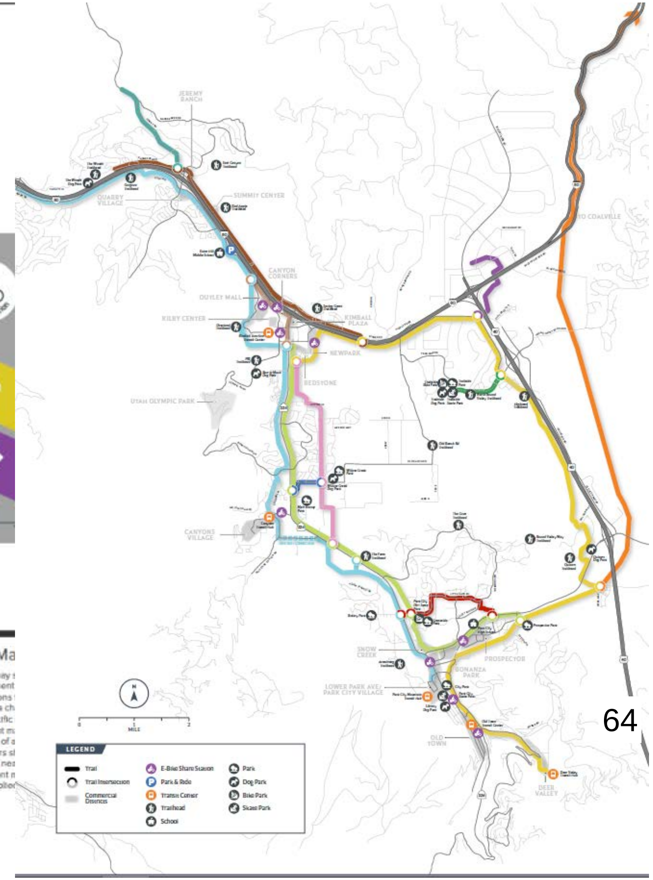
Neighborhood Connectivity Project (NCP)

- Convert Dial-a-ride service to Quinn's NCP
  - Serve Homestake (winter)
  - Serve Hospital/Health Dept./ Peace House
  - Serve Park City Heights
  - Christian Center/Senior Center

Transportation

Complete Streets

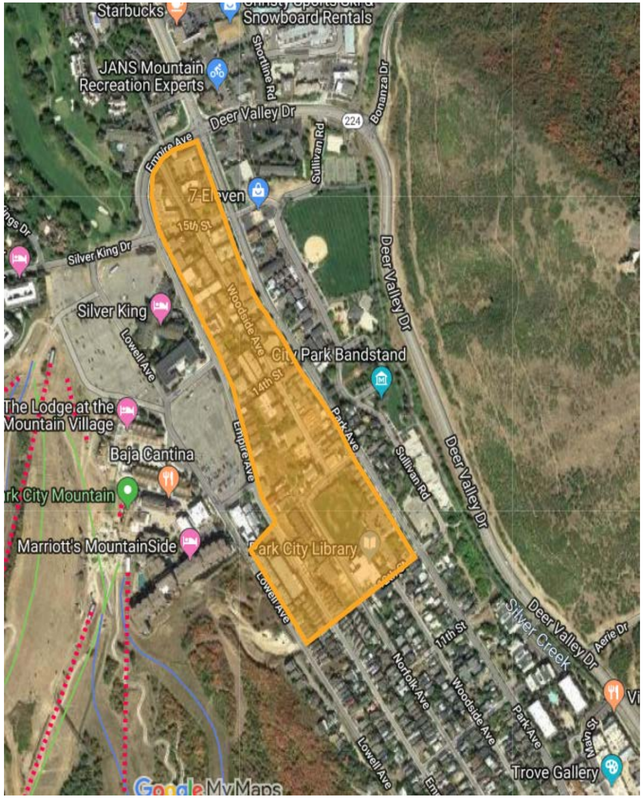




Transportation

Parking Management

Proposed Expanded Residential Program



Transportation

Challenges

- UDOT Partnership: UDOT owns and maintains control of Park City's two gateway corridors.
- UDOT going through paradigm shift however this is going to take time
- Economic growth in Park City will continue to drive travel demand
- Current infrastructure and state policies prioritizes automobile throughput over other transportation modes like transit, biking and walking.

Transportation

Policy Guidance Questions

- Approach UDOT to memorialize “Transit First” as an official policy?
- Transit investment above and beyond current levels?
- If above existing levels does Council support NCP?
- Does Council support “complete streets” funding through CIP Process?
- Does Council support next phase of Parking Management Program (i.e. residential expansion)

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Michelle Kellogg
Submitting Department: Executive
Item Type: Staff Report
Agenda Section:

Subject:
4:15 p.m. - Wrap Up

Suggested Action:

Attachments:

Agenda Item No:

Council Agenda Item Report

Meeting Date: July 31, 2019
Submitted by: Michelle Kellogg
Submitting Department: Executive
Item Type: Staff Report
Agenda Section:

Subject:
4:30 p.m. - Adjournment

Suggested Action:

Attachments: