PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
July 28, 2022

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Council of Park City, Utah, will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on July 28, 2022. Council members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

SPECIAL MEETING

ROLL CALL

DISCUSSION ITEMS

2:30 p.m. - Discuss Landscape Reduction Incentive Program
Landscape Reduction Incentive Program Staff Report
Exhibit A: Analysis of Re-Landscaping Cost
Exhibit B: Financial Analysis of Cash for Grass Rebates

3:15 p.m. - Conservation Water Rate Discussion
Conservation Water Rate Staff Report
Exhibit A: Current vs Proposed Rates
Exhibit B: Theoretical Change in Percent and Dollars
Exhibit C: High Low Comparison
Exhibit D: Comparison of April 7, 2022, Proposal to Current Proposal

4:00 p.m. - Discuss a Potential Petition to Annex One or More Properties Accessed from Snows Lane into the Park City Water Service District
Snows Lane Annexation Staff Report
Exhibit A: Annexation Location Map

4:30 p.m. - Discuss Winter 2022-2023 Transportation Operations
Winter Transportation Plan Staff Report
Exhibit A: Proposed Winter 2022-2023 Service
Exhibit B: Proposed Microtransit Service Area Map

APPOINTMENTS

1. Appoint John Frontero and Bryan Markkanen to Four-Year Terms and Re-Appoint John Kenworthy to a One-Year Term and Laura Suesser to a Three-Year Term on the Planning Commission Beginning July, 2022
Planning Commission Appointments Staff Report

COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 23, 2022
   June 23, 2022 Minutes

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.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

Council Agenda Item Report

Meeting Date: July 28, 2022
Submitted by: Michelle Kellogg
Submitting Department: Public Utilities
Item Type: Staff Report
Agenda Section: DISCUSSION ITEMS

Subject:
2:30 p.m. - Discuss Landscape Reduction Incentive Program

Suggested Action:

Attachments:
Landscape Reduction Incentive Program Staff Report
Exhibit A: Analysis of Re-Landscaping Cost
Exhibit B: Financial Analysis of Cash for Grass Rebates

City Council Staff Report

Subject:	**Proactive Landscape Reduction Incentive Program**
Author:	**Jason Christensen, Water Resources Manager**
Department:	**Public Utilities**
Date:	**July 28, 2022**
Type of Item:	**Administrative**

Recommendation

City Council requested the Public Utilities Team return with a workshop to discuss and provide information to create a proactive turf landscape reduction incentive program in Park City. For years, municipalities tended to strictly regulate landscaping to ensure neighborhood compatibility.

Over time, as Park City's neighborhood desires, aesthetics, and sustainability goals evolved, we have an opportunity to create a turf landscape reduction program to incentivize responsible landscaping alternatives that better align with our sustainability goals.

The Council workshop will review a potential 'cash for grass' program, including financial incentives and measurable outcomes.

Background

1. What does 'cash for grass' mean?
    a. Cash for grass is becoming a relatively common financial incentive program whereby local cities/towns/HOAs offer rebates for conversion of turf/conventional lawns to xeric or low-water-consuming landscaping.
2. Where and why has this program been used on a large scale?
    a. This article has a list of communities with landscape incentives, the amount offered, and some discussion from communities without an incentive. https://waterdesk.org/2019/09/western-cities-cash-for-grass/
    b. The first, and most referenced landscaping incentive is from Southern Nevada Water Authority. This article analyzes that program (it is long, but the abstract does a good job outlining the findings). https://heep.hks.harvard.edu/files/heep/files/dp74_baker.pdf
    c. Worth a look, this is the website for the Sothern Nevada Water Authority's landscape incentive program. https://www.snwa.com/rebates/wsl/index.html#conditions
3. Future water demand outlook
    a. Existing Park City water resources are projected to capably meet the community's water demand through 2050.
        i. The Public Utilities Team is currently completing a new master plan that will project water demand and outlook through 2060.

    b. No new water sources are planned or budgeted for because they are not necessary to meet our water demand projections.
4. The City's current conservation trajectory without a cash for grass program is very impressive and demonstrates a commitment to customer service, education materials, and our commitment to system infrastructure maintenance and technology.
    a. Today, PCMC achieves an approximate 50% reduction in per unit demand compared to the year 2000 for most account types, excluding commercial.
5. As a result of the successful conservation program, Park City now has surplus water to lease to Weber Basin Water Conservancy District in addition to providing a sustainable water supply to our customers in the City. These sales pay for the municipal operations, maintenance, and replacement of infrastructure. The surplus sales to Weber Basin result in a water rate savings for our customers.
    a. Most water revenue goes to various CIP and debt service obligations.
        i. Debt is reserved exclusively for CIP projects, such as 3 Kings Water Treatment Plant, and not used for operations.
        ii. As a thought exercise, rain and snow occur without expense. The costs of a water system are building, maintaining, and staffing water treatment and distribution systems with a team of professionals to clean and deliver drinking water.
    b. Relandscaping is expensive and always a meaningful barrier to conversion to more sustainable alternatives. For example:
        i. Landscaping estimates are between $5.00 to $20.00 per square foot in Park City.[1] We requested estimates from local landscapers, attached as Exhibit A, that ranged from $1 to $9 per square foot, excluding the complex irrigation systems.
    c. A cash for grass program has a fiscal return in two scenarios:
        i. If a community has a limited water supply, reservoir storage and treated sewage are returned to a reservoir and then reused.
        ii. There a community need to purchase additional water supply, and cash for grass can reduce demand more cost effectively than procuring additional water supply.
        iii. Neither of these scenarios is currently in play in Park City.

Incentives

a. The rebates below are currently available to Park City Water customers in partnership with the State of Utah.
    i. Smart Irrigation Controller $75
    ii. Toilet $100
b. Future availability

[1] https://www.fixr.com/costs/xeriscaping#xeriscape-cost-per-square-foot

i. Cash for Mow Strip Grass (Weber Basin Mow Strip)
   1. Would require Park City to adopt a localized version of the Weber Basin Water Conservancy District model ordinance.
ii. Cash for Grass (State of Utah program)
   2. Rules are still being written.
   3. $5 Million intended to cover the entire State.

Program Limitations

a. Limited financial return on investment in most cases
   i. Despite the sustainability benefits overall, relatively minimal operational cost savings are offset by the cost of offering rebates
      1. See Exhibit B for estimated values.
   ii. Saved water is not necessarily available for future use. In most cases, it runs downstream and is subsequently diverted and used by another water user such as large-scale agriculture or golf courses in the Snyderville Basin and downstream of the Basin.
      1. Saved water potentially allows for an extension of the sale of surplus water to Weber Basin. At this point, it is difficult to project the impact of this program in 5 years.
b. Early adopter issues
   i. Many properties have already taken on this expense. We do not recommend retroactive rebates. We note this because some residents may feel unfairly treated.

Program Benefits

a. If pursued, Cash for Grass is
   i. A service to the community to align our values with our landscaping.
   ii. An outdoor water conservation accelerator, such as Cash for Grass, will accelerate the pace of landscaping conversion further reducing water demand in the community.

Financial Considerations

a. Financial incentives require funding, likely through additional water rate increases, which typically increase at least 3% each year.
b. Review Exhibit B for a budgetary estimate of different Cash for Grass financial impacts and incentive points.

Council Direction

a. Does Council wish to pursue Cash for Grass?
b. If so, is there a policy goal that would identify an adequate incentive?
   i. Do any of the examples in Exhibit B hit the target?
c. What is the policy to secure this revenue?

i. Anyone with landscaping may benefit so the cost should be shared across the rate structure.
    1. Across the board increase.

ii. High users (above 50th percentile) should fund this program.
    1. Only users above the 50th percentile of water use for their account class and meter size combination will feel the increase.

iii. Account Class without historical conservation reductions (e.g. Commercial) should fund this program.
    1. Commercial Only

iv. No rate increases are desired, but Council would still like this program.
    1. Fund out of the general fund next fiscal year;
    2. Reduce water infrastructure investment [not recommended]; or
    3. Reduce scope of the program: for example Boulder Colorado (free or discounted water wise plants) or Tempe Arizona ($0.25 per square foot rebate.)

Next Steps

One item left for consideration is the administrative requirements of this program. Those will in part be set by the level of rebate offered. In general, the greater the rebate the greater the need for an administrative process that ensures value in terms of water conservation is secured by the City. For example, Southern Nevada Water Authority for their $3 per square foot rebate requires that each property grant an easement to the water authority.

After receiving feedback and direction from Council, we will return with a detailed program proposal.

Exhibits

A Analysis of Relandscaping Cost
B Financial Analysis of Cash for Grass Rebates

	A	B	C	D	E
1	**Based on 1,000 Sq. Ft. of property**	**Landscaper A**	**Landscaper B**	**Landscaper C**	**Landscaper D**
2	1. Minimum Effort (Tier 1)				
3	a. Roundup and then mulch and minimal vegetative cover required by Park City.	$1-2 per sq. ft.	$3-4 per sq. ft.	$5-6 per sq. ft.	only bids with time and materials
4	2. Average (Tier 2)				
5	a. A nice retrofit, and if possible, kind of what the landscaper views as the average level of effort.	$2-4 per sq. ft.	$4-6 per sq. ft.	$6-7 per sq. ft.	
6	3. High End (Tier 3)				
7	a. Something you'd expect to find in Upper Deer Valley.	$5-6 per sq. ft.	$8-9 per sq. ft.	$8-9 per sq. ft.	
8					
9		None of the costs have irrigation retrofit associated with the cost	Not including irrigation retro fit as this is usually an extra line item, quoted at time and material, often spray to drip	Sq. Ft. price from this landscaper includes hauling costs and are the same for each tier	
10		Plants are included in price estimate	Plants vary by min/mid/max and can add an additional $3-4 per sq. ft	Tier 3 includes the potential of tree installation at $2K est	
11		Also - if hauling materials from the home, there's usually an extra $ .50 to $1.00 per sq. ft.	For this landscaper his client base is 80% average tier		
12			Also - if hauling materials from the home, there's usually an extra $ .50 to $1.00 per sq. ft.		

Cash for Grass Rate Increase (1)	Total Incentive Annual	Annual Overhead	Proposed Financial Incentive Available per Square Foot	Annual Square Feet	Annual Acres	Reduction in Peak Day Demand (GPM)	Reduction in Peak Day Demand (% comparison to 2021)	Annual Water Saved Per Year (Gallons)	Annual Water Saved (% total demand 2021)	Annual Reduction in Variable Water Costs (2017 Dollars)	Annual Reduction in Variable Water Cost (% of 2021 Revenue)	Weber Basin Contract Value (2)
5%	$940,903.01	$ 104,544.78	$5.00	188,180.60	4.32	24.83	0.43%	1,295,623	0.0808%	$ 1,295.62	0.00620%	$ 60,062.28
5%	$940,903.01	$ 104,544.78	$3.00	313,634.34	7.20	41.38	0.72%	2,159,372	0.1347%	$ 2,159.37	0.01033%	$ 100,103.80
3%	$564,541.81	$ 62,726.87	$2.00	282,270.90	6.48	37.24	0.65%	1,943,435	0.1212%	$ 1,943.44	0.00929%	$ 90,093.42
1%	$188,180.60	$ 20,908.96	$0.50	376,361.20	8.64	49.66	0.87%	2,591,247	0.1617%	$ 2,591.25	0.01239%	$ 120,124.56
1%	$188,180.60	$ 20,908.96	$0.32	588,064.38	13.50	77.59	1.36%	4,048,823	0.2526%	$ 4,048.82	0.01936%	$ 187,694.63

How to Use: Input Desired rate increase, and then change the Proposed Financial Incentive Available per Square Foot.
Assumptions: Assumes that at any incentive level there is demand for the all available incentive. This is unlikely.

Green One Time Rate Increase
Yellow These values will compound each year that the program is in place.
1. This percent plus the inflationary increase (historically 3%)
2. Assume each increment is immediately sold to Weber Basin which is not probable.
It is more likely that anything below 100 GPM is not sellable and that this value could only be captured at the earliest 2027 due to the rolling 5 years

Council Agenda Item Report

Meeting Date: July 28, 2022
Submitted by: Michelle Kellogg
Submitting Department: Public Utilities
Item Type: Work Session
Agenda Section: DISCUSSION ITEMS

Subject:
3:15 p.m. - Conservation Water Rate Discussion

Suggested Action:

Attachments:
Conservation Water Rate Staff Report
Exhibit A: Current vs Proposed Rates
Exhibit B: Theoretical Change in Percent and Dollars
Exhibit C: High Low Comparison
Exhibit D: Comparison of April 7, 2022, Proposal to Current Proposal

City Council Staff Report

Subject:	**Conservation Water Rate Discussion**
Author:	**Jason Christensen, Water Resources Manager**
	Erik Daenitz, Assistant Budget Director
Department:	**Public Utilities and Budget**
Date:	**July 28, 2022**
Type of Item:	**Work Session**

Recommendation
Review and provide additional consideration to potentially adjust our water rate policy to further water conservation efforts in Park City.

Background
Water conservation and efficiency has been a priority for the Council and the Park City community since adopting our first Water Conservation Plan in 2009 and as reflected in our current Water Conservation Plan adopted in 2020. Council has identified a desire to enhance the conservation policy embedded in our water rates to further encourage water conservation and reward efficient water users. This conversation started in 2021, and more detail on the work that started in 2022 is outlined below.

- On April 7, 2022, Council was presented with a proposed water rate structure that further incentivized conservation. Based on the feedback received and the time needed to revise the proposal, the decision was made to proceed with an across the board 3% rate increase, similar to past years for FY2023, and return to Council with a more comprehensive discussion on a policy based rate revision.
- Council expressed concern over the impact to Multi-Family customers because many Multi-Family accounts also have Irrigation accounts for common area irrigation.
- Council also expressed a desire to see a structure that could be phased in and/or had a less of an initial financial impact to customers.
- Please review the April 7, 2022, Staff Report. The associated exhibits have been updated to reflect draft changes made to the proposal and are attached to this staff report.
- Since April 7, 2022, the Public Utilities Team identified that of the 179 Irrigation accounts, approximately three-quarters of the accounts are associated with a Multi-Family account and one-quarter are associated with a Commercial account. This confirms that the Multi-Family accounts would experience higher annual water costs.
- Based on Council feedback and this data point, we softened the irrigation rate increase by lowering the below average use price point and starting the first tier at a similar rate as Single Family and Multi-Family, who experience lower irrigation use. By making this reduction in the lower irrigation tiers, phasing in higher irrigation tiers becomes easier due to the lower initial impact. This change required minor changes elsewhere to the rate schedule to address the reduced revenue and can be seen in detail in Exhibit D.

- The Public Utilities Team has also outlined an implementation schedule below that would allow adoption after most user's high water use period. This would allow for additional adjustment time before additional conservation pricing signals are felt by above average users.

Outcome

- If Council agrees with the policy goals stated in the April 7, 2022, Staff Report as modified by the new changes to the Irrigation, Multi-Family, and Commercial classes, the outcome would have the following effects on the rate schedule:
    - Exhibit A shows the current vs. proposed rate structure. The green box is the median users, so in general users below that threshold will see a bill reduction and users above will see a bill increase on a monthly bill.
    - On an annual basis, Single Family Residential and Multi-Family customers will not see a cost increase. Generally, monthly bills will be higher in during irrigation, and lower during non-irrigation times and the net result is the same, or lower annual cost.
    - On an annual basis, Commercial and Irrigation customers will see an increase in cost. Generally, monthly bills will be higher during irrigation, and lower during non-irrigation times, and the net result is generally a higher annual cost.
    - Exhibit B shows the theoretical change for users at different points both in terms of percentage and dollars. This data also highlights the 50% percentile or median users. This point represents a hinge point above which the monthly cost per unit of water generally increases and below which it generally decreases.
    - For example, from Exhibit B,the 0.75 Commercial account class is shown below. The green box represents the median users. Below this point, users will generally see a reduction in monthly their bill. Above this point, users will see an increase in their monthly bill. As you can see from the example the high point where we move from a discount to neutral to an increase may not perfectly align with the average user but will be close.

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
comm0.75	-6%	-2%	-2%	0%	0%	3%	8%	12%	25%	26%	34%	25%	24%	11%	4%	3%	1%	0%	9%	39%	45%

    - The modified rate proposal better aligns indoor and outdoor water pricing between the residential and irrigation accounts resulting in a more equitable overall pricing structure.
    - Exhibit C shows examples of anonymized impacts to different users at the top and bottom of the usage range. It's important to note that, as stated above, certain customer classes see a reduction in their annual bill, and some will see increases.
    - Exhibit D is a comparison of the prior proposal to the current proposal.

Recommended Implementation Schedule

- Peak water demand occurs during the summer for all primary user classes. This is more pronounced for irrigation accounts, and less pronounced for commercial users.

- Implementation is recommended to occur during a low use period, such as January 1, 2023, to provide for a transition and education period of adjustment to the new rates.
- The current fee proposal can be adopted with an effective date anytime after September 1, 2022, and before June 1, 2023. After June 1, 2023, the proposal would need to be updated to include any 2024 fiscal year inflationary increases.
- Staff recommends implementing changes to all customer classes at once rather than different schedules for each customer class.
- The changes made to the Irrigation customer class reduce the initial cost increase to these customers. As a result, phasing in higher pricing signals for higher water use will occur automatically with future annual rate increases.

Exhibits

A Current vs Proposed
B Theoretical Change in Percent and Dollars
C High Low Comparison
D Comparison of April 7, 2022, Proposal to Current Proposal

Exhibit A

Rate Structure Fiscal Year 2022

Average User

User Type	Meter Size	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
res	0.75	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	1	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	1.5	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	2	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	3	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	4	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	6	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
comm	0.75	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54
comm	1	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54
comm	1.5	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54
comm	2	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54	$ 14.54	$ 14.54	$ 14.54
comm	3	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54	$ 14.54
comm	4	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54
comm	6	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54
multi	0.75	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	1	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	1.5	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	2	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	3	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	4	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	6	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
irrig	0.75	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	1	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	1.5	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	2	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	3	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	4	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	6	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22

Source: Park City Municipal Corporation. February 1, 2022.

Water Rates New Proposal

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
res0.75	$4.68	$7.50	$7.50	$9.71	$11.58	$13.90	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res1	$4.68	$7.50	$7.50	$9.71	$11.58	$13.90	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res1.5	$4.68	$7.50	$7.50	$9.71	$11.58	$13.90	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res2	$4.68	$7.50	$7.50	$9.71	$11.58	$13.90	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res3	$4.68	$7.50	$7.50	$9.71	$11.58	$13.90	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res4	$4.68	$7.50	$7.50	$9.71	$11.58	$13.90	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res6	$4.68	$7.50	$7.50	$9.71	$11.58	$13.90	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
comm0.75	$7.50	$9.71	$9.71	$9.71	$9.71	$11.58	$11.58	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$20.24	$30.43	$30.43
comm1	$7.50	$7.50	$9.71	$9.71	$9.71	$11.58	$11.58	$11.58	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$20.24	$30.43	$30.43
comm1.5	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$11.58	$11.58	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$13.90	$20.24	$30.43	$30.43
comm2	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$9.71	$9.71	$11.58	$11.58	$11.58	$13.90	$13.90	$13.90	$13.90	$13.90	$20.24	$30.43	$30.43
comm3	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$9.71	$11.58	$13.90	$13.90	$13.90	$20.24	$30.43	$30.43
comm4	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$9.71	$11.58	$11.58	$13.90	$13.90	$13.90	$20.24	$30.43
comm6	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$9.71	$9.71	$11.58	$11.58	$13.90	$20.24	$30.43
multi0.75	$4.68	$4.68	$4.68	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$11.58	$11.58	$13.90	$13.90	$13.90	$13.90	$20.24	$20.24	$30.43
multi1	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$9.71	$11.58	$11.58	$13.90	$13.90	$13.90	$20.24	$20.24	$30.43
multi1.5	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$11.58	$11.58	$13.90	$20.24	$20.24	$30.43
multi2	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$7.50	$7.50	$7.50	$9.71	$11.58	$11.58	$13.90	$20.24	$20.24	$30.43
multi3	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$7.50	$9.71	$11.58	$11.58	$13.90	$20.24	$30.43
multi4	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$7.50	$9.71	$9.71	$11.58	$13.90	$20.24	$30.43
multi6	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$7.50	$9.71	$11.58	$13.90	$20.24	$30.43
irrig0.75	$7.50	$7.50	$7.50	$9.71	$9.71	$11.58	$11.58	$13.90	$13.90	$13.90	$13.90	$13.90	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
irrig1	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$11.58	$13.90	$13.90	$13.90	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
irrig1.5	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$11.58	$11.58	$13.90	$13.90	$20.24	$30.43	$30.43	$30.43
irrig2	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$9.71	$9.71	$11.58	$11.58	$11.58	$13.90	$13.90	$20.24	$30.43	$30.43
irrig3	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$9.71	$9.71	$11.58	$11.58	$11.58	$13.90	$13.90	$20.24	$30.43	$30.43
irrig4	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$11.58	$13.90	$20.24	$30.43
irrig6	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$7.50	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$9.71	$11.58	$13.90	$20.24	$30.43

Source: Park City Municipal Corporation. As of July 2022.

Exhibit B

New Proposed Rates Structure
YoY% Change in Theoretical Max Monthly Bill

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=1200000	<=1700000	<=1850000
res0.75	-10%	-21%	-22%	-19%	-16%	-14%	2%	4%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%
res1	-10%	-21%	-22%	-19%	-16%	-14%	2%	4%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%
res1.5	-10%	-21%	-22%	-19%	-16%	-14%	2%	4%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%
res2	-10%	-21%	-22%	-19%	-16%	-14%	2%	4%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%
res3																					
res4																					
res6																					
comm0.75	-6%	-2%	-2%	0%	0%	3%	8%	12%	25%	26%	34%	25%	24%	11%	4%	3%	1%	0%	9%	39%	45%
comm1	-4%	-10%	-9%	-6%	-5%	-2%	3%	5%	20%	22%	30%	33%	33%	39%	17%	13%	9%	6%	14%	44%	49%
comm1.5	-1%	-5%	-6%	-8%	-9%	-10%	-8%	-7%	-4%	-2%	5%	12%	12%	25%	34%	25%	18%	12%	19%	48%	54%
comm2	1%	-2%	-2%	-4%	-5%	-6%	-8%	-8%	-6%	-5%	2%	5%	5%	19%	29%	32%	35%	25%	29%	56%	61%
comm3	2%	1%	1%	0%	-1%	-1%	-3%	-3%	-6%	-6%	-9%	-10%	-10%	-6%	3%	9%	15%	21%	40%	65%	69%
comm4	3%	2%	2%	1%	1%	0%	-1%	-1%	-3%	-3%	-5%	-6%	-7%	-4%	3%	5%	11%	17%	23%	46%	53%
comm6	3%	2%	2%	2%	2%	1%	1%	1%	-1%	-1%	-2%	-3%	-3%	-6%	-4%	-3%	0%	3%	10%	34%	41%
multi0.75	-13%	-25%	-26%	-21%	-19%	-17%	-8%	-5%	5%	6%	12%	13%	14%	26%	46%	51%	56%	60%	81%	103%	117%
multi1	-8%	-19%	-20%	-24%	-26%	-28%	-23%	-21%	-16%	-14%	-2%	2%	2%	19%	29%	37%	45%	51%	74%	98%	113%
multi1.5	-3%	-11%	-12%	-16%	-18%	-20%	-23%	-25%	-29%	-28%	-21%	-19%	-18%	-4%	6%	12%	19%	30%	57%	86%	101%
multi2	0%	-5%	-6%	-9%	-11%	-12%	-15%	-17%	-22%	-23%	-27%	-25%	-24%	-18%	-4%	4%	12%	23%	51%	81%	97%
multi3	2%	-1%	-1%	-3%	-3%	-4%	-7%	-8%	-12%	-13%	-17%	-19%	-20%	-25%	-19%	-14%	-4%	5%	18%	55%	72%
multi4	2%	1%	1%	0%	-1%	-1%	-3%	-4%	-7%	-7%	-11%	-13%	-13%	-18%	-15%	-11%	-6%	2%	15%	50%	66%
multi6	3%	2%	2%	1%	1%	1%	0%	-1%	-3%	-3%	-6%	-7%	-7%	-12%	-17%	-16%	-12%	-5%	7%	40%	55%
irrig0.75	-11%	-23%	-24%	-23%	-23%	-21%	-17%	-14%	-4%	-3%	3%	4%	6%	59%	94%	103%	112%	120%	126%	133%	134%
irrig1	-7%	-17%	-18%	-19%	-19%	-19%	-19%	-20%	-20%	-20%	-15%	-11%	-10%	-1%	25%	45%	65%	81%	96%	112%	115%
irrig1.5	-2%	-10%	-11%	-12%	-13%	-13%	-15%	-15%	-17%	-17%	-18%	-18%	-18%	-14%	-11%	-7%	-3%	10%	40%	71%	78%
irrig2	0%	-4%	-5%	-8%	-9%	-11%	-14%	-15%	-16%	-16%	-17%	-18%	-18%	-14%	-11%	-10%	-6%	-2%	12%	51%	58%
irrig3	2%	0%	-1%	-2%	-3%	-4%	-6%	-7%	-8%	-9%	-11%	-11%	-11%	-10%	-9%	-8%	-5%	-2%	11%	48%	55%
irrig4	2%	1%	1%	0%	0%	-1%	-2%	-3%	-4%	-5%	-6%	-7%	-7%	-10%	-12%	-13%	-14%	-13%	-8%	10%	19%
irrig6	3%	2%	2%	1%	1%	1%	0%	0%	-1%	-1%	-3%	-3%	-3%	-5%	-8%	-9%	-10%	-10%	-6%	9%	17%

Source: Park City Municipal Corporation. As of July 2022.

New Proposed Rates Structure
YoY$ Change in Theoretical Max Monthly Bill

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
res0.75	($8)	($41)	($47)	($59)	($58)	($61)	$12	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32
res1	($8)	($41)	($47)	($59)	($58)	($61)	$12	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32
res1.5	($8)	($41)	($47)	($59)	($58)	($61)	$12	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32
res2	($8)	($41)	($47)	($59)	($58)	($61)	$12	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32
res3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
res4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
res6	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
comm0.75	($7)	($4)	($4)	($1)	$1	$12	$40	$72	$229	$256	$500	$481	$478	$404	$276	$212	$116	($2)	$1,508	$9,453	$11,837
comm1	($6)	($25)	($24)	($22)	($20)	($9)	$19	$35	$193	$220	$463	$598	$621	$1,140	$1,012	$948	$852	$733	$2,244	$10,189	$12,572
comm1.5	($2)	($21)	($25)	($40)	($49)	($59)	($54)	($52)	($41)	($28)	$90	$226	$248	$767	$1,669	$1,605	$1,509	$1,391	$2,901	$10,846	$13,230
comm2	$6	($13)	($16)	($31)	($41)	($50)	($75)	($88)	($77)	($75)	$43	$109	$120	$638	$1,540	$1,991	$2,667	$2,548	$4,059	$12,004	$14,387
comm3	$32	$13	$9	($6)	($16)	($25)	($50)	($63)	($129)	($140)	($242)	($299)	($309)	($272)	$166	$617	$1,293	$2,128	$5,003	$12,948	$15,331
comm4	$65	$46	$42	$27	$18	$8	($16)	($29)	($96)	($107)	($209)	($266)	($275)	($238)	$200	$419	$1,095	$1,929	$3,124	$8,549	$10,932
comm6	$131	$112	$108	$93	$84	$74	$50	$36	($30)	($41)	($143)	($200)	($209)	($427)	($363)	($331)	($2)	$404	$1,598	$7,023	$9,407
multi0.75	($14)	($46)	($53)	($56)	($58)	($60)	($37)	($24)	$39	$50	$147	$201	$219	$641	$1,839	$2,438	$3,337	$4,445	$7,712	$13,877	$17,255
multi1	($13)	($45)	($51)	($77)	($93)	($110)	($115)	($118)	($132)	($121)	($24)	$30	$39	$461	$1,195	$1,794	$2,693	$3,801	$7,068	$13,233	$16,611
multi1.5	($9)	($41)	($47)	($73)	($89)	($106)	($148)	($170)	($284)	($286)	($308)	($320)	($311)	($104)	$256	$623	$1,173	$2,282	$5,549	$11,714	$15,092
multi2	($0)	($33)	($39)	($65)	($81)	($97)	($139)	($162)	($275)	($295)	($469)	($482)	($484)	($531)	($171)	$196	$747	$1,855	$5,123	$11,288	$14,666
multi3	$25	($7)	($14)	($40)	($56)	($72)	($114)	($137)	($250)	($269)	($444)	($541)	($557)	($929)	($1,011)	($831)	($280)	$399	$1,986	$8,151	$11,529
multi4	$58	$26	$20	($6)	($23)	($39)	($81)	($103)	($217)	($236)	($411)	($508)	($524)	($896)	($978)	($798)	($528)	$152	$1,739	$7,904	$11,282
multi6	$124	$92	$85	$60	$43	$27	($15)	($37)	($151)	($170)	($345)	($442)	($458)	($830)	($1,477)	($1,518)	($1,248)	($568)	$1,019	$7,184	$10,562
irrig0.75	($20)	($67)	($77)	($97)	($109)	($113)	($121)	($109)	($50)	($40)	$50	$101	$141	$2,235	$5,877	$7,698	$10,430	$13,798	$18,624	$27,729	$30,461
irrig1	($18)	($65)	($74)	($94)	($107)	($120)	($152)	($170)	($258)	($273)	($307)	($257)	($248)	($55)	$1,549	$3,370	$6,101	$9,470	$14,296	$23,401	$26,132
irrig1.5	($11)	($58)	($68)	($88)	($100)	($113)	($146)	($163)	($251)	($266)	($402)	($477)	($489)	($563)	($691)	($523)	($271)	$1,213	$6,039	$15,144	$17,875
irrig2	$2	($45)	($54)	($92)	($116)	($139)	($201)	($234)	($321)	($336)	($472)	($547)	($560)	($633)	($761)	($825)	($573)	($262)	$1,863	$10,968	$13,700
irrig3	$44	($3)	($12)	($50)	($74)	($97)	($159)	($192)	($280)	($295)	($430)	($506)	($518)	($592)	($719)	($783)	($531)	($220)	$1,905	$11,010	$13,741
irrig4	$99	$52	$43	$5	($19)	($42)	($103)	($137)	($224)	($239)	($375)	($450)	($463)	($751)	($1,253)	($1,504)	($1,881)	($1,999)	($1,554)	$2,456	$5,188
irrig6	$218	$171	$162	$124	$100	$77	$15	($18)	($106)	($121)	($256)	($332)	($344)	($633)	($1,135)	($1,386)	($1,762)	($1,880)	($1,435)	$2,575	$5,306

Source: Park City Municipal Corporation. As of July 2022.

Exhibit C

New Proposed Rates Structure
Annual Bill Scenario Analysis

Top/Low User Impacts

Residential	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Corporate Owned Home in Solamere	1,483,000	$35,631.22	$34,632.43	($998.79)	-3%
Medium	Single Family Home in Deer Valley	23,000	$1,216.20	$792.98	($423.22)	-35%
Low	Likley Unoccupied Single family Home	1,000	$1,037.00	$667.54	($369.46)	-36%

Multi-Family	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Multi-Family Housing	4,504,000	$65,421.20	$54,318.94	($11,102.26)	-17%
Medium	Moderate Consumption HOA	85,000	$6,978.59	$6,898.54	($80.05)	-1%
Low	Single Home with Second Lockout Residence	6,000	$881.58	$887.20	$5.62	1%

Commercial	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Large Luxury Resort	29,165,000	$346,592.10	$458,774.70	$112,182.60	32%
Medium	Multi-Unit Retail Commercial	31,000	$3,315.09	$3,347.22	$32.13	1%
Low	Clubhouse	2,000	$852.90	$874.14	$21.24	2%

Irrigation	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Irrigation Around Large Multi-Family Housing	2,643,000	$29,353.82	$34,671.43	$5,317.60	18%
Medium	Medium HOA Irrigation Line	225,000	$7,746.42	$7,130.47	($615.95)	-8%
Low	Unused Irrigation Around a Commercial Restaurant	1,000	$2,351.38	$2,416.83	$65.45	3%

Source: Park City Municipal Corporation. As of July 2022.

Exhibit D

Water Rates New Proposal
% Difference Between Former Proposal & New

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=120000 00	<=170000 0	<=185000 0
res0.75	0%	0%	0%	0%	0%	-31%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res1	0%	0%	0%	0%	0%	-31%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res1.5	0%	0%	0%	0%	0%	-31%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res2	0%	0%	0%	0%	0%	-31%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res3	0%	0%	0%	0%	0%	-31%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res4	0%	0%	0%	0%	0%	-31%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res6	0%	0%	0%	0%	0%	-31%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
comm0.75	0%	8%	8%	8%	8%	7%	7%	7%	7%	-24%	-24%	-24%	-24%	-24%	-24%	-24%	-24%	-24%	11%	67%	0%
comm1	0%	0%	8%	8%	8%	7%	7%	7%	7%	7%	-24%	-24%	-24%	-24%	-24%	-24%	-24%	-24%	11%	67%	0%
comm1.5	0%	0%	0%	0%	0%	0%	8%	8%	8%	7%	7%	7%	7%	-24%	-24%	-24%	-24%	-24%	11%	67%	0%
comm2	0%	0%	0%	0%	0%	0%	0%	0%	8%	8%	7%	7%	7%	7%	7%	7%	7%	-24%	11%	67%	0%
comm3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%	7%	7%	7%	-24%	11%	67%	0%
comm4	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%	7%	7%	7%	7%	7%	11%	0%
comm6	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%	8%	7%	7%	7%	11%	0%
multi0.75	0%	-17%	-17%	11%	-7%	-7%	20%	20%	20%	20%	20%	20%	43%	2%	-24%	-24%	-24%	-24%	11%	11%	0%
multi1	0%	-17%	-17%	-31%	-31%	-31%	-7%	-34%	-34%	-14%	-14%	-14%	-14%	2%	2%	-24%	-24%	-24%	11%	11%	0%
multi1.5	0%	0%	0%	0%	-17%	-17%	-17%	-17%	-31%	-7%	-34%	-34%	-14%	-14%	-14%	2%	2%	-24%	11%	11%	0%
multi2	0%	0%	0%	0%	0%	0%	-17%	-17%	-31%	-31%	-42%	-7%	-7%	-34%	-14%	2%	2%	23%	11%	11%	0%
multi3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-17%	-31%	-42%	-59%	-34%	-14%	2%	2%	23%	11%	0%
multi4	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-17%	-17%	-31%	-7%	-14%	-14%	2%	23%	11%	0%
multi6	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-17%	-17%	-31%	-31%	-7%	20%	2%	23%	11%	0%
irrig0.75	-39%	-39%	-39%	-34%	-34%	-34%	-34%	-34%	-54%	-54%	-54%	-54%	-33%	0%	0%	0%	0%	0%	0%	0%	0%
irrig1	-39%	-39%	-39%	-21%	-21%	-21%	-21%	-34%	-45%	-45%	-45%	-54%	-54%	-54%	-33%	0%	0%	0%	0%	0%	0%
irrig1.5	-39%	-39%	-39%	-21%	-21%	-21%	-21%	-21%	-21%	-21%	-34%	-34%	-45%	-45%	-45%	-54%	-54%	-33%	0%	0%	0%
irrig2	-39%	-39%	-39%	-39%	-39%	-39%	-39%	-39%	-21%	-21%	-34%	-34%	-34%	-34%	-45%	-45%	-54%	-54%	-33%	0%	0%
irrig3	-39%	-39%	-39%	-39%	-39%	-39%	-39%	-39%	-21%	-21%	-34%	-34%	-34%	-34%	-45%	-45%	-54%	-54%	-33%	0%	0%
irrig4	-39%	-39%	-39%	-39%	-39%	-39%	-39%	-39%	-21%	-21%	-21%	-21%	-21%	-21%	-21%	-21%	-34%	-34%	-34%	-33%	0%
irrig6	-39%	-39%	-39%	-39%	-39%	-39%	-39%	-39%	-21%	-21%	-21%	-21%	-21%	-21%	-21%	-21%	-34%	-34%	-34%	-33%	0%

Source: Park City Municipal Corporation. As of July 2022.

Water Rates New Proposal
$ Difference Between Former Proposal & New

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
res0.75	$ -	$ -	$ -	$ -	$ -	$ (6.34)	$ (0.00)	$ (0.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
res1	$ -	$ -	$ -	$ -	$ -	$ (6.34)	$ (0.00)	$ (0.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
res1.5	$ -	$ -	$ -	$ -	$ -	$ (6.34)	$ (0.00)	$ (0.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
res2	$ -	$ -	$ -	$ -	$ -	$ (6.34)	$ (0.00)	$ (0.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
res3	$ -	$ -	$ -	$ -	$ -	$ (6.34)	$ (0.00)	$ (0.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
res4	$ -	$ -	$ -	$ -	$ -	$ (6.34)	$ (0.00)	$ (0.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
res6	$ -	$ -	$ -	$ -	$ -	$ (6.34)	$ (0.00)	$ (0.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
comm0.75	$ (0.01)	$ 0.70	$ 0.70	$ 0.70	$ 0.70	$ 0.76	$ 0.76	$ 0.92	$ 0.92	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ 2.07	$ 12.26	$ -
comm1	$ (0.01)	$ (0.01)	$ 0.70	$ 0.70	$ 0.70	$ 0.76	$ 0.76	$ 0.76	$ 0.92	$ 0.92	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ 2.07	$ 12.26	$ -
comm1.5	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ 0.70	$ 0.70	$ 0.70	$ 0.76	$ 0.76	$ 0.92	$ 0.92	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ 2.07	$ 12.26	$ -
comm2	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ 0.70	$ 0.70	$ 0.76	$ 0.76	$ 0.76	$ 0.92	$ 0.92	$ 0.92	$ 0.92	$ (4.27)	$ 2.07	$ 12.26	$ -
comm3	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ 0.70	$ 0.76	$ 0.92	$ 0.92	$ (4.27)	$ 2.07	$ 12.26	$ -
comm4	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ 0.70	$ 0.76	$ 0.76	$ 0.92	$ 0.92	$ 0.92	$ 2.07	$ -
comm6	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ (0.01)	$ 0.70	$ 0.70	$ 0.76	$ 0.76	$ 0.92	$ 2.07	$ -
multi0.75	$ -	$ (0.94)	$ (0.94)	$ 0.77	$ (0.58)	$ (0.58)	$ 1.63	$ 1.63	$ 1.63	$ 1.63	$ 1.63	$ 1.63	$ 3.50	$ 0.27	$ (4.27)	$ (4.27)	$ (4.27)	$ (4.27)	$ 2.07	$ 2.07	$ -
multi1	$ -	$ (0.94)	$ (0.94)	$ (2.06)	$ (2.06)	$ (2.06)	$ (0.58)	$ (3.81)	$ (3.81)	$ (1.60)	$ (1.60)	$ (1.60)	$ (1.60)	$ 0.27	$ 0.27	$ (4.27)	$ (4.27)	$ (4.27)	$ 2.07	$ 2.07	$ -
multi1.5	$ -	$ -	$ -	$ -	$ (0.94)	$ (0.94)	$ (0.94)	$ (0.94)	$ (2.06)	$ (0.58)	$ (3.81)	$ (3.81)	$ (1.60)	$ (1.60)	$ (1.60)	$ 0.27	$ 0.27	$ (4.27)	$ 2.07	$ 2.07	$ -
multi2	$ -	$ -	$ -	$ -	$ -	$ -	$ (0.94)	$ (0.94)	$ (2.06)	$ (2.06)	$ (3.40)	$ (0.58)	$ (0.58)	$ (3.81)	$ (1.60)	$ 0.27	$ 0.27	$ 2.59	$ 2.07	$ 2.07	$ -
multi3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (0.94)	$ (2.06)	$ (3.40)	$ (6.64)	$ (3.81)	$ (1.60)	$ 0.27	$ 0.27	$ 2.59	$ 2.07	$ -
multi4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (0.94)	$ (0.94)	$ (2.06)	$ (0.58)	$ (1.60)	$ (1.60)	$ 0.27	$ 2.59	$ 2.07	$ -
multi6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (0.94)	$ (0.94)	$ (2.06)	$ (2.06)	$ (0.58)	$ 1.63	$ 0.27	$ 2.59	$ 2.07	$ -
irrig0.75	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.95)	$ (4.95)	$ (6.02)	$ (6.02)	$ (7.22)	$ (16.53)	$ (16.53)	$ (16.53)	$ (16.53)	$ (10.19)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
irrig1	$ (4.72)	$ (4.72)	$ (4.72)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (4.95)	$ (7.89)	$ (7.89)	$ (9.53)	$ (16.53)	$ (16.53)	$ (16.53)	$ (10.19)	$ -	$ -	$ -	$ -	$ -	$ -
irrig1.5	$ (4.72)	$ (4.72)	$ (4.72)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (4.95)	$ (4.95)	$ (7.89)	$ (9.53)	$ (9.53)	$ (16.53)	$ (16.53)	$ (10.19)	$ -	$ -	$ -
irrig2	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (2.51)	$ (2.51)	$ (4.95)	$ (4.95)	$ (4.95)	$ (6.02)	$ (9.53)	$ (9.53)	$ (16.53)	$ (16.53)	$ (10.19)	$ -	$ -
irrig3	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (2.51)	$ (2.51)	$ (4.95)	$ (4.95)	$ (4.95)	$ (6.02)	$ (9.53)	$ (9.53)	$ (16.53)	$ (16.53)	$ (10.19)	$ -	$ -
irrig4	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (4.95)	$ (6.02)	$ (7.22)	$ (10.19)	$ -
irrig6	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (4.72)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (2.51)	$ (4.95)	$ (6.02)	$ (7.22)	$ (10.19)	$ -

Source: Park City Municipal Corporation. As of July 2022.

Council Agenda Item Report

Meeting Date: July 28, 2022
Submitted by: Michelle Kellogg
Submitting Department: Public Utilities
Item Type: Staff Report
Agenda Section: DISCUSSION ITEMS

Subject:
4:00 p.m. - Discuss a Potential Petition to Annex One or More Properties Accessed from Snows Lane into the Park City Water Service District

Suggested Action:

Attachments:
Snows Lane Annexation Staff Report
Exhibit A: Annexation Location Map

City Council Staff Report

Subject:	**Potential Petition to Annex the Snows Lane Area to the Park City Water Service District**
Authors:	**Clint McAffee, Public Utilities Director**
Departments:	**Public Utilities**
Date:	**July 28, 2022**
Type of Item:	**Informational**

Recommendation

Discuss a potential petition to annex one or more properties accessed from Snows Lane into the Park City Water Service District.

Background

In 1992 the City Council of Park City Municipal Corporation ("PCMC") adopted a resolution creating the Park City Water Service District ("PCWSD"). The boundaries of the PCWSD were identified as being the same as the PCMC municipal boundaries and the resolution provided that as the PCMC boundaries enlarged through lawful annexation proceedings, so would the PCWSD boundaries. PCMC also has the authority to expand the PCWSD boundaries beyond existing PCMC municipal boundaries.

PCMC established the PCWSD to provide municipal water service within the PCWSD boundaries. The City Council also vested the PCWSD with the authority to acquire and construct facilities; to purchase or lease or take real property, within or outside the PCWSD, including water rights; and the power to sell or mortgage or exchange any of its assets, including water rights and water systems. (Many Utah municipalities create water districts due to the state constitution's prohibition of municipalities selling water works, water rights or water sources; the PCWSD is the record owner of some water rights and the signatory to several water service agreements). At no time since the creation of the PCWSD in 1992 has the City Council created an administrative control board for the PCWSD. Instead, the City Council has acted under its 1992 resolution to "control and have supervisory authority over all activities of the district." PCMC owns all the infrastructure, issues all water-related bonds, and provides water service within the PCWSD boundaries. PCMC also charges and receives all impact fees and water rates. The Park City councilmembers do, however, occasionally convene as the PCWSD board as required by state statute.

For property to be annexed into the PCWSD, a petition to annex to the PCWSD must be filed with the City Recorder. To complete the annexation, the City Council must adopt a resolution approving the annexation after determining that all the statutory requirements for annexation to the PCWSD have been fulfilled.

In addition to the resolution, City Council would likely be asked to enter into an annexation agreement with the petitioner. The annexation agreement is not required by state code but would help the process by memorializing obligations and expectations such as infrastructure requirements, financial responsibilities, and property access rights.

The properties accessed by Snows Lane are not in the City or the Park City Water Service District Boundary. The properties either have individual wells or springs for indoor use and irrigation. The owner of the southernmost property has filed a change application to move some of their water rights from a spring to a well that they want to drill. Park City is protesting this change application because a new well presents a risk of groundwater contamination and over pumping, both of which would negatively impact Park City's groundwater sources, i.e., Thiriot Spring and Park Meadows Well.

In a recent meeting with the property owner, we suggested they consider connecting to the Park City Water system as an alternative to drilling a new well. This would require the property owner(s) to file a petition to Park City Council for annexation. They could petition the Council for annexation into the Park City Water Service District or the District and the City. We would support this annexation for the following reasons:

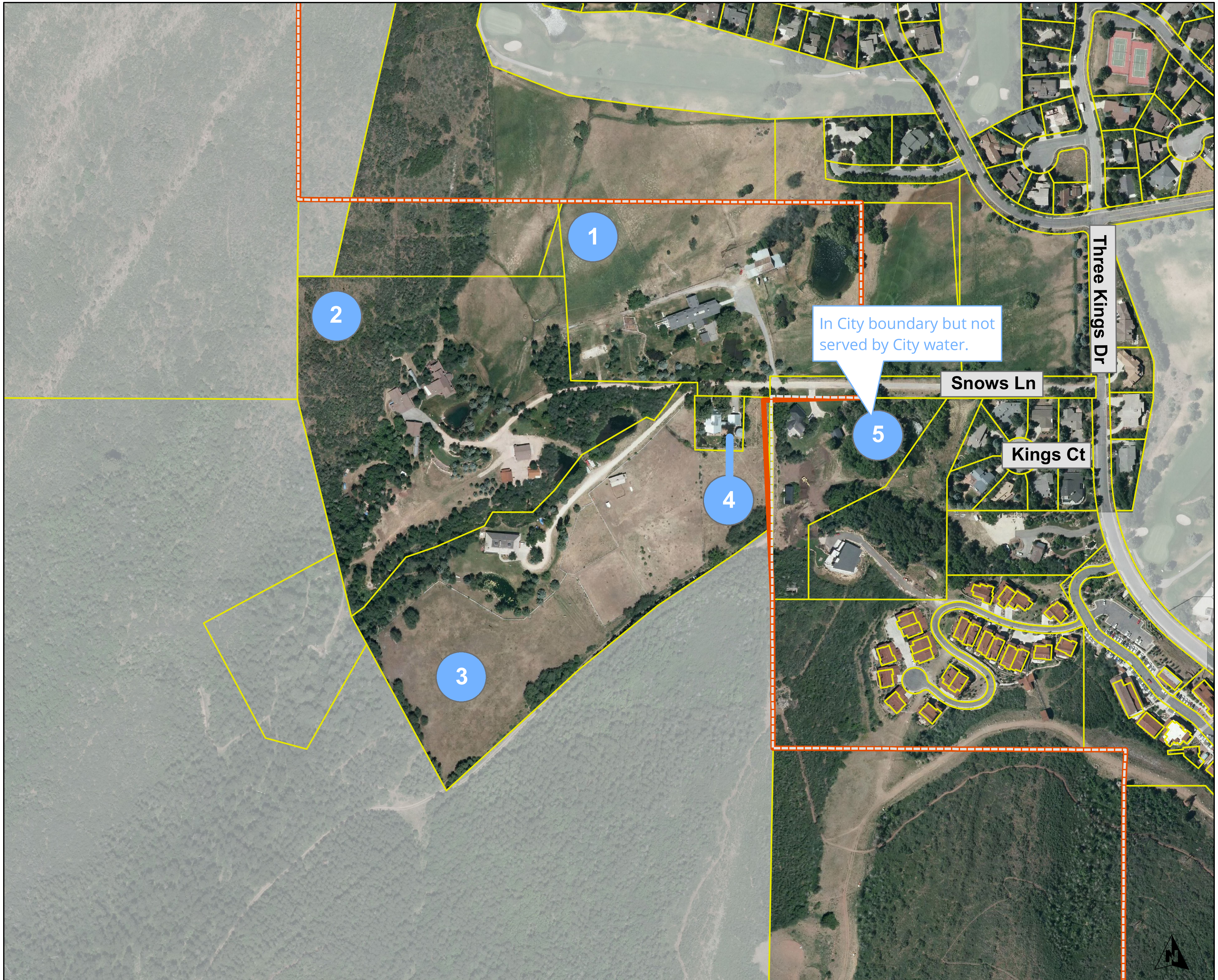
- Drilling a well in this area presents a risk to Park City's water sources as mentioned above. Connecting to the City's water system could eliminate the need for a well or reduce the capacity of a new well.
- The area doesn't have adequate water capacity to provide fire protection in the form of fire hydrants. This is a risk to the city and surrounding structures as a structure fire could spread up the hillside to the west or to structures in the other three directions. Connecting to the City's system would add fire protection and mitigate this risk.
- The existing properties essentially rely on a single water source. Contamination of this source (for example, a wildland fire or a snowcat leaking diesel in Thaynes Canyon) could preclude the use of their source for indoor use. Also, these springs could dry up in years like last year and this year. Both scenarios would present an emergency and Park City could be requested to help. This could be very reactive and disruptive.
- Overuse of these springs, and the addition of wells, would reduce the water flowing out of this area and affect downstream water flows.
- Connecting them to the City's system, and not drilling new wells, reduces or eliminates many of these variabilities and risks.

In the meeting with the property owner, we suggested that if they are interested in petitioning the City for annexation, they should hire an engineer to conduct a simple feasibility and cost analysis to make sure a connection to Park City's system is feasible and to estimate how much it would cost.

Before the property owner spends money on this effort, we are introducing the idea of annexation to City Council to see if there are any fatal flaws from Council's perspective. After hearing initial feedback from City Council, the owner can decide if they want to file a petition for annexation.

Funding Source
If a petition is submitted, it would be recommended that the petitioner be responsible for funding all costs associated with annexation into the Park City Water Service District.

Exhibits
- Exhibit A – map of the area of potential annexation



Annexation Location Map

- Park City Boundary
- Parcels
- Park City Owned Parcels
- Service Area Boundary

PARK CITY 1884

Council Agenda Item Report

Meeting Date: July 28, 2022
Submitted by: Michelle Kellogg
Submitting Department: Transit
Item Type: Work Session
Agenda Section: DISCUSSION ITEMS

Subject:
4:30 p.m. - Discuss Winter 2022-2023 Transportation Operations

Suggested Action:

Attachments:
Winter Transportation Plan Staff Report
Exhibit A: Proposed Winter 2022-2023 Service
Exhibit B: Proposed Microtransit Service Area Map

City Council
Staff Communication

Subject: Winter Transportation Operations
Author: Matthew Neeley, Kim Fjeldsted, Johnny Wasden, Jonathan Weidenhamer
Departments: Transportation Planning, Transit, Parking, Economic Development
Date: July 28, 2022
Type of Item: Work Session

Summary
Every year, Park City takes a multidisciplinary and cross-departmental approach to mitigating transportation impacts during the busiest winter months. Transportation Planning, Parking, Special Events, Police, Streets, Community Engagement, and Transit work closely to monitor, implement, and promote strategies that range from seasonal paid parking rate changes to bus route/schedule adjustments, and peak event day planning.

Operations Overview
The 2021-2022 winter season set a record for Utah skier visits with 5.8 million skiers, up 9.4% from the prior record in 2020-2021. The resort economy's exceptional growth over the past decade has impacted guest experience, resident quality of life, and public safety. In addition to impacts on transit performance and travel times, emergency access and public safety concerns due to traffic at and around resort bases, on Main Street, and on our major arterials are at all-time highs.

In preparation for winter 2022-2023, PCMC is meeting regularly with Park City Mountain (PCM) and Deer Valley (DV) with the goal of collaboratively improving public safety, transit, transportation, and parking through new and innovative solutions. For example, we are planning to use Council's $865k of new investment to capitalize on potential improvements such as paid and reservation parking systems, proactive skier/guest communications, and better parking lot management.

The City's transportation team's goals include:

<u>Service Goals:</u>
- Improve public safety;
- Enhance PC Transit services to underserved areas of Park City and reduce conflicts that cause delays, performance issues, and diminished customer service and route efficiency;
- Implement free daily winter express PC Transit service to Richardson Flat park & ride for workforce and public;
- Improve traffic operation management on S.R. 224 and 248, and around the Park City Mountain, Deer Valley, and Main Street areas; and
- Enhance resident permit parking solutions and right-of-way enforcement to better protect neighborhoods from tourism and visitation impacts.

PC Transit
Building off the Short-Range Transit Plan (SRTP), PC Transit and Transportation Planning analyzed existing routes, ridership trends, and areas in Park City with unmet transit demand. SRTP findings were presented to Council's Transportation Liaisons on July 11, 2022, and their feedback is included in this report's recommendations.

Please refer to **Exhibit A** for detailed recommendations for the draft winter 2022-2023 transit service plan. Key changes from last winter's service plan include:

- Replace the Bronze route (serves Royal Street) with microtransit;
- Improve frequency on the Red, Green, Blue, and Yellow routes.
    - Proposed 20-minute frequency vs. 30-minute frequency in winter 2021-2022.
- Provide express service to/from Richardson Flat park & ride with two new routes.
    - Route 1 would include stops at PC Heights, PC High School, Park City Mountain, and Old Town Transit Center; and
    - Route 2 would include stops at PC Heights, PC High School, Old Town Transit Center, and Deer Valley Resort.

Microtransit Winter Pilot Program
Microtransit is an on-demand transit service accessed through an app or by phone. Service is designed as a complement to fixed-route transit, not a competitor to private taxi or door-to-door services. PCMC seeks to expand transit coverage in areas that do not have conditions favorable to providing traditional, fixed-route services or are underserved by PC Transit.

Based on our aggressive timeline (winter 2022/23) and desire for an integrated public transit experience, PC Transit recommends a service provider agreement with High Valley Transit (HVT) to temporarily expand microtransit services for a pilot program this winter. Recommended service areas include Upper Park Meadows, Thaynes Canyon (north of Thaynes Canyon Dr.), Quinn's Junction area, and Royal Street. PC Heights was considered for the microtransit pilot program, but additional input is required given that fixed-route service will be added to the PC Heights neighborhood as a part of the winter service plan. **Exhibit B – Proposed Microtransit Service Area Map**

Goals and metrics will be established for the microtransit pilot. Examples include:

- Number of riders per day/week;
- Vehicle utilization - number of riders per driver hour;
- Amount of time before a rider is picked up;
- Rider service feedback and reviews; and
- Comparison of costs and efficiency versus traditional, fixed-route service.

Additional considerations for a successful microtransit pilot include the need for a major marketing and outreach effort, seamless mobile app for users, and a platform for rider feedback to consider before contemplating a more permanent microtransit system.

Community Outreach
PC Transit is preparing a robust community engagement plan for the draft 22/23 winter service plan. We are sharing this year's plan well ahead of our normal protocols, as key changes are being considered that reflect community input and resort operations coordination. Results from the outreach outlined below will be presented at a September Council Meeting.

Outreach methods include the following:

- Transportation Liaisons
- Council work session
- Project webpage
- Public comment
    - Door-to-door outreach in neighborhoods impacted by proposed changes
    - Open houses
        - General and targeted at neighborhoods impacted by proposed changes
    - Postcards soliciting online feedback
    - Social media posts soliciting online feedback
    - Media promotion of online feedback form via:
        - Park Record
        - KPCW
        - PCTV
    - Outreach to social organizations:
        - Park City Community Foundation
        - Senior Center
        - NAC
    - Outreach to major stakeholders:
        - Park City Mountain
        - Deer Valley Resort
        - Hotels / lodging impacted by proposed changes
        - HPCA
        - PC Chamber

Peak Ski Day Transportation Operations

PCMC has closely collaborated with the ski resorts to identify strategies to promote transit ridership and reduce vehicular travel through neighborhoods. These include improving drop and load operations at major destinations, reducing transit efficiency conflicts, improving transit travel times to/from the Park City High School satellite lot, adding service to Richardson Flat Park and Ride, and altering traffic flow patterns and access to some public streets.

Areas of focus for improvements this winter include:

- **Better Use of Data**
    - Real-time congestion and parking availability monitoring:
        - Measure traffic counts and congestion on City and UDOT-owned roads to forecast parking availability and communicate when resort area parking is at capacity
- **Improved Signage**
    - Proactive wayfinding, signage, and communication:
        - VMS signage indicating current travel time to resort areas and park & rides along S.R. 224 and 248
        - Signage indicating residential parking regulations along S.R. 224 and 248
- **Residential, Short-Term, and Paid Parking Improvements:**
    - Exploring potential validation system for Old Town parking garage and Old Town businesses
    - Signage indicating residential parking regulations at neighborhood entrances
    - Proposed peak-hour parking rate increases
        - Rates would be adjusted to maintain 15% parking availability

        - 15% parking availability is the industry standard to prevent traffic backups and impacts due to circling cars looking for a parking spot

Additionally, we are collaboratively working with Park City Mountain on the following:

- Plan for potential paid parking and reservations system and its impacts
- Improved circulation plan for filling the parking lots
- Enhanced drop and load operations, and improved pedestrian management
- Establish data dashboard, shared goals, and performance metrics
- Enhanced communications with residents and visitors
- Increased Transit frequency from the Park and Ride lots to the resort.

Additionally, we are collaboratively working with Deer Valley Resort on the following:

- Use of Richardson Flat park & ride for workforce and public parking
- Continued review of overflow parking procedures to ensure compliance and efficient operations
- Increased Transit frequency from the Park and Ride lots to the resort.

Financial Impact

In the City's FY23 Budget, Council approved a new level of investment ($865K) specifically to enhance traffic coordination, elevate mitigation efforts, and better protect our neighborhoods. The new resources include 5 new full-time employees, increased training certification and utilization of the emergency manager, three new vehicles, enhanced data technology, elevated UDOT coordination, and new signage and equipment to channel and direct extreme traffic volumes.

Council also requested further enhancements to the transit system, as previously described in this report. Separately from the $865k budgeted for transportation mitigation, $500k was budgeted for enhanced transit service and a microtransit pilot program. However, the proposed transit strategies presented in this report exceed the FY23 Transportation budget by up to $1.6 million. As a result, we recommend using a portion of the transportation fund balance. Due to our separation from HVT and recent success at obtaining Federal Transit Grants, we believe a one-time allocation from fund balance is responsible and necessary to enhance services and pilot new technology. Additionally, we are in conversations with the ski resorts about financial support for the enhanced level of service. Further details on the cost estimates are included in Exhibit A.

Discussion/Questions for Council

- Does Council want to enhance transit services this winter as described?
    - Enhanced fixed routes?
    - Microtransit pilot?
    - Winter use of Richardson Flat park & ride?
- Does Council support contracting with HVT for a microtransit pilot?
- Does Council agree with the proposed route changes and microtransit footprint?
    - Public outreach will be conducted in August. Staff will share the feedback and any suggested adjustments at a September Council meeting.
- Does Council want to consider charging for parking during the day regardless of Park City Mountain's paid parking decision?
    - Does Council want to consider higher peak-hour parking rates to maintain 15% parking capacity?

Timeline

- Ongoing – recruitment for additional seasonal and permanent bus operators
- August/September– community outreach to gain feedback on proposed transit routes
- September – return to council to present public input and approval of final plan
- September – contract with HVT to operate microtransit pilot program
- October/November – Marketing/outreach on finalized winter route changes
- October 13 – winter 2022-2023 routes and schedules published
- November 13 – Early Winter 2022-2023 transit service begins
  - Orange and Citywide begin service
  - Park & ride service begins on one or both routes
  - Microtransit service may begin depending on contract
- First week of December – Winter 2022-2023 transit service begins
  - Enhanced frequency on Red, Green, Blue, and Yellow begins
  - Potential start date of Microtransit or additional park & ride route begins

Exhibits

Exhibit A – Proposed Winter 2022-2023 Transit Service
Exhibit B – Proposed Microtransit Service Area Map

Exhibit A – Proposed Winter 2022-2023 Service

Table 1 represents the base level of proposed service for winter 2022-2023. Tables 2-3 build on this base level of service and recommend additional routes, frequency, or other forms of transit service to meet expected transit demand.

Table 1 – Proposed Winter Service Overview.

Proposed Winter Service					
December 4, 2022 to April 15, 2023(133 days)					
Route	**Frequency**	**Service Hours**	**% of Trips Over Seated Capacity**	**Avg. Boards/Service Hr**	**Cost**
1 Red	30 Min.	16.5	37%	46	$524,483
2 Green	30 Min.	16.5	15%	37	$492,439
3 Blue	30 Min.	10	6%	26	$357,191
4 Orange	30 Min.	17	9%	23	$246,344
5 Yellow	30 Min.	16.5	31%	41	$456,377
9 Purple	30 Min.	17	9%	19	$272,340
10 White (6:40am-7:10pm)	15 Min.	12.5	9%	40	$952,305
10 White (7:10pm-11:10pm)	30 Min.	4			
40 Bronze	45 Min.	15	2%	14	$255,121
50 Teal	30 Min.	10.5	6%	28	$219,725
Citywide	30 Min.	2	8%	23	$73,632
Trolley	15 Min.	11.5	1%	10	$158,242
On Demand	Quinn's/ PC Heights	16	-	-	Included above
				Budgeted	$4,008,199

Table 2 – A La Carte Add-Ons Option 1

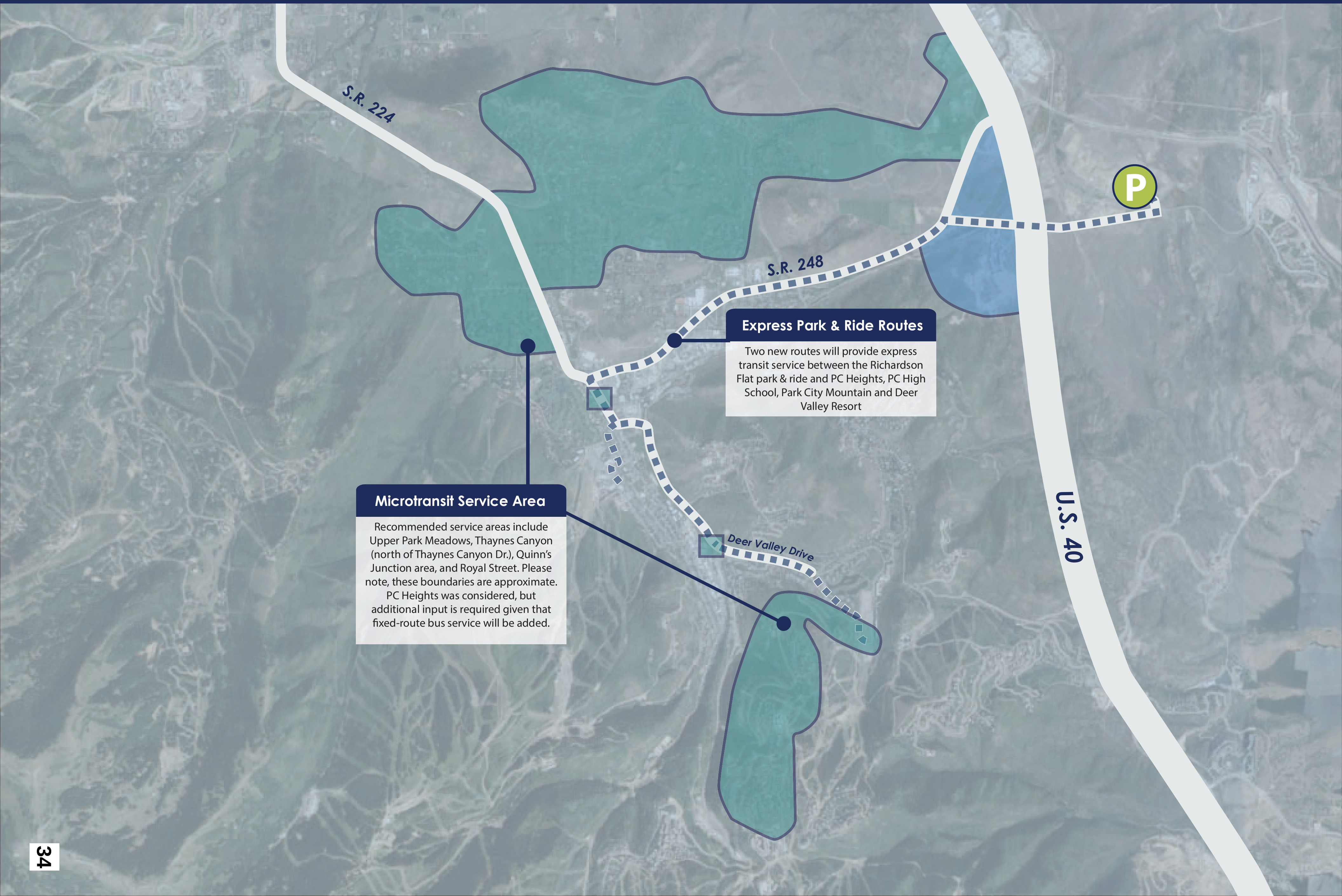
Winter Transit Needs Option 1					
Route	Frequency	Service Hours			Cost
Richardson to PC Mountain	20 Min. Peak	17	-	-	$375,000
P&R to DV	20 Min. Peak	17	-	-	$550,000
1 Red	20 Min.	10	-	-	$96,191
2 Green	20 Min.	5	-	-	$62,980
3 Blue	20 Min.	5	-	-	$51,409
5 Yellow	20 Min.	10	-	-	$84,785
Micro Transit	Quinn's / PC Heights / Park Meadows and Thaynes / Royal Street				$350,000
40 Bronze	Cover with Micro Transit	-	-		($255,121)
Richardson Flat Amenities	-	-	-		$20,000
		Additional Funding Required			$1,335,244

Table 2 – A La Carte Add-Ons Option 2

Winter Transit Needs Option 2					
Route	Frequency	Service Hours			Cost
P&R to PC Base	15 Min. Peak	17	-	-	$560,000
P&R to DV	15 Min. Peak	17	-	-	$835,000
2 Green	20 Min.	5	-	-	$62,980
3 Blue	20 Min.	5	-	-	$51,409
Micro Transit	Quinn's / PC Heights / Park Meadows and Thaynes / Royal Street				$350,000
40 Bronze	Cover with Micro Transit	-	-		($255,121)
Richardson Flat Amenities	-	-	-		$20,000
		Additional Funding Required			$1,624,268

Microtransit Pilot Project

Approximate Service Boundaries



Agenda Item No: 1.

Council Agenda Item Report

Meeting Date: July 28, 2022
Submitted by: Michelle Kellogg
Submitting Department: Executive
Item Type: Staff Report
Agenda Section: APPOINTMENTS

Subject:
Appoint John Frontero and Bryan Markkanen to Four-Year Terms and Re-Appoint John Kenworthy to a One-Year Term and Laura Suesser to a Three-Year Term on the Planning Commission Beginning July, 2022

Suggested Action:

Attachments:
Planning Commission Appointments Staff Report

City Council Staff Report

Subject: Planning Commission Appointments
Author: Michelle Downard, Gretchen Milliken
Department: Executive, Planning
Date: July 28, 2022
Type of Item: Appointments—Advice and Consent

Recommendation

Approve the appointment of John Frontero and Bryan Markkanen and re-appointment of John Kenworthy and Laura Suesser to the Planning Commission to staggered terms as outlined below.

Background

The Planning Commission reviews and recommends a wide range of land use applications including Conditional Use Permits, Subdivision and Condominium Plats, and Master Planned Developments for consistency with the General Plan and Land Management Code.

The Park City Planning Commission consists of seven members. Members serve four-year staggered terms, which expire on the second Wednesday in July. Members continue to serve until their successors are appointed and qualified. Members must be residents of Park City and have resided within the City for at least 90 days before being appointed.

PCMC 15-12-1 establishes that Planning Commission members are appointed by the Mayor with the advice and consent of the Council. The Mayor shall appoint Planning Commission members to fill vacancies. Due to the importance of the Planning Commission and the strong desire to gain consensus, the Mayor and City Council reviewed all of the applications and participated in the interviews regarding the current appointments.

Analysis

Three Planning Commissioners have reached the end of their terms. John Kenworthy's term ended in July 2021 while John Phillips and Laura Suesser's terms end in July 2022. In addition, Doug Thimm submitted his resignation as of May 10, 2022, effective at the end of May. This creates four vacancies and the need to appoint or reappoint four members to the Planning Commission.

Previous Appointments	Term Ending
John Kenworthy	July 2021
John Phillips, Chair	July 2022
Laura Suesser	July 2022
Douglas Thimm (resigned)	July 2023
Christine Van Dine	July 2023
Sarah Hall	July 2024
William Johnson	July 2024

The vacancies were advertised through the Park Record, Park City Website, Park City Newsletter, social media, and a Help Shape Your City Workshop. The ten applicants were: Bill Ciraco, Robert Sertner, Patrick Van Horn, Bryan Markkanen, John Frontero, John Kenworthy, Stefanie Wilson, Ed Parigian, Laura Suesser, and John Greenfield.

The Mayor and City Council reviewed the applications and conducted interviews with all of the applicants on June 23 and July 14, 2022.

Based on their professional competence and the make-up of the Planning Commission as a whole, the Mayor recommends the appointment of John Frontero and Bryan Markkanen and re-appointment of John Kenworthy and Laura Suesser to staggered terms as outlined below.

Recommended Member Appointments	Term Ending
John Kenworthy	July 2023
Laura Suesser	July 2025
John Frontero	July 2026
Bryan Markkanen	July 2026

Council should discuss and consider voting to approve the Mayor’s proposed appointments for staggered terms.

Department Review

The Planning, Legal and Executive Departments have reviewed this report.

Council Agenda Item Report

Meeting Date: July 28, 2022
Submitted by: Michelle Kellogg
Submitting Department: Executive
Item Type: Staff Report
Agenda Section: CONSIDERATION OF MINUTES

Subject:
Consideration to Approve the City Council Meeting Minutes from June 23, 2022

Suggested Action:

Attachments:
June 23, 2022 Minutes

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

June 23, 2022

The Council of Park City, Summit County, Utah, met in open meeting on June 23, 2022, at 2:30 p.m. in the City Council Chambers.

WORK SESSION

Planning Commission Applicant Interviews to Fill Four (4) Open Seats:
Michelle Downard, Resident Advocate, explained a disclosure statement would be filled out for each applicant interviewed. Council Member Toly asked that John Kenworthy and Laura Suesser fill out disclosures as well. Council Member Doilney requested that Kenworthy and Suesser be interviewed. Council Member Dickey agreed. Council Member Rubell was fine either way with regard to interviewing current commissioners. Council Member Gerber thought it would be good to have a check-in with them, but was good either way. Mayor Worel stated it was fine either way, but if they were interviewed, the other boards should follow the same procedure.

Mayor Worel and the Council members interviewed Bob Sertner, Stefanie Wilson, Patrick Van Horn, and Bryan Markkanen.

FY22 Final Adjusted Budget and FY23 Final Budget Discussion:
Jed Briggs and Erik Daenitz, Budget Department, presented this item.

Water Fund: Daenitz stated the fund was stable and met the debt service obligation. The main source of revenue was from water service. The largest water consumers, largest to smallest, were residential, commercial, multi-family, and irrigation. He noted costs were increasing for personnel and the 3Kings Water Treatment Plant. He displayed the year-over-year expense change. He indicated the fund covered debt, operating costs, and capital projects.

Clint McAffee, Public Utilities Director, stated he requested an additional $1.2 million for operating expenses and indicated the costs went to ensure a high-quality water supply, having a reliable water service, water leak reduction, and leasing surplus water to Weber Basin. Going forward, there would be a water master plan update and an asset management program. He stated there would be no lead pipe service lines in the City limits. Council Member Toly asked if that was throughout the City, to which McAffee stated that requirement was for the service lines. He also discussed an upcoming PFAS regulation the City would need to comply with when it was issued. Council Member

Doilney asked if there were discussions within the State on PFAS or if this was a ski resort problem. McAffee didn't have the answer, but offered a few possible solutions being considered. The wells made up 30% of the City's water supply and they were the only water sources where PFAS was detected.

McAffee updated Council on the 3Kings Water Treatment plant and noted construction was on schedule. Water would begin to run through the plant this year and it would be in full production by this time next year. He also stated the water from Judge would be completely treated by 2024 and the water from Spiro would be partially treated beginning 2024. Council Member Doilney praised the Water team for being on schedule and on budget during the pandemic and stated it was an example of accomplishing big things and having positive results.

Council Member Toly asked if the Water Department would be able to find quality applicants to fill the additional personnel needs. McAffee stated an employee would be promoted to superintendent and four operators would be hired, and all positions but one were recently filled. Council Member Rubell stated many of the increased costs were due to the startup of 3Kings, and he asked if those costs would decrease in time. McAffee stated the costs would stay the same and would increase again in 2028 and 2033. Council Member Rubell asked to have a future discussion on leasing surplus water. McAffee reviewed the City had an interlocal agreement to share water with Weber Basin. Snyderville Basin would need water in the future and that would have very high costs. The entities agreed the City would lease water to Weber Basin who would then lease it to Summit Water. When the demand exceeded the City's excess supply, Snyderville Basin would build a new plant. The lease was a rolling five-year agreement and each year, the City would review its needs and available surplus. Council Member Doilney asked if the rates were locked in for the five-years, to which McAffee affirmed. Council Member Doilney asked if the lease could be terminated if the City's other water sources were somehow deemed unreliable. McAffee stated a clause was added last year to decrease the supply in the case of drought or other catastrophic failure of the City's water source. He noted the City had a very flexible water system, so an unreliable water source could be diverted for irrigation or snowmaking. Council Member Gerber indicated the City had surplus water without using the water from the Judge Tunnel. She asked if the additional water would be sold as well when that water was treated. McAffee indicated the water leased would increase with time and the water from the Judge Tunnel was scheduled to be leased by 2026.

Council Member Rubell asked about water incentives. McAffee indicated he would return on July 28th to discuss Empire Creek and a water conservation rebate program proposal. Mayor Worel asked to see the chart on the budget used to date for the 3Kings project.

Flagstaff Transfer Fees: Briggs stated an agreement was signed in 1999 and amended in 2000, and the fees were split between the City and the master owners association (MOA). On average, the City received $600,000 per year and the funds needed to be split between Transit and Open Space in a way that would benefit the Flagstaff area. Deters reviewed the largest uses of the funds were for wildfire mitigation, noxious weed mitigation, open space easements and acquisitions, conservation easement costs, recreational improvements and maintenance, and equipment.

Council Member Rubell asked if the Flagstaff funding was audited to determine if the $600,000 was an accurate amount. Deters stated real estate sales were checked to verify percentages. Briggs indicated the MOA had their own transit and other services. The City never checked to see if they were using their portion of the funds appropriately. Margaret Plane, City Attorney, noted the money belonged to Flagstaff. Council Member Gerber asked if any of the money should be used to maintain the mine shafts in that area. Deters stated there was an agreement with the Empire Pass HOA, and Friends of Ski Mining History were allotted some funds to raise the Daly West Headframe. There was also a project list that the Planning Department put together. Council Member Toly stated they were looking at two projects to apply for grants. Council Member Gerber asked what the remainder funds would go to. Deters stated the funds fluctuated and it had been flush since the real estate market had been robust in the past few years. But the inventory was dwindling now and not as many funds were coming in. Briggs didn't recommend using all the funds at this point, but that was at Council's discretion.

Robbie Smoot reported transportation service ran consistently to Flagstaff since 2019. Julia Collins stated Transportation looked at access, safety, bus stops, roads that led to developments, and traffic signal transit hardware. Council Member Rubell asked if this was money in the bank to be used, to which Briggs affirmed. Council Member Rubell asked if this should be a route for full-size buses since other solutions were being looked at around town, and asked for a future discussion on that. He asked if the use for Richardson Flat had to be for transit to the Empire area. Briggs stated there was flexibility with the funds, but it did need to benefit the Flagstaff area.

FY22 Budget Adjustments: Frates stated the Library and Planning Department increased their part time staff, Trails added a placeholder for possible enhanced access to Bonanza Flat. Daenitz noted the Snow Creek Tunnel budget was reduced to $13 million per Council's direction and stated this was a placeholder for Council to spend or not. Darrington reviewed grants that were awarded that were made part of the budget. Council Member Toly asked about the Fee Schedule and stated she was not comfortable increasing employing parking passes to $500 per year.

Briggs indicated staff would come back within the next six month to discuss items of concern for Council, including the budget policy, the budgeting for outcomes (BFO) scoring, Council priorities on capital initiatives, the centralization of IT, water rate conservation programs, Transit costs, City financial support of non-profits, and a discussion around prioritizing 84060 residents for rec, golf, and ice.

516 Marsac Avenue (Old Peace House) Redevelopment Overview and Project Update:

Browne Sebright, Affordable Housing Program Manager, presented this item and reviewed the property was acquired in 2017 with Transit Funding to be used as Transit housing. A feasibility study was conducted and the Housing team proposed three options for this property's use: transitional housing, City employee housing, or deed restricted housing for purchase or rentals.

Council Member Gerber asked if renovating the garage area to interior space had been considered. Glidden affirmed the four-car garage had been considered for renovation but there were parking requirements. Council Member Gerber stated it was a good location to under-park the parcel. Glidden indicated the R1 Zone was not an accepting zone for an affordable master planned development (AMPD), which was one reason for the option to rezone the property. A variance could also be requested from the Planning Commission to under-park the parcel.

Council Member Doilney asked how long it would take to complete Option 1B, maintain the existing building envelope and construct an addition. Sebright estimated 24 months for completion. There was a plat note so a plat amendment would be needed before the addition could be constructed.

Council Member Toly asked if maintaining the existing building envelope and not extending, Option 1A, would take the same amount of time. Glidden stated the plat note limited the size of the structure to 2,600 square feet. Constructing a new building in the existing envelope would still require a plat amendment if the square footage increased, and that would take an estimated 1.5 years. Council Member Toly noted Option 4 was only a remodel with no other changes.

Council Member Dickey asked if the plat note would have to go to the HOA. Sebright indicated there was no HOA. Council Member Dickey favored maximizing unit count. He asked what the probability would be to rezone the property. Sebright stated a successful outcome was unknown. This zone had stood for a long time. Glidden discussed this with the Planning Director and the City would have to get approval from every property owner which would take a long time. Low Density was there for a reason, but there could be another zone that could make sense.

Council Member Rubell asked if there was a cost estimate for Option 4, to remodel. Glidden didn't have an estimate but felt it would be under $1 million. He stated this would gut the building to make three separate condos/apartments. Council Member Rubell asked what the value of the property was, Option 5, to which Sebright estimated

$2 million to $3 million in its current condition. Council Member Toly noted there would be a different cost if it was furnished. Council Member Gerber asked if it was possible to add an additional dwelling unit (ADU) at a future time, to which Sebright affirmed and stated those were allowed in the current zone. Council Member Gerber suggested remodeling now to get someone in soon, and then adding on in the future.

Mayor Worel asked how many employees would be interested in this type of housing. Glidden stated 46% of employees lived in Summit County and 18% in Park City. There were 50 job openings and housing was an issue. Mayor Worel stated there were entities that requested the building for transitional housing. Glidden affirmed some organizations wanted to partner with the City to provide housing for marginalized groups. Council Member Gerber asked if designated employee housing would preclude the City from offering a vacant unit as transitional housing or having a rental for the public. Glidden indicated staff tried to make the units as efficient as possible. Staff wanted to create a waterfall provision so if the City didn't use the housing, it would be opened to the public. Council Member Toly asked if this property could have 8- one-bedroom units without a code change. Sebright indicated that scenario would require a zone change.

Council Member Dickey asserted the City had the same obligation to provide housing for employees as other employers in the City. The location was great and there was a compelling reason to have it as employee housing. Council Member Gerber asked what would trigger the rezone, to which Sebright stated three units were allowed without a zone change. Council Member Gerber thought City employee housing made sense, although it was not a safe area for children. She supported the City use with waterfall provisions. Council Member Toly favored partnering with other organizations to provide transitional housing. The cost would be shared and money would be freed up for other projects. Council Member Rubell stated rezoning was not feasible from a timing perspective. The value of the property and the cost to renovate would equal $6 million. He didn't want the City to be a property manager. He favored City employee housing or transitional housing. He suggested constructing a shared kitchen to allow more units/people in the building. Council Member Doilney noted it was getting hard to provide housing for upper management. He thought the City needed more assets at that level. He thought this building would be great for City employees and it would be a long-term recruiting tool. He favored turning the building into three apartments in the existing envelope and then add an ADU. He asked to see options within the existing envelope and options with the extension. He also favored waterfall provisions in case the units weren't filled. If it didn't work, he would support transitional housing offers from other organizations. Council Member Rubell stated the assumption for using this as employee housing was that people wanted to live there. He stated families would want to live in single family homes. He wanted to be sure that if the City moved forward, high level employees would want to live there.

Mayor Worel thought the City needed housing for employees. The City also had marginalized groups that needed housing. If this property was not used for transitional housing, locations needed to be looked at for that purpose. She thought staff could consider looking at part of the Woodside Park II project for that purpose.

Matt Dias, City Manager, asked if the transitional housing option was to work with partners or to self-fund it. Council Member Doilney thought it was necessary to have a partner to help with renovation costs. The Council agreed.

Council Member Gerber moved to close the meeting to discuss personnel at 5:30 p.m. Council Member Doilney seconded the motion.

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

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 6:00 p.m. Council Member Rubell seconded the motion.

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

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**

II) APPOINTMENTS

1. Reappointment of Hillary Gilson and Appointment of Elsa Gary and Joann Askins-Stack to the Public Art Advisory Board for Terms Expiring June 30, 2025:

Council Member Gerber moved to approve the reappointment of Hillary Gilson and appointment of Elsa Gary and Joann Askins-Stack to the Public Art Advisory Board for terms expiring June 30, 2025. Council Member Doilney seconded the motion.

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

2. Appointment of the Following to the Recreation Advisory Board (RAB): Jody Whitesides to a One-Year Term Ending July, 2023; Appointment of Cathy Jordan, Abby McNulty, and Nikki Nelmark to Two-Year Terms Ending July, 2024; Appointment of Julian Coffman, Emma Gerrard and Meg Steele to Three-Year Terms Ending July, 2025:

Council Member Doilney indicated he was the liaison for RAB and big things were on the horizon. He thought this was a very strong board and there would be action with regard to recreation.

Council Member Dickey moved to approve the appointment of the following to the Recreation Advisory Board: Jody Whitesides to a one-year term ending July, 2023; appointment of Cathy Jordan, Abby McNulty, and Nikki Nelmark to two-year terms ending July, 2024; appointment of Julian Coffman, Emma Gerrard and Meg Steele to three-year terms ending July, 2025. Council Member Gerber seconded the motion.

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

3. Appointment of Debra Stafsholt, Sharon Serpico Hanson, and Ann Sowder and Reappointment of Bill Humbert to the Library Board for Three-Year Terms Beginning July, 2022:

Council Member Toly moved to approve the appointment of Debra Stafsholt, Sharon Serpico Hanson, and Ann Sowder and reappointment of Bill Humbert to the Library Board for three-year terms beginning July, 2022. Council Member Doilney seconded the motion.

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

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell thanked the Budget staff for all the meetings and all the questions answered. He was proud of the work the City did with the County, Fire District and other organizations regarding wildfire mitigation. He stated Council supported this priority. He praised the Golf Department in getting the course playable.

Council Member Doilney stated he and Council Member Gerber went to a ski meeting and they heard a lot of data on the ski industry. He suggested at the Ski Utah website and see the information. Council Member Gerber indicated it was a really good meeting and the report would be shared. There was an 11% increase in skier visits in the Rocky Mountain area. Fifty percent of skiers in Utah stayed in Park City. She saw many ATVs in the City and asked if they were allowed on the streets, to which Chief Carpenter affirmed. Council Member Gerber stated the ATVs were very loud and were a noise violation. Chief Carpenter stated the City tried to curb that five years ago and the State Legislature overturned it.

Council Member Toly thanked staff for Your Barn Door is Open event and thought it was great. She thanked Spencer who ran the day camp. It was a good program for parents who needed their children in a camp from 9:00 a.m.-5:00 p.m. She stated the Chamber was dividing their website to a visitor and a chamber site that focused on local businesses. Mayor Worel invited the public to a joint Council meeting with Summit County at the Health Department at 9:00 a.m. on Tuesday, June 28th.

Staff Communications Reports:

1. Emergency Management Programs and Initiatives Update:

2. Business License Fee Study Update:

3. Fourth of July Event Reminders:

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

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

Deb Hartley, Bridge 21, indicated she would love to have the Old Peace House for housing for neuro diverse individuals. Her company wanted to enter into an agreement with the City. This group could progress more when they lived independently. Ava Jennings, a member of Bridge 21, stated she wanted to be more independent and live with roommates. It would help the community to have people like her working and going to the gym with others in the community. Emily Fine was diagnosed with high functioning Autism and she works and had lived in Park City her entire life. Having rooms in the Peace House would be great and would support people like her. Hartley requested using the property until they could build their own housing.

James Letchford, Hidden Meadows HOA president, spoke about the 3805 Fox Trail Subdivision. There were 44 homes in the neighborhood and all the owners were opposed to the project. He stated the developer had a Planning staff member working with him and the neighbors had nobody working with them. He stated the view and trail was affected by this development and they never heard about it until the Planning Commission meeting. He and the neighbors would be at the July 21st Council meeting to speak out against it and he urged Council to look at all the variances. He saw the Planning Commission interviews and the applicants talked like they worked for developers. He noted Kenworthy had stated the item infringed on two of the four goals.

Stefani Kimche eComment: "I am writing to state my unwavering support for an ARTS & CULTURE DISTRICT in the Bonanza Park area. I have lived in Park City, Utah for 23+ years. As a board member of the Kimball Art Center and a founder and public school teacher of the Elementary Visual Arts Program (EVA), I feel the need for a district is paramount. The location will provide a welcome center and community "living room" for all of our residents and visitors to enjoy. Its presence will add vibrancy and diverse programming to the community. This is an opportunity of a lifetime for our mountain town resort to embrace this potential and create something unique and worthy. It is a legacy project that will promote and serve this amazing city of ours for generations to come. PLEASE do not let this opportunity fade away in importance or size and scope. PLEASE give it your full support and even extra time and consideration."

Maggie AbuHaidar eComment: "As a long-time Kimball Art Center Board Member and past Board Chair, I have been a frequent and vocal supporter of the Arts and Culture District. I was in the room with Mayor Jack Thomas in 2017 when he announced the City's plan to develop an Arts and Culture District in Park City. And, in the five years since that announcement, I have participated in countless meetings on behalf of KAC with the City and the Sundance Institute, with consultants, architects, transportation experts, and many others, to vision and plan the District. When Mayor Thomas retired, I was relieved that the City's support for the District never wavered; Mayor Beerman made certain that progress toward the District's design and development never paused. Unfortunately, as more time has passed, the chance of the District becoming a reality seems more uncertain. I am writing in advance of today's budget discussion and vote to state my enthusiastic support for the money that has been earmarked for an Arts and Culture District and to ask that the City utilize that money to move the project forward. There is important work that needs to be done to make the Arts and Culture District a reality and that work requires funding. I see and applaud the fact that the City has earmarked $400,000 for the District. I urge the City to support the work being done by the Park City Summit County Arts Council to extend its 2018 Project ABC plan into a community arts and culture master plan, as well as completing an economic feasibility study and the legal agreements that will ultimately inform and support the District. As this important work is being done, I ask that the City re-commit to studying and solving the soils remediation challenge that the Prospector parcel presents. I think we can all agree that the parcel, positioned as it is at one of the most prominent entrances to Park City, should not remain vacant. Although it is my fervent hope that the corner will someday be home to the Arts and Culture District, whatever is developed there will require a decision on the soils issue. I appreciate that this decision will be difficult, but City decision-making often is. And there is no reason this decision should not and cannot be made while the important community visioning, budgeting, and legal work, referred to above, is being done, so that the groundwork is literally laid for the District to move ahead."

Mayor Worel closed the public input portion of the meeting.

V) CONSENT AGENDA

1. Request to Approve a Contract with Utah Mountain Shuttles in the Amount of $60,000 to Provide Transit to Trails Services between July 1 and October 15, 2022, in a Form Approved by the City Attorney:

Council Member Rubell moved to remove Item One from the Consent Agenda. Council Member Doilney seconded the motion.

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

1. Request to Approve a Contract with Utah Mountain Shuttles in the Amount of $60,000 to Provide Transit to Trails Services between July 1 and October 15, 2022, in a Form Approved by the City Attorney:
Council Member Rubell stated the grant funding was denied from the Summit County Restaurant Tax and asked what the implication was for the City. He wondered if the premise of denial was that the service didn't attract tourism. Deters stated the applicant was Summit Land Conservancy for this program and Summit County acted on that, so he didn't have the details.

Council Member Rubell moved to approve a contract with Utah Mountain Shuttles in the amount of $60,000 to provide Transit to Trails services between July 1 and October 15, 2022, in a form approved by the City Attorney. Council Member Gerber seconded the motion.

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

VI) NEW BUSINESS

1. Consideration to Approve Ordinance No. 2022-19, an Ordinance Adopting a Revised Budget for Fiscal Year 2022 and Final Budget for Fiscal Year 2023 for Park City Municipal Corporation:

Jed Briggs, Budget Manager stated he was grateful for the interaction from Council, staff, and his Budget team. Council Member Gerber indicated the RFP process was discussed with Kimball Arts Center and Sundance, and the Chamber also allocated money for master planning the Bonanza Park area. She asked if this was the time to designate money for a master plan. Briggs stated that area didn't have a lot of money and some funds could be allocated or staff could come back later to seek approval to allocate funds. He noted the budget would be opened and amended in December. Dias indicated some flexible money was allocated for the arts and culture neighborhood district throughout the fiscal year.

Council Member Rubell noted the Council agreed to rename the area and the Kimball director supported the name change. He asked what the area should be named. Mayor Worel stated a meeting with Kimball and Sundance was set and that could be discussed at that time.

Council Member Toly asked why the budget included the fees and then Council approved them separately. Briggs stated the budget included the fees and the fee schedule would be addressed as a separate item.

Council Member Rubell asked when the other items listed by Budget would be discussed. Dias noted he would put together a timetable for those items.

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

Council Member Doilney stated staff and Council had three months of meetings to determine how all the money was spent and he appreciated staff's work. Mayor Worel agreed and noted in all her years on Council, the Council members never went into the depth of the details like this year, and it was a great budget process. Council Member Toly appreciated that the discussion was digestible and understandable.

Council Member Rubell moved to approve Ordinance No. 2022-19, an ordinance adopting a revised budget for Fiscal Year 2022 and final budget for Fiscal Year 2023 for Park City Municipal Corporation. Council Member Gerber seconded the motion.

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

2. Consideration to Adopt Resolution 11-2022, a Resolution Amending the Fee Schedule:

Kirsten Darrington, Budget Analyst, stated there were many incremental fee changes and updates. Council Member Dickey asked why the resident tennis court fees were raised for residents and not visitors. Darrington stated that was corrected so both were raised. Council Member Dickey asked why there was no visitor rate for pickleball. Council Member Rubell stated that was discussed at the last meeting and a future discussion would take place on resident perks.

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

Council Member Rubell indicated the Work Session Budget item had the most current version of the fee schedule, but it was not on the New Business item.

Council Member Gerber moved to adopt Resolution 11-2022, a resolution amending the Fee Schedule as shown in the Work Session packet materials. Council Member Doilney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, and Rubell
NAY: Council Member Toly
ABSTAIN: Council Member Dickey

3. Consideration to Approve Ordinance 2022-20, an Ordinance Establishing Compensation for the Elected and Statutory Officers for FY 2023:

Council Member Rubell asked if there was a timeline on a blue-ribbon commission study for elected official compensation. Mangano stated a timeline would be provided at the next council meeting.

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

Council Member Rubell indicated there was a note that came from the Colorado Association of Ski Towns (CAST) with their elected officials compensation. The compensation for ski communities were a lot lower than Park City. The information was there, but it was not discussed. He noted time commitment and member responsibilities were not in the data.

Council Member Doilney moved to approve Ordinance 2022-20, an ordinance establishing compensation for the elected and statutory officers for FY 2023. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Gerber, and Toly
NAY: Council Member Rubell

4. Consideration to Adopt Resolution 12-2022, a Resolution Adopting the Comprehensive Emergency Management Plan (CEMP) and 2022 Pre-Disaster Mitigation Plan:

Mike McComb, Emergency Manager, presented this item and stated he and the Summit County Emergency Manager reviewed the Pre-Disaster Mitigation Plan and made some amendments to be approved tonight. In the future, they would bring back an improved and updated plan for approval.

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

Council Member Gerber moved to adopt Resolution 12-2022, a resolution adopting the Comprehensive Emergency Management Plan (CEMP) and 2022 Pre-Disaster Mitigation Plan. Council Member Toly seconded the motion.

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

5. Consideration to Adopt Resolution 13-2022, a Resolution Adopting the Revised Personnel Policies and Procedures Manual, Effective July 1, 2022, for Park City Municipal Corporation:

Sarah Mangano, HR Manager, stated there were five new policies for approval tonight. Parental Leave was updated so the primary caregiver was either gender. The primary caregiver paid time off would increase from four weeks to nine weeks and the nonprimary caregiver paid time off would increase from two weeks to four weeks. Council Member Gerber did not want to designate a primary caregiver and thought the City should offer parental leave to either parent. She also wanted 480 hours of paid time off for either parent. Mangano stated the primary caregiver would address same sex couples. Council Member Gerber requested the same benefit for both parents.

Council Member Dickey clarified the Family and Medical Leave Act (FMLA) required 12 weeks of unpaid leave and this benefit would give nine weeks of paid leave. Council Member Toly asked if a policy was created for additional work from home after the nine weeks of paid leave expired. Mangano explained there were several positions that allowed employees to work from home. There was also a policy on using sick leave and vacation time with approval.

Council Member Rubell asked if there was benchmark data. Mangano stated the tech industry gave six months paid leave, Amazon gave 20 weeks paid leave, and Salt Lake City Municipality gave four weeks paid leave. She thought the City was making headway. With regard to Council Member Gerber's suggestion, she suggested approving the policy tonight. She would be looking at the employee value proposition, and her team would be revising all policies and administrative policies, and combining them into one policy. She planned to have that ready by the end of the year, and that would give her time to research those questions. Council Member Rubell asked about risk management, especially the risk of policy abuse. He asked what bounds were set around the policy. Mangano stated this was for full time employees, and she didn't see a big risk of people using the benefit and then quitting.

Mangano explained Education Assistance would be increased to $10,000 per year for degree programs and $3,000 for certificate programs. Mayor Worel asked if trade schools counted, to which Mangano stated that would fall within the certificate category.

Council Member Toly asked what would happen if an employee used the assistance for four years and then quit a year later. Mangano stated a degree would take four to eight years and the City would be receiving the benefit of having that employee in service.

Mangano reviewed the Bilingual Policy would provide a stipend for bilingual employees. The Employee Referral Policy would give $1,000 to employees who referred an applicant who was hired. Council Member Toly asked if the employee had to have a minimum time working at the City, to which Mangano stated no minimum time was set. The Probation Policy would allow new hires to use vacation earned during the first six months and would also allow a lump merit to new employees. A probation period would be eliminated with promoted employees.

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

Council Member Doilney thought the amendments were a big improvement. He agreed with Council Member Gerber on Parental Leave and thought the City should not compare itself to others. He liked that either parent would receive the same leave benefit. He also liked the bilingual policy. Council Member Gerber stated there were 350 full time employees working for the City and there was a small percentage of both parents working for the City. She hoped to make the move now.

Council Member Dickey liked the equity issues addressed in the amendments. Council Member Rubell supported the referral fee and bilingual policies and he wasn't opposed to increasing the amounts in the future if those programs were working.

Council Member Doilney moved to adopt Resolution 13-2022, a resolution adopting the revised Personnel Policies and Procedures Manual, effective July 1, 2022, for Park City Municipal Corporation.

Council Member Gerber asked to amend the motion so the Parental Leave Policy would be amended to 480 hours and eliminate primary caregiver to make the benefit available to both parents who worked for the City. Instead of primary caregiver, the policy would refer to parent. Council Member Doilney accepted the amendment. Council Member Gerber seconded the amended motion.

Council Member Rubell was not opposed to exploring the Parental Leave Policy amendment, but thought Council should wait and see the complete compensation study/employee value study results and consider the HR Manager's recommendation before acting. Council Member Dickey agreed. Council Member Gerber understood the reasoning, but noted there were some women about to give birth and they would benefit from the amended policy. Mangano asked to approve this item with 360 hours and replace primary and secondary caregiver with "parent". Matt Dias, City Manager, couldn't promise to bring this back to Council before August, but staff could come back in the fall to discuss this further. Council Member Doilney didn't think six months would make a huge difference.

Council Member Doilney withdrew his motion. Council Member Gerber withdrew her second to the motion.

Council Member Doilney moved to adopt Resolution 13-2022, a resolution adopting the revised Personnel Policies and Procedures Manual, effective July 1, 2022, for Park City Municipal Corporation with the amendment that the Parental Leave Policy language say parent rather than primary caregiver. Council Member Gerber seconded the motion.

Council Member Rubell asked if parents who both worked for City could each get 360 hours parental leave, to which Mangano affirmed.

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

6. Consideration to Approve the Supplemental Plan and Level Five Special Event Permit for the 2022 Park City Kimball Arts Festival, in a Form Approved by the City Attorney's Office:

Jenny Diersen, Special Events Manager, and Hillary Gilson, Kimball Arts Center (KAC), were present for this item. Diersen stated there was an error in the staff report and noted the festival would be held August 5-7. She highlighted the changes to the plan as listed in the staff report. She noted there was a request to use the Kimball Terrace and staff recommended approving that request. There was a request to put up sandwich boards and staff did not recommend approving that request.

Diersen indicated Transit would move operations back to the Transit Center. City employees would not be used for directing visitors and there would be an increase in Police services.

Gilson noted efforts made by KAC for the event such as moving the bike valet. They would purchase ribbons to highlight local artists. The local artists would have an asterisk next to their names on the festival map. They would also hire a green team to help patrons discern where to put their trash.

Council Member Rubell asked if the extended hours at the Kimball Terrace would include the outdoor space. Diersen indicated they were allowed to use the terrace without music until 10:00 p.m.

Council Member Gerber asked about moving staff from the supplemental parking areas. Gilson stated in years past they had people at the supplemental parking areas, but they would now coordinate with Transit on signage with Transit routes. The staff would be relocated to the Transit Center to direct people and answer questions.

Council Member Toly asked where the parking areas were located. Gilson indicated they were at the high school, Park City Mountain Resort (PCMR) and the Canyons. There was limited parking at Deer Valley during certain hours as well. Council Member Toly asked if there would be signage, to which Gilson affirmed and noted signs would be placed at the Transit pick up hub and at the exit points in the parking lots.

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

Council Member Rubell thought the request to use the Bonanza Park assets was odd to only save $1,200. Gilson stated that money was a lot to their organization. Council Member Rubell stated compared to the other numbers, it was nominal. He stated Council just approved Bonanza Art Park for passive programming, and he didn't want to set it up and then take it away. Residents who didn't want to be with the crowd could go to Bonanza Park and have a place to gather. He also stated if the City wanted to allow sandwich boards, a policy needed to be approved instead of just approving it for one event. Council Member Gerber understood the boards were not allowed as the plan was written. She also noted loaning the equipment could set a precedent.

Diersen stated staff supported loaning the Bonanza Art Park equipment, but she understood the concerns and could work to loan half the equipment if Council supported it. Council Member Toly was also concerned with setting precedent.

Council Member Gerber moved to approve the Supplemental Plan and Level Five Special Event Permit for the 2022 Park City Kimball Arts Festival, in a form approved by the City Attorney's Office. Council Member Dickey seconded the motion.

Council Member Rubell asked for an amendment to the motion to not permit the use of Bonanza Art Park furniture. Council Members Gerber and Dickey supported the amendment.

Council Member Gerber moved to approve the Supplemental Plan and Level Five Special Event Permit for the 2022 Park City Kimball Arts Festival, in a form approved by the City Attorney's Office with the amendment to not permit the use of Bonanza Art Park furniture. Council Member Dickey seconded the motion.

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

7. Consideration to Approve a Facility License Agreement Amendment Request from the Park City Cooperative Preschool (PCCP):

Jenny Diersen stated the City had several leases with tenants and buildings. The co-op had been in the building since 1993. This was a unique preschool and its staff would be exploring additional daycare options that would extend later into the day. There was a request for a rent reduction due to lack of enrollment and from changing the model and moving away from fundraising. Staff's recommendation was a one-year rent reduction.

John Hutchings, PCCP Treasurer, stated the co-op wanted to be able to pay bills and it needed to increase enrollment and decrease its dependence on fundraising. Decreasing fundraising would help the parent volunteers. They didn't want to raise funds, but would rather spend time in the classroom with the kids. The co-op was housed in the library which was a great setting. The board was looking into having an all-day program, but there were licensing and logistical issues to overcome.

Ann Evans, PCCP President, indicated the preschool brought joy to those in and around the library. She noted she was being deliberate about recruiting in all neighborhoods in the City.

Council Member Rubell asked what the City's expense was. Diersen stated the City maintained the common areas of the library. Evans indicated the parent volunteers vacuumed, cleaned the restroom, and maintained the dishwasher and sink. Council Member Rubell stated if rent was waived, they would then be responsible to pay utilities. He asked that they work with the City for other options. Diersen noted the invoice for FY23 would go out tomorrow for $24,000.

Council Member Gerber asked what the maximum capacity was, to which Evans indicated 20 children, but typically they had 12-16 attending. Hutchings stated if 20 children were enrolled, the co-op could pay all its bills. Council Member Toly asked why the occupancy couldn't be filled. Hutchings stated parents were strapped for time and were deterred by the time commitment for fundraising. Council Member Doilney indicated a big piece was the full-day offering and he thought they needed a full-day preschool. He asked what was being done differently and he needed an assurance that there would be a change that would attract families. Hutchings stated the teacher that left had not been open to a full-day schedule. This had always been a half-day program and now there was an opportunity to make it a full-day program. He thought a way to address this was to work it out and come back to Council in September. Council Member Doilney supported Council Member Rubell's suggestion to allow the co-op to hold off on paying the rent until they could come back to Council.

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

Council Member Gerber noted a Summit County Daycare Access report done in 2021, and indicated there were 1,786 children under six years old who needed childcare in the County, and there were spots for only 924, so this was a huge issue. She agreed with Council Member Doilney that Council should not consider waiving rent until the daycare offering was changed. Council Member Toly agreed and suggested using the $25,000 to help families who couldn't fundraise. She thought there was a solution and encouraged them to bring back suggestions.

Council Member Dickey stated the program couldn't radically change by the new school year, so he supported the recommendation made in the staff report to extend the due date for rent. Council could discuss this in closed session on September 1st and take action on September 15th. Margaret Plane stated the City had a contract and staff would work in good faith. She would evaluate the issue to see if it qualified for closed session.

Council Member Rubell moved to continue a facility license agreement amendment request from the Park City Cooperative Preschool to a date uncertain in September. Council Member Toly seconded the motion.

RESULT: MOTION FAILED
AYES: Council Members Rubell and Toly
NAYS: Council Members Dickey, Doilney, and Gerber

Council Member Dickey asked if the co-op would shut down if they marketed their program and it failed. Hutchings stated the program would not shutdown, even if the co-op had to pay rent. He was fine waiting until September.

Council Member Doilney moved to continue a facility license agreement amendment request from the Park City Cooperative Preschool to a date uncertain. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

8. Consideration to Approve a Level Four Special Event Permit for the Prospector Block Party to be Held July 16, 2022, in a Form Approved by the City Attorney:
Jenny Diersen, Special Events Manager, and Steve Tassler, Prospector Square Owners Association Board Member, were present for this item. Diersen stated there were 125 businesses in the area and they wanted to host events to get the community back there. The event requested a road closure, which required Police service and had Transit impacts.

Tassler asked for relief from having to be a Level Four event and stated the road did not need to be a complete road closure. Council Member Gerber indicated Prospector already had an event and now they had organized this one, and she asked if there were other events planned for later this year. Tassler stated another one would be held in September. He indicated the goal was to make Prospector Square walkway a gathering place for locals. Council Member Rubell asked if the garages would be impacted, to which Tassler stated there would be no impacts to the garages.

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

Council Member Doilney thanked the Prospector owners for following through with commitments to activate the neighborhood. Council Member Rubell agreed and stated Tassler set a great example for events in Park City.

Council Member Rubell moved to approve a Level Four Special Event Permit for the Prospector Block Party to be held July 16, 2022, in a form approved by the City Attorney. Council Member Doilney seconded the motion.

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

9. Consideration to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Silver Spur Construction to Construct the American Saddler and Broken Spoke Waterline Replacements, in an Amount Not to Exceed $2,114,107.00:
Griffin Lloyd, Public Utilities Engineer, presented this item and reviewed that these lines had over 30 water leaks and needed to be replaced. He sent a preconstruction

notification to residents, and staff would put door flyers on doors. Traffic would be shifted around the work zone. He stated there were two bidders and due to the lack of supply, costs were inflated. Lloyd stated the project was scheduled for late July through October 31st.

Mayor Worel asked what it meant to rebuild versus new replacement. Lloyd stated that referred to the fire hydrants. Everything internal was new, while the outer shell was the same.Council Member Rubell asked if value engineering would affect the longevity of the fix. Lloyd indicated much of the savings were in using less concrete and asphalt. Rebuilding hydrants shouldn't have any effect on the quality. Council Member Rubell asked if this was being coordinated with the other project on Ashley Court so the road wouldn't have to be dug up twice. Lloyd stated he would talk to staff about that. Council Member Toly asked when the public outreach would begin, to which Lloyd indicated it started this week.

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

Council Member Gerber moved to authorize the City Manager to execute a construction agreement, in a form approved by the City Attorney, with Silver Spur Construction to construct the American Saddler and Broken Spoke Waterline Replacements, in an amount not to exceed $2,114,107.00. Council Member Doilney seconded the motion.

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

10. Consideration to Approve Ordinance No. 2022-21, an Ordinance Amending the Land Management Code Sections 15-2.5-2 Historic Recreation Commercial, 15-2.6-2 Historic Commercial Business, 15-2.13-2 Residential Development, 15-2.14-2 Residential Development - Medium Density, 15-2.16-2 Recreation Commercial, 15-2.17-2 Regional Commercial Overlay, and 15-2.18-2 General Commercial to Allow "Single-Family Dwelling, Fractional Ownership/Use," Enacting Section 15-4-23, Single-Family Dwelling Fractional Ownership Use, and Amending Section 15-15-1 Definitions To Define "Single-Family Dwelling, Fractional Ownership/Use": Spencer Cawley and Rebecca Ward, Planning Department, presented this item. Cawley stated the amendments were a first step to addressing fractional ownership and they would benefit the community. Timeshares began in the City in the 1980s. Private residence clubs and timeshares were restricted to certain zones. Fractional ownership was occurring in single family home neighborhoods. The amendments would define fractional ownership, limit fractional ownerships to the same zones as timeshares and private residence clubs, and require an active business license for each unit. Cawley noted enforcement was limited to education.

Council Member Dickey asked if this would apply to townhomes or only single family homes, to which Cawley stated this amendment was only for single family homes. Council Member Dickey asked who the applicant would be for a business license. Ward stated it would be issued to the company. Council Member Dickey asked if the current fractional ownerships would be a nonconforming use once the ordinance was passed, to which Ward affirmed. Council Member Doilney asked if the nonconforming use would continue if the fractional ownership was sold, to which Ward affirmed.

Council Member Rubell indicated the current zoning in some primary residential neighborhoods was defined as "No stays less than 30 days," and asked if that language could apply to fractional ownerships as well. Ward stated the proposed amendments distinguished the fractional ownership of a single family dwelling from a nightly rental. This was not tied to the zoning districts allowing or prohibiting nightly rentals but would direct the use and the ownership to the zoning districts that allowed timeshares and residential clubs. Council Member Rubell asked if the minimum stay in the zones would still apply, to which Ward affirmed.

Council Member Dickey asked how the ordinance would apply to regulating the use. Margaret Plane, City Attorney, indicated this went to Planning Commission on May 11th, and the ordinance then became pending. Applicants after this time would be in a holding pattern until it was passed, and Council had up to 180 days, which would be November 7th. Council Member Doilney asked what would happen if Council continued the item and then modified the ordinance. Mark Harrington, Senior City Attorney, stated the pending ordinance should not be changed by staff until Council made a motion which could include the modified language. Council could give direction to consider different elements, but staff would keep the original draft until it was affirmatively replaced with what Council wanted approved.

Council Member Rubell asked if the new operator was prohibited from applying for a business license or a Conditional Use Permit (CUP). Harrington indicated the applicant was not prohibited from applying. Council Member Rubell asked about preexisting or nonconforming properties. Harrington stated the property management company could apply. The nightly rental ordinance only applied to rentals and that's why the rule didn't apply to fractional ownership.

Council Member Toly asked what the County did about fractional ownership. Ward stated the County was looking into it, but nothing was in the process. Council Member Toly asked about zoning in other ski towns. Ward stated staff reached out to other resort towns, and some proposed similar code amendments. Council Member Toly asked if there were some areas where timeshares were grandfathered in as the code changed. Ward stated staff could research that.

Council Member Gerber stated the staff report indicated owners would be suspended if they violated the code of conduct and asked how somebody would be suspended from property they owned. Ward noted a Pacaso representative in the audience might answer that during public input.

Mayor Worel opened the public hearing.

Jody Whitesides was against fractional housing in the residential district and there were three units listed in the red zones. He also submitted the following eComment: "As a longtime resident and homeowner in Old Town, specifically on Empire Ave, I am writing to ask the city to disallow fractional ownership of homes that are deemed to be built as single family homes. Especially in Old Town. There is no good reason to allow fractional ownership for single family homes. There is already overdevelopment of the 8th Street & Empire Ave area, specifically in regards to traffic on Crescent Tram. Allowing fractional ownership will further erode quality of life in single family home neighborhoods - especially in Old Town. Please ensure that fractional ownership is left to areas of town where it's already allowed and keep our Single Family home areas intact."

Todd Bice via Zoom owned 1135 Norfolk which was managed through Pacaso. The ordinance wouldn't help what the City wanted to change. He thought as a result, owners wouldn't use management companies and the City should want them to use a management company. The ordinance only precluded fractional ownership with management companies. This wasn't controlling land use, just penalizing a property management company.

Paul Zane Pilzer indicated this was a way to get around the land use code and fractional ownership was another name for timeshares. There was a reason to have laws and the companies should be penalized.

Jamie Johnson via Zoom referenced the letter she sent to Council. As a member of the Park City Board of Realtors, she saw this as an issue that the code amendments did not solve. These properties were fractional ownership and other communities should be looked at before any action was taken.

Teisha Stender lived here and sold real estate. She thought so many issues were put in one ordinance and they should be addressed separately. The CUP was extensive and time consuming. There was no way to enforce this ordinance, and the City wouldn't know about private fractional ownerships where owners didn't use property management companies.

Steve Lewis via Zoom was a fractional owner and he stated affordable housing was noted in the discussion. He stressed the homes in fractional ownership were multimillion dollar homes and would never be part of the affordable housing pool. Another thing to consider was that the fractional ownership dwellings were not vacant which was desirable.

Pala Jesed with Pacaso stated they took good care of the homes and gave neighbors their contact information in case concerns arose. The owners were excited to be part of Park City and were part of the community.

Jessica Sell Chambers, Jackson, Wyoming, City Council member, via Zoom supported the work the City was doing and she knew without regulations in place, it was a slippery slope and it would degrade the community. Having people in the homes year-round added demand for more workforce. There was already a workforce shortage and those weren't the problems resort towns faced.

Craig Kipp stated there were two fractional ownership homes in the Aerie Subdivision and two more homes were for sale, and asked if Pacaso was on hold for six months or could they purchase the two homes for sale. Margaret Plane stated if an application came in for a property outside the ordinance boundaries, it would not have to be processed and approved in this timeframe. Kipp noted property management companies didn’t submit a land use application when they bought a house. Residents paid a premium to live in a safe area, and Pacaso was using that to their advantage. He stated Carmel, California, issued a cease and desist to Pacaso. Palm Springs, California, defined Pacaso properties as timeshares and were prohibited. There were other Pacaso look alike companies and something needed to be done. He described the house by him that was a fractional ownership and indicated the owners were partying on the roof and had an RV parked in front. He did not want those kinds of neighbors.

Dustin Warr via Zoom stated he was a Pacaso owner and he understood residents not wanting AirBnB and timeshares next to them, but these homes were owned. This was not a new thing, but Pacaso was being targeted. He stated second homes remained vacant most of the year and he didn't think that benefited a neighborhood. Pacaso was great for neighborhoods because the owners were there and spent money in the City. He thought it would hurt affordable housing if each owner in the fractional ownership bought a median priced home.

Vince Brock via Zoom was a Pacaso owner for the past year and he felt like he was part of the community. He paid close to $1 million for his fraction of the home and he took care of it. He asked that the City give this a little time.

Greg Watts via Zoom was under contract to purchase a nightly rental home. He had questions about using this property. He asked the City to think through the issue and verify that what was being passed would solve the problem.

David Lawson via Zoom didn't understand why an ordinance was being presented to target one organization. If this ordinance passed, so many people would be in violation. Most second homes had a management company to take care of it. The focus should be how it was all taken instead of just the Pacaso people.

Sarah Filosa, Pacaso, via Zoom responded to Council's question on enforcing the code of conduct. At the time of purchase, owners signed and agreed to an LLC operating agreement. As part of this they agreed to restrictions such as penalties and access usage. It was Pacaso's obligation and right to implement the restrictions. Pacaso was not opposed to regulations, but they wanted to be part of the conversation and to be fair. She contacted the owner of the home in Aerie and explained they didn't contact the neighbors and they didn't contact Pacaso. She felt fractional ownership was more beneficial than nightly rentals. She requested Council expand the zone to include the Historic District, since that zone allowed nightly rentals. She asked that the City require professional property management, and require a business license. The ordinance was a violation of property rights and it would affect all properties that used property management. The language in the ordinance targeted Pacaso. She proposed a price floor for home purchases and indicated Pacaso would work with Mountainlands Community Housing. She looked forward to being a great partner with the City.

Deb Rentfrow via Zoom stated she found a Pacaso listing a year ago and they were still here. She reviewed that Plane stated if there was an application, it would get held up. Rentfrow didn't know how Pacaso would submit an application unless the realtors enforced it. She also referred to the property tax break for primary residents and asked if Pacaso would get that, or the owners. She referred to the business license requirement and asked if that was the responsibility of the owners or the operator. The operator could get one business license for all its properties.

Jessie Whitesides eComment: "I have lived in old town since 1978. My family has been active in advocating to protect the special nature of the old town neighborhood for 4-1/2 decades. Our goals are to maintain the sense of community that was cultivated in the 70's and 80's, where you knew your neighbors, were glad to say hello to everyone, and everyone respected each others property, privacy, and livelihood. Park City has exploded over the last 30 years and it is becoming more difficult to feel like a part of this special community - the fights to preserve the history of this neighborhood have become more frequent and less legitimate. This is both maddening and very sad. The addition of a Pacaso style multi-ownership residential single family property in the heart of old town would directly insult the goals that the city have put in place to protect the special nature of old town. In fact allowing this to happen is in direct conflict with Goals 7 and 8 of the general plan. It is my hope that City Council will recognize this in relationship of the request to turn properties along Empire Avenue / Crescent Tram into Fractional Ownership uses. Often times I find that people would turn to this option because they are unable to sell their property at an inflated price. I do not think it is fair to consider that town and businesses in town require any greater economic benefits claimed from allowing this to happen. Our tourist seasons are already over crowded and it is impossible for existing business to serve more people. Full time residents already struggle to afford local services, we do not need prices inflated further by second home users who do not live here full time. I am strongly opposed to Fractional Ownership in Old Town!"

James Brown III eComment: "As a homeowner in Aerie, I am writing in support of the proposed amendment with respect to fractional ownership. The fractional ownership is an inconsistent use in Single Family Home neighborhoods. In practice, it is identical to short term rentals and timeshares which have been prohibited in our Single Family home neighborhood. Without this amendment, the character and quality of single family home neighborhoods will be permanently damaged. Importantly, the proposed amendment is consistent with decades of practice by the Planning Commission and City Council to regulate appropriate use. Fractional ownership is not being banned in Park City. Rather, it is being regulated as to where it can exist just like timeshares, nightly rentals, commercial uses and the variety of other zoning decisions the City has made and will make. There will be ample housing stock available for fractional ownership. They will just be restricted to areas where such use is appropriate. Please pass this amendment and preserve our Single Family home neighborhoods."

Mary Ellen Sonntag eComment: "I am writing to you to let you know that I GREATLY oppose Paccaso's fractional ownership scheme in our Thaynes Canyon neighborhood, or any company's plan to purchase and sale fractional ownership in a Park City neighborhood that does not allow nightly rentals. For the city council to allow fractional ownerships of properties would be a violation of the trust we put in you to protect our Park City neighborhoods and properties. The fractional ownerships do not adhere to the Protective Covenants of the Thaynes Canyon HOA which clearly states THE LANDS WITHIN THAYNES CANYON HOA "SHALL BE USED EXCLUSIVELY FOR THE SINGLE FAMILY RESIDENTIAL LIVING PURPOSES". All persons who own or acquire a property within this HOA automatically become Members of the Association and are subject to this restriction. This document protects our neighborhood from the use of a property within the HOA being exploited at the expense of the Single Family dwelling property owners."

Rebecca Marriott Champion eComment: "I am a long time resident of 5 and 7 Payday Drive and I am in the Thaynes Canyon HOA 1. I am not in favor of fractional interest ownership in our Thaynes Canyon neighborhood. Our CC&R's, dating back to 1971, only allow single family ownership of homes in our neighborhood. That fact has not changed. A home on Thaynes Canyon Drive was sold to a fractional interest company recently, without HOA approval, and that was wrong. I would like you to support a city ordinance against fractional interest ownership in Thaynes Canyon in the future, at the June 23 city council meeting."

Mayor Worel closed the public hearing.

Council Member Gerber appreciated the Jackson, Wyoming, council member noting Pacaso was confused about the issues of resort communities. The problem of being in the single family neighborhoods was they would change in the future. Her concern was the permanence of fractional ownership because when a fraction was sold the use could be changed. The difference between fractional ownership and relatives owning a home together was fractional owners didn't know the other owners. She hoped to approve the amendments now and then the issues could continue to be worked on. She stated Filosa commented Pacaso bought homes at two and a half times the median home price, which would be $10 million home purchases, and she felt they should contribute more to affordable housing if they were selling multiple $10 million homes each year. She noted nightly rentals hit the community fast and she supported this ordinance.

Council Member Dickey didn't want to pass the ordinance tonight. The City didn't regulate Pacaso, but it was regulating a use. The City needed to be judicious in land use regulations and consider the impacts. He thought the fractional ownership had similar impacts to a nightly rental. He thought staff should look more at where nightly rentals were allowed instead of where timeshares were allowed. He thought the City should be consistent in allowing an HOA to ban fractional ownership like they could ban nightly rentals. He wanted to work on the fractional ownership definition and not peg it as a certain number of days. He wanted to see consistency between nightly rentals and fractional ownerships with regard to the CUP requirement. He hoped this could apply to townhomes as well. The business license requirement was confusing. He asked about enforcement to fractional ownerships since it prohibited cities from looking for nightly rentals. He agreed that second homeowners could be part of the community, but people who came to the City for a week were not part of that community.

Council Member Toly was not ready to vote on this tonight. The LLC regarding co-owners who were unrelated needed to be clarified. Some property managers and HOAs needed conversations with them. She agreed with Council Member Dickey on a CUP requirement and was not onboard with that. She was surrounded by nightly rentals and it was not a good situation, and she thought it could be different if people owned the property.

Council Member Doilney thought Council was limiting staff's ability to make decisions, but with this conversation it was a problem. He trusted the Planning Commission did a good job of limiting impacts to the community. He had concerns with the impact this use would have on the community. This was a high priority for CAST and how this would affect communities. The use was a problem and the City needed to figure out how to regulate the problem. He thought Planning did the right thing by comparing these to timeshares. He suggested these property management companies contribute 1% of each sale to affordable housing.

Council Member Rubell felt fractional ownership fell between nightly rentals and timeshares. The City wanted to preserve its residential neighborhoods. The City should be consistent regarding HOA decisions for these. He thought it should be over all property types and not just single family. He wanted to discuss large fines for breaking rules. He hoped the Planning Commission could discuss these new points. It worried him to not pass the ordinance and have a gap. These companies were already here. He thought the City could work with the industry and the Board of Realtors and address the concerns. He asked if Pacaso would give assurances while this was worked out. Council Member Doilney thought it would make sense to approve the item with the understanding amendments could be made in the future. It wasn't perfect as-is, but he didn't want to send it back to the Planning Commission when they unanimously approved it.

Council Member Toly asked if this would affect an LLC with someone they were not related to. Ward stated the definition was crafted to be specific so it would not have impacts. It would not affect nightly rentals.

Mayor Worel stated there was some enforcement language, but she encouraged more enforcement for this in the future. She felt it was important to work with other mountain towns on this issue. She asked Council to have some clear steps forward. Council Member Rubell stated the intent was not to offend the Planning Commission or staff, but this was a new topic. He listened to the Planning Commission discussion, and they had questions too. He suggested having a joint Planning Commission/City Council discussion on this. He asked if there was any difference passing the amendments or leaving it pending until November 7th. Harrington indicated if the amendments were adopted, an applicant could move forward within the limits set. If the item was continued, applicants would be on hold. It was more restrictive, but there could be third party or legislative factors that could interfere with that.

Council Member Doilney moved to continue Ordinance No. 2022-21, an ordinance amending the Land Management Code Sections 15-2.5-2 Historic Recreation Commercial, 15-2.6-2 Historic Commercial Business, 15-2.13-2 Residential Development, 15-2.14-2 Residential Development - Medium Density, 15-2.16-2 Recreation Commercial, 15-2.17-2 Regional Commercial Overlay, and 15-2.18-2 General Commercial to Allow "Single-Family Dwelling, Fractional Ownership/Use," Enacting Section 15-4-23, Single-Family Dwelling Fractional Ownership Use, and Amending Section 15-15-1 Definitions to define "Single-Family Dwelling, Fractional Ownership/Use" to October 6, 2022 with a commitment to look into each one of the amendments, come up with solutions, have a joint meeting or a liaison discuss this and other Land Management Code amendments with the Planning Commission and also go to the Colorado Association of Ski Towns (CAST) meeting in August and bring ideas back. Council Member Gerber seconded the motion.

Council Member Dickey asked if Council could have work sessions before that but not have action. Harrington clarified there were no restrictions for having work sessions. Council Member Rubell wanted enough time to do what was needed before the pending action expired.

RESULT:	**CONTINUED TO OCTOBER 6, 2022**
AYES:	Council Members Dickey, Doilney, Gerber, Rubell, and Toly

11. Consideration to Approve Ordinance 2022-22, an Ordinance Clarifying Roles and Responsibilities in Prohibiting the Ignition or Use of Ignition Sources, Amending Section 11-9-3 and Repealing Section 11-9-3.1 of the Municipal Code of Park City:

Dave Thacker, Chief Building Official, stated the State code had changed so staff wanted to align the City code with State code and noted the authority to regulate open flames and fireworks was taken from fire code officials and given to city councils. He recommended Council restrict fireworks and open flames this year, given the dry conditions.

Council Member Gerber asked if the City had to find existing conditions before Council could prohibit fireworks or could they prohibit them as they chose. Thacker stated per fire code, the Council had the ability to regulate the open flames and fireworks, and conditions were not needed. Council Member Gerber asked if Council could delegate the authority to the fire code official, to which Thacker stated the authority had to remain with the Council. Council Member Gerber asked if a resolution was needed specifically banning fireworks. Margaret Plane stated the State required that findings needed to be made in order to prohibit fireworks, but jurisdictions weren't given set findings that they had to go by. Council Member Gerber asked how fireworks bans were enforced. Thacker stated fireworks would happen here and there. Enforcement was complaint based and Police would respond.

Council Member Toly asked if hot air balloons were an ignition source. Thacker stated the intent was open flames such as fire pits. He noted gas fire pits had to be permitted so those were already regulated.

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

Council Member Doilney moved to approve Ordinance 2022-22, an ordinance clarifying roles and responsibilities in prohibiting the ignition or use of ignition sources, amending

Section 11-9-3 and repealing Section 11-9-3.1 of the Municipal Code of Park City. Council Member Gerber seconded the motion.

Council Member Rubell stated this would ban all outdoor ignition flame sources, and asked if no fire pits would be allowed. Thacker indicated some fire pits were permitted by the City. There were operational fire pits that could be requested, and something could be approved on an individual basis. Council Member Dickey asked what the boundaries were for the ban. Thacker stated there wasn't a ban in the ordinance and he could bring a resolution back to Council.

Council Member Doilney amended the motion and moved to approve Ordinance 2022-22, an ordinance clarifying roles and responsibilities in prohibiting the ignition or use of ignition sources, amending Section 11-9-3 and repealing Section 11-9-3.1 of the Municipal Code of Park City with the amendment that fireworks would be prohibited per the recommendation from City staff for City limits because it was forest and brush covered. Council Member Gerber seconded the amended motion.

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

VII) ADJOURNMENT

PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

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

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

Chair Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Worel closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve Resolution RDA 02-2022, a Resolution Adopting the Fiscal Year 2022 Revised Budget and the Fiscal Year 2023 Budget for Park City Redevelopment Agency:

Jed Briggs, Budget Manager, indicated this was the budget for the Lower Park RDA and the Main Street RDA. He noted most of the budget went for capital projects.

Board Member Rubell asked why there was so much money in the funds. Briggs stated the fund balance showed the cash balance of what was being estimated. Then another balance was estimated for FY23. The fund balance could be estimated out for the future. It was a snapshot of where the City saw the money for this fiscal year and next fiscal year.

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

Board Member Gerber moved to approve Resolution RDA 02-2022, a resolution adopting the Fiscal Year 2022 Revised Budget and the Fiscal Year 2023 Budget for Park City Redevelopment Agency. Board Member Toly seconded the motion.

RESULT: APPROVED
AYES: Board Members Dickey, Doilney, Gerber, Rubell, and Toly

IV) ADJOURNMENT

PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Ryan Dickey Board Member Max Doilney Board Member Becca Gerber Board Member Jeremy Rubell Board Member Tana Toly Matt Dias, City Manager	**Present**

Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
None	**Excused**

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

Chair Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Worel closed the public input portion of the meeting.

III) NEW BUSINESS

1.Consideration to Approve Resolution MBA 02-2022, a Resolution Adopting the Fiscal Year 2022 Revised Budget and the Fiscal Year 2023 Budget for Park City Municipal Building Authority:

Jed Briggs stated this entity was separate from the municipality and the budget was used for building facilities.

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

Board Member Gerber moved to approve Resolution MBA 02-2022, a resolution adopting the Fiscal Year 2022 Revised Budget and the Fiscal Year 2023 Budget for Park City Municipal Building Authority. Board Member Toly seconded the motion.

RESULT: APPROVED
AYES: Board Members Dickey, Doilney, Gerber, Rubell, and Toly

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder