



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

July 14, 2022

The Council of Park City, Summit County, Utah, met in open meeting on July 14, 2022, at 2:30 p.m. in the City Council Chambers.

WORK SESSION

Planning Commission Applicant Interviews to Appoint Four (4) Members:

Mayor Worel and the Council members interviewed Bill Ciraco, John Greenfield, John Frontero, Ed Parigian, Laura Suesser, and John Kenworthy for the Planning Commission open seats. Mayor Worel indicated a decision would be made in the next couple weeks.

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

Browne Sebright, Housing Program Manager, presented this item and reviewed private entities were interested in developing this parcel. An RFP was drafted so the City could see development opportunities. Staff divided the property into two pieces and they felt Area A was the best option for housing development. Developers expressed interest in constructing affordable rental housing, amenity spaces, multi-modal transportation, parking improvements, and support commercial space. The RFP would list requirements for development including approved building design, net-zero construction, and a ground lease on the property.

Council Member Gerber appreciated that staff targeted employers in Empire Pass and thought they were on the right track. Council Member Rubell had concerns about the net-zero requirements in the RFP, since it might put the price range outside of affordable housing. He hoped the RFP would be open for more than one month. He requested that the ground lease language be more open-ended. He noted there was area median income (AMI) discrepancies in the document and a question on seasonal employees. He was not interested in developing Area A since it was a steep slope that would increase development costs. He was open to development in Area B, but he realized there were issues with that parcel as well. If that made development difficult, he would rather focus on other projects. Council Member Gerber indicated the purpose of considering this property was seeing what other entities offered. Council Member Rubell stated the RFP as written did not support the creativity Council was looking for.

Council Member Dickey thought the RFP was good in general and also thought the RFP should be open longer than a month, and stated he preferred three months. The waterfall provisions would exclude Old Town and he suggested being more generic than designating a one-mile parameter. He preferred leaving Areas A and B open to see what development responses came back from the RFP. He also asked if the scoring model had to be firm before the RFP went public. Sebright indicated setting the scoring model before the RFP went out was typical.

Council Member Toly agreed with the concerns on the waterfall provisions. She asked who would be allowed to live there. Sebright stated if Stein Eriksen built the housing, employees from other businesses in the surrounding areas could live there as well. Council Member Toly wanted to understand how much more development would be constructed in that area. Sebright stated Sommet Blanc was the last large development that would be up there. Council Member Toly asked about alternatives for trailhead parking in the area if development occurred here. Mayor Worel summarized Council wanted to learn more about the scoring model, and asked for this item to come back in September.

Council Member Gerber moved to close the meeting to discuss property, personnel, litigation, and advice of counsel at 4:30 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

CLOSED SESSION

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

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Nann Worel	Present
Council Member Ryan Dickey	

Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
Council Member Max Doilney	Absent

II) APPOINTMENTS

1. Appoint John Hutchings, Puggy Holmgren, Douglas Stephens, Lola Beatlebrox, Randy Scott, Jack Hodgkins, and Alan Long to Staggered Terms on the Historic Preservation Board (HPB) Beginning July 2022:

Michelle Downard, Resident Advocate, indicated the board had seven members with staggered terms. This was a technical board and the City Code had specific requirements for being a member. Gretchen Milliken, Planning Director, explained the role of the HPB. She recommended all the members for appointment tonight. Alan Long stated he looked forward to serving.

Council Member Gerber moved to appoint John Hutchings, Puggy Holmgren, Douglas Stephens, Lola Beatlebrox, Randy Scott, Jack Hodgkins, and Alan Long to staggered terms on the Historic Preservation Board beginning July, 2022. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

III) PROCLAMATION

1. Consideration to Adopt Resolution No. 14-2022, a Resolution Honoring the McPolin Barn Centennial and Declaring August 2022 as "McPolin Barn Centennial Month" in Park City, Utah:

Insa Riepen and Patricia Stokes, Friends of the Farm members, reviewed the history of the City's efforts to preserve the barn and farm. They thanked Council and residents for supporting the barn and contributing to its purchase and renovations.

Mayor Worel thanked the Friends of the Farm Board's efforts to preserve the barn and asked for details on the restoration efforts in 2016. Stokes stated cables were installed to keep the walls from falling over when it was first purchased. In 2016, a \$1 million investment was put into the barn reconstruction, including Steel beams, alarms, and a fire suppression system.

Mary Kay Williams via Zoom thanked the City for honoring her family. They visited the barn each year and took their grandchildren and great-grandchildren to see their heritage.

Council Member Dickey moved to adopt Resolution No. 14-2022, a resolution honoring the McPolin Barn centennial and declaring August 2022 as "McPolin Barn Centennial Month" in Park City, Utah. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

IV) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly noted the Prospector Square Owners' Association was having an event this Saturday. She also indicated Park City Leadership applications for Class 29 were now available online.

Council Member Gerber stated daycare was a big issue in the community and she asked if the Planning Department could look at the code to see if daycare restrictions could be loosened. She thought this could be one way to create more home daycare opportunities. She noted daycare was listed as a conditional use in many zones. The majority of Council agreed to have Planning look at the code. Council Member Gerber thanked staff and the community for the great turn out at the July 4th events.

Council Member Rubell stated a wildfire preparedness meeting was held this week and he encouraged residents to attend future sessions.

Mayor Worel indicated the City received a certificate of annexation from the Lt. Governor which made the Southeast Quinn's Junction Annexation official. She thanked staff for the years of work put into this as well as the work done by the Planning Commission.

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

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

Laura Carlton and Karie Belczyk, on behalf of the Central Park Condos HOA, spoke. Carlton stated there was a disconnect from their perspectives on what was being related to Council by the City attorneys. There were many flaws in the building that

needed to be fixed. She wanted the City to make sure the building was structurally sound and asked for a meeting to discuss this further.

Bennett Diamond stated he supported more affordable housing in the City and indicated there was a dire need.

Mayor Worel closed the public input portion of the meeting.

VI) CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 9, 2022:

Council Member Gerber moved to approve the City Council meeting minutes from June 9, 2022. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

VII) CONSENT AGENDA

1. Request to Approve Two Grazing Leases with Gillmor Ranching LLC for City-Owned Property along SR-248 and the Clark Ranch Open Space in the Amount of \$10.00 Each in a Form Approved by the City Attorney:

2. Request to Authorize the City Manager to Execute a Professional Services Agreement with Epic Engineering to Provide Public Improvement Inspection Services for Private Developments in an Amount Not to Exceed \$225,000.00 in a Form Approved by the City Attorney:

3. Request to Authorize Payment of the City's Self-Insurance in the Amount of \$223,251.53 for Settlement:

4. Request to Authorize the City Manager to Execute the First Amendment to the Design Professional Service Agreement in a Form Approved by the City Attorney with Alliance Engineering, Inc., for the Design and Engineering of the 9th and 10th Street Stairs, Not to Exceed \$24,000:

Council Member Gerber moved to approve the Consent Agenda. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

VIII) OLD BUSINESS

1. Consideration to Adopt Resolution 15-2022, a Resolution Prohibiting Use of Ignition Sources, Including Fireworks and Open Flames, in Park City:

Dave Thacker, Chief Building Official, presented this item and indicated an ordinance was passed a couple weeks ago regarding this topic, and this resolution would ratify the ordinance. The criteria met the State Code and Fire Code.

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

Council Member Rubell asked for clarification on outdoor wood burning fire pits. Thacker stated they were banned, but permits could be requested and approved based on the area and the owner meeting specific criteria.

Council Member Rubell moved to adopt Resolution 15-2022, a resolution prohibiting use of ignition sources, including fireworks and open flames, in Park City. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

IX) NEW BUSINESS

1. Consideration to Approve Ordinance No. 2022-23, an Ordinance Amending the Municipal Code of Park City Title 4 General Licensing Section 4-1-1 Definitions; 4-2-13 Outdoor Sales; 4-2-4 Use of Public Property; 4-3-2 Specific Additional License Application Requirements; 4-3-4 Code Compliance Inspection; 4-5-1 Regulation of Vending Machines and Mechanical Devices; 4-5-3 Regulation of Nightly Rentals; 4-5-6 Regulation of Food Truck Locations; 4-6-4 Single Even Alcoholic Beverage License; 4-7-5 Umbrella Organizers; 4-7-6 State Tax Number; 4-8-5 Background Check Requirement; 4-9-1 Mobile Vendors General; 4-9-3 Mobile Vendors Conditions:

Mindy Finlinson, Finance Manager, presented this item and stated the code amendments were made to align with State Code and the Land Management Code.

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

Council Member Dickey moved to approve Ordinance No. 2022-23, an ordinance amending the Municipal Code of Park City Title 4 General Licensing Section 4-1-1 Definitions; 4-2-13 Outdoor Sales; 4-2-4 Use of Public Property; 4-3-2 Specific Additional License Application Requirements; 4-3-4 Code Compliance Inspection; 4-5-1 Regulation of Vending Machines and Mechanical Devices; 4-5-3 Regulation of Nightly Rentals; 4-5-6 Regulation of Food Truck Locations; 4-6-4 Single Even Alcoholic Beverage License; 4-7-5 Umbrella Organizers; 4-7-6 State Tax Number; 4-8-5 Background Check Requirement; 4-9-1 Mobile Vendors General; 4-9-3 Mobile Vendors Conditions. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

2. Consideration to Approve a Professional Service Agreement with Avenue Consultants in an Amount Not to Exceed \$60,000, in a Form Approved by the City Attorney, to Provide Public Involvement Services for the Lower Park Avenue Improvement Project:

John Robertson, City Engineer, explained Avenue Consultants would help finalize and develop the scope of the Lower Park Avenue Improvement project. This was a big project that would impact a lot of people and he wanted to get feedback from people who used these streets. Linda Jager, Communications Manager, stated many people lived, worked, and played on Park Avenue, so staff wanted to have a significant public involvement effort. An outside team was hired and they had a lot of experience with similar projects. They would help with outreach to stakeholders. She reviewed the scope of work for the public outreach project, including in person meetings and online meetings. They would help schedule public outreach events and collect feedback. Outreach efforts would start in August.

Mayor Worel asked when construction would start, to which Robertson stated it would start in 2024. The next year would be spent on design and getting utilities moved. Council Member Gerber stated a pilot program was done on Park Avenue and she asked if information would be given on results from the traffic pattern changes. Jager stated there was data and survey results that she would share.

Council Member Toly asked if the project was only for Lower Park Avenue, to which Robertson affirmed. Council Member Toly asked if building permits would be issued to affected homes during the Lower Park Avenue construction phase, to which Robertson affirmed and stated the project would be done in phases. Council Member Toly asked if

one section of the project could be completed before winter, to which Robertson affirmed the road would be open in the winter.

Council Member Rubell asked if the data collected would be segregated so the City knew where the data came from. Jager stated she would work with the group and revise their proposal to meet the City's need. Council Member Dickey asked if outreach skills should be built in-house or if the City always hired outside firms for outreach. Matt Dias stated this was a major street with many stakeholders. The Public Works Director and City Engineer stated this was a once in a lifetime major renovation. For all those reasons, staff wanted to get the outreach right. On smaller street overhauls, the Communications Department did the outreach. Council Member Dickey complimented staff for being conscientious.

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

Council Member Gerber moved to approve a professional service agreement with Avenue Consultants in an amount not to exceed \$60,000, in a form approved by the City Attorney, to provide public involvement services for the Lower Park Avenue Improvement Project. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

3. Consideration to Approve Ordinance 2022-24, an Ordinance Amending Title 2, Chapter 3, Sections 1-6 of the Municipal Code of Park City:

Margaret Plane, City Attorney, presented this item and indicated the reason for amending the City Code was to delete the sections that were covered under State Code. This would bring City Code in line with State Code, which stated a quorum equaled three voting members. The mayor and two council members who met together would not be considered a quorum.

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

Council Member Rubell stated liaison assignments were made under the previous understanding and he suggested reevaluating liaison roles. Mayor Worel suggested talking about it at the September retreat.

Council Member Gerber moved to approve Ordinance 2022-24, an ordinance amending Title 2, Chapter 3, Sections 1-6 of the Municipal Code of Park City. Council Member Dickey seconded the motion.

RESULT: APPROVED

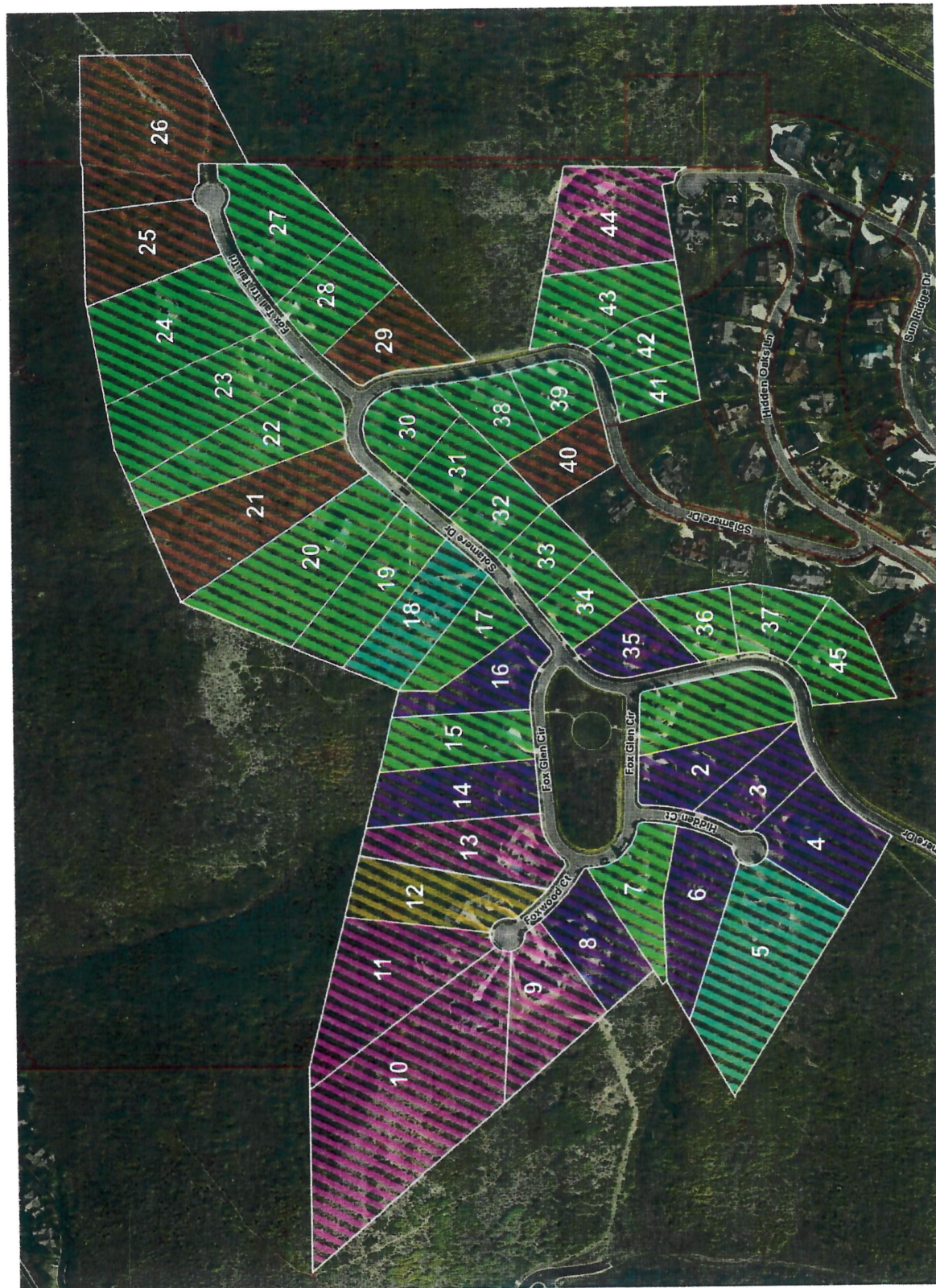
AYES: Council Members Dickey, Gerber, Rubell, and Toly

EXCUSED: Council Member Doilney

X) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



HIDDEN MEADOW SUBDIVISION

An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the background, a winding road or path is visible on a steep, snow-covered slope. The overall scene is serene and wintry.

7700 MARSAC AVENUE

MINE BENCH PROPERTY

July 14, 2022



BACKGROUND

- Aggressive community goal of 800 new affordable/attainable units by 2026.
- One strategy is for the City to partner with private entities to develop affordable housing units on City-owned land
- Private sector has demonstrated an interest to work with the City to develop housing on the Mine Bench site.

PRIOR MEETINGS

- On February 11, 2021, City Council prioritized a list of potential City-owned properties to target for affordable housing development. The Mine Bench property was in the top 6 sites identified but was not given priority at that time.
- On March 17, 2022, after receiving interest from private entities, City Council unanimously directed the Housing Team to start drafting an RFP.
- On May 12, 2022, the Housing Team reviewed with Council the Mine Bench Work Plan which included the parameters of a possible RFP, including an overview of potential challenges associated with developing the site, unit affordability mix, and RFP scope.

COUNCIL INPUT

- Council provided input on:
 - Allowing applicants to include dorms in a unit mix
 - Increasing parameters to 100% workforce housing
 - Including a provision to target Empire Pass area employees to reduce vehicle trips to and from the area.
- The Council also discussed having the City initiate land use applications, such as the Plat Amendment, but reached consensus that they would like to see the developer take on this work.
- Housing staff found that moving the responsibility of entitlement is consistent with other communities that have successfully used public-private partnerships to develop affordable housing.



PROPERTY

- Property Size: 29.07 Acres
- Zoning: Recreation Open Space
- Proposed Site Sizes:
 - Area “A” – 11.2 Acres
 - Area “B” – 6.5 Acres
- Entitlement Needs:
 - Plat Amendment
 - Rezone
 - Conditional Use Permit
 - Affordable MPD
- Other Needs:
 - UDOT Access
 - Utility Re-Alignment
 - Soil Mitigation
 - Trail Re-Alignment



SUMMARY OF RFP

A potential developer is asked to meet the following:

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



SUMMARY OF RFP

- A **site plan and building design** that integrates the **historic mining character** of the area and exemplifies mountain town design principles
- **Net-zero energy performance** in accordance with IECC 2021, pursuant to adopted policies and resolutions
- A **sustainability charette** before schematic design to identify early features for **passive design** to reduce energy use and affordability of utility bills; and
- A **ground lease contemplated at least 50 years**. Construct and operate the Project per future agreements with PCMC.



POTENTIAL NEXT STEPS

Plan A

- July 14, 2022 - City Council hearing for 7700 Marsac RFP workplan review
- September 15, 2022 – City Council hearing to finalize RFP workplan.
- October 24, 2022 - RFP submissions are opened
- November 28, 2022 - RFP Submission close at 3:00 p.m.
- Mid-Late 2023 - MOU between PCMC and developer is approved by City Council and/or Housing Authority.

Plan B

- July 14, 2022 - City Council hearing for 7700 Marsac RFP workplan review
- August 29, 2022 - RFP submissions are opened
- September 30, 2022 - RFP Submission close at 3:00 p.m.
- Early 2023 - MOU between PCMC and developer is approved by City Council and/or Housing Authority in a public meeting.





TITLE 4 AMENDMENTS

LOCAL LICENSING AMENDMENTS

PARK CITY

1884

— TITLE 4 AMENDMENTS —

The proposed amendments are to align with changes to state law:

1. Update the Food Truck and Mobile Vendor definition and regulation
2. Amend the number of 72-hour single event permits issued during a calendar year
3. Update the Department of Alcoholic Beverage Control name

The proposed amendments also include minor corrections and standardization of application requirements:

1. Align application requirements for Liquor and Single Event Temporary Liquor
2. Remove licensing requirements related to vending machines currently regulated by state law
3. Non-substantive code cleanup



Food Trucks

H.B. 146

On May 26, 2022 Council adopted Ordinance No. 2022-16 updating the definition of Food Truck(s) found in the Land Management Code to comply with changes to State law (H.B. 146).

H.B. 146 expands the definition of Food Truck to include food carts and ice cream trucks.

The Finance Department is proposing amendments to the Food Truck and Mobile Vendor regulations to align with the LMC and State Code.



Alcoholic Beverage Licenses

S.B. 176

S.B. 176 modifies the number of allowable single event permits from 12 to 24.

This legislation also modifies the name of the Department of Alcoholic Beverage Control (DABC) to the Department of Alcoholic Beverage Services (DABS).

The Finance Department is also proposing amendments to the application requirements for Alcoholic Beverage Licenses and Single Event Temporary Liquor Licenses to provide consistency and better align with the DABS's application requirements.



Other

The proposed amendments:

- Provide consistent references throughout
- Add/deleting antiquated application requirements
- Removing outdated licensing requirements
- Cleanup of remnant language from previous amendments.



RECOMMENDATION

Staff recommends the City Council conduct a public hearing and consider adopting Ordinance 2022-23



LOWER PARK AVENUE IMPROVEMENT PROJECT

PUBLIC INVOLVEMENT PROGRAM

LOWER PARK AVENUE COMPLETE STREET IMPROVEMENT PROJECT



WHAT: A roadway reconstruction and utility improvement project to:

- Replace the roadway surface, curbs and gutters;
- Update sidewalks;
- Improve/upgrade wet utilities (water/storm drain/wastewater);
- Coordinate improvements of dry utilities; and
- Potentially implement roadway techniques to improve the neighborhood experience on the corridor.

WHERE: Intersection of State Route 224 (Park Avenue/or “box of rocks”) and Empire Avenue to Heber Avenue (Harvest and PCMC pocket park)

WHEN: Public Involvement and Design (2022-2023); Construction to begin in 2024

PUBLIC INVOLVEMENT

Public Involvement is integral to the Lower Park Avenue Improvement Project's success. Proactive public involvement early and often on the front end of the project will lead to less frustration and pushback at the end of the project. Park Avenue is a significant community street with a wide variety of stakeholders, including residents, businesses, commuters, visitors, public transit and parking, and public facilities

Street reconstruction is expensive, and the community lives with the results for decades, so it's important it's done right.

Public Involvement Goals:

- Engage and inform project stakeholders;
- Coordinate project goals;
- Update the pilot program underway, and
- Identify project impacts, timelines, and support a final project scope.



PUBLIC INVOLVEMENT STRATEGY

IAP2 Spectrum of Public Participation



IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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Involve

Goal - to work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.

Promise to the Public - We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.



PUBLIC INVOLVEMENT PARTNERSHIP

Partnering with an experienced public involvement firm to create and implement an extensive public participation program to provide quantifiable, proactive, and transparent information and feedback to enable project design.

May 2022 – the city's project team invited three pre-approved vendors from Park City's Transportation Planning consultant pool – Avenue Consulting, GSBS Architects, and Horrocks Engineers – to submit a proposal and scope of work to address the goals of the project's public involvement phase. Project budget was set at \$60,000.

Avenue Consultants was selected based upon their understanding of the project's goals, impressive roster of public involvement professionals, and a portfolio of similar projects on both the Wasatch Front and Back.



PUBLIC INVOLVEMENT TIMELINE

Phase 1: Develop Public Outreach Program (August)

Goals

- Distill feedback gathered in the Pilot Program;
- Develop a strategic public outreach program; and
- Assemble an advisory committees to consult on solutions and provide feedback throughout.

Core Project Team (CPT) | Comprised of Park City staff and City Council liaison

Technical Advisory Committee (TAC) | Made up of leaders from key divisions within Park City and partner agencies

Stakeholder Committee (SC) | Comprised of key stakeholders previously identified by the City, including residents, representatives of the Historic Park City Alliance (HPCA), and those who live, work, and travel on Park Avenue every day.



PUBLIC INVOLVEMENT TIMELINE

Phase 2: Implement Public Outreach Program (September - November)

Goals

- Verify results of Pilot Program and adjust as necessary to confirm community vision;
- Develop public survey with input from committees;
- Gather recommendations on previous Pilot Program solutions; and
- Recommend a final concept to staff and Council that meets community needs.