



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
January 4, 2024**

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. [Click here for more information.](#)

CLOSED SESSION - 3:15 p.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

WORK SESSION

3:45 p.m. - Appeal Panel Interviews

CLOSED SESSION - 4:55 p.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. APPOINTMENTS

1. Appointment of a Mayor Pro Tem and Alternate for Calendar Year 2024

III. PRESENTATIONS

1. Presentation of the 2023 Historic Preservation Awards to King Con Ore Bin, Daly West Headframe, and 180 Daly Avenue

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

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

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from November 30, 2023, and December 5 and 14, 2023

VII. CONSENT AGENDA

1. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2024 Sundance Film Festival
2. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2024 Sundance Film Festival

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance 2024-01, an Ordinance Approving the 2024 Regular Meeting Schedule for City Council
(A) Public Hearing (B) Action
2. Public Hearing Regarding Potential Applications for Community Development Block Grant (CDBG) Small Cities Program Funding, a Federal Program, for the 2024 Funding Cycle
(A) Public Hearing
3. Discuss Main Street Area Plan Advisory Committee

IX. ADJOURNMENT

X. PARK CITY REDEVELOPMENT AGENCY MEETING

ROLL CALL

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

NEW BUSINESS

1. Consideration to Approve Resolution RDA 01-2024, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2024 Meetings and Appointing Officers of the Board of Directors of the Redevelopment Agency of Park City, Utah
(A) Public Hearing (B) Action

ADJOURNMENT

XI. PARK CITY HOUSING AUTHORITY MEETING

ROLL CALL

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

NEW BUSINESS

1. Consideration to Approve Resolution HA 01-2024, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2024 Meetings and Appointing Officers of the Board of Directors of the Housing Authority of Park City, Utah
(A) Public Hearing (B) Action

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.**



City Council Staff Report

Subject: Appeal Panel Interviews
Author: Michelle Downard
Department: Executive Department
Date: January 4, 2024
Type of Item: Administrative

Summary Recommendation

At the request of the Mayor, the City Council will briefly interview Appeal Panel applicants to help appoint three open seats.

Background

Park City's Appeal Panel is appointed by the City Council to hear appeals of Planning Commission decisions and is established by Land Management Code [Section 15-1-18\(C\)](#). Members serve three-year terms on the three-member panel.

Qualifications for Appeal Panel members include a weighted priority for Park City or Area residents, five years or more of experience in an adjudicative position, and/or a legal or planning degree. Appeal Panel members are required to:

- Conduct quasi-judicial administrative hearings in an orderly, impartial, and highly professional manner,
- Follow complex oral and written arguments and identify key issues of local concern,
- Master non-legal concepts required to analyze specific situations, and
- Absent any conflict of interest, render findings and determinations on cases heard, based on neutral consideration of the issues, sound legal reasoning, and good judgment.

Analysis

On [July 13, 2023](#), the City Council established the Appeal Panel and now seeks to appoint all three seats. The vacancies were advertised for five weeks through the Park City Website, Park City Newsletter, KPCW, and social media.

Applications were received from Adam Strachan, Elyse Kats, Esteban Nunez, Matthew Day, and Michael Collins.

Interview Schedule	
3:45	Council Discussion
3:55	Adam Strachan
4:07	Elyse Kats
4:19	Esteban Nunez
4:31	Matthew Day
4:43	Michael Collins

Consideration of appointments to the Appeal Panel will return to the City Council at a later date.

City Council Staff Report



Subject: 2023 Historic Preservation Awards
Application: GI-23-00495
Author: Caitlyn Tubbs, Senior Planner
Date: January 4, 2024

Recommendation

The Planning Team recommends the City Council partner with the Historic Preservation Board (HPB) to present the 2023 Historic Preservation Awards.

Background

The HPB started the Historic Preservation Awards in 2011 to honor a project that depicted best practices outlined in Land Management Code Chapter 15-13 *Design Guidelines for Historic Districts and Historic Sites*. Projects are selected based on the following categories:

- Adaptive Re-Use;
- Infill Development;
- Excellence in Restoration;
- Sustainable Preservation;
- Embodiment of Historical Context; and
- Connectivity of Site

After a three-year pause beginning in 2018, the Historic Preservation Awards were reactivated, making 2023 the tenth year the HPB has honored projects in the Historic Districts.

Past Historic Preservation winners include:

- 2011: High West Distillery (artist Sid Ostergaard);
- 2012: Washington School House Hotel (artist Jan Perkins);
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover);
- 2014: Garage at 101 Prospect Avenue (artist Bill Kranstover);
- 2015: 562 Main Street (artist Cara Jean Means);
- 2016: California Comstock (artist Hilary Honadel);
- 2017: Egyptian Theatre, 328 Main Street (artist Marianne Cone);
- 2018: Glenwood Cemetery (artist Anna Leigh Moore); and
- 2022: 1141 Park Avenue (artist Morgan McCue)

The HPB commissions a work of art that becomes a part of Park City's art collection. These paintings are showcased on the second level of City Hall.

On February 1, 2023, the HPB selected three recipients for the 2023 Historic Preservation Awards ([Staff Report](#); [Minutes](#), p. 5). The HPB selected the [King Con Ore](#)

[Bin](#), a Significant Historic Site on the Park City Historic Sites Inventory, as the primary winner for Excellence in Restoration. The Ore Bin was used to store the ore before it was transported to the mill; the King Con Ore Bin is the only remaining structure on this particular site. Over time it suffered extensive water damage and sank into the ground below. The Bin was retrofitted with a new floor to allow snow to pass directly through without causing additional water damage and new concrete footings were placed below each supporting post to prevent the Bin from sinking into the hillside.



On February 17, 2023, the Planning Department published a Request For Proposals (RFP) for the 2023 Historic Preservation Award's "Call for Artists." No submittals were received by the deadline, so staff published a new RFP on April 18, 2023. Two local artists submitted proposals for consideration.

On June 1, 2023, the Artist Selection Committee, which included three HPB members, one Public Arts Advisory Board member, and one Planning staff member, met to

conduct interviews. The Committee commissioned local artist [Bridgette Meinhold](#) to create an art piece depicting the King Con Ore Bin, which will become part of the City's official collection and rotated throughout our facilities.

Additionally, the HPB selected two projects, the [Daly West Headframe](#) constructed c. 1912, and [180 Daly Avenue](#) constructed in 1925, to honor with plaques.

In May 2015 the mine shaft below the Daly West Headframe collapsed causing the structure to topple. The mine shaft was sealed off and the headframe structure was repaired, raised, and placed nearby its original location in 2022.



180 Daly Avenue, also known as the Alma Hansen House, was constructed in 1925. Over time the original siding and windows were removed and replaced with incompatible casement windows and aluminum siding which diminished the home's historic character to the point that a 2016 Intensive Level Survey listed it as an ineligible/non-contributing property. In 2022 the homeowners were awarded a grant from Park City to replace the non-historic

aluminum siding and windows with more historically appropriate wood siding and windows, and repaint the home.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Funding Source

The Planning Department finances the art pieces and plaques.



PARK CITY COUNCIL MEETING MINUTES – DRAFT

**445 MARSAC AVENUE
PARK CITY, UTAH 84060**

November 30, 2023

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

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

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

Council Member Rubell arrived at 2:35 p.m.

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 4:00 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

PARK CITY WATER SERVICE DISTRICT 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, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present

None	Excused
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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.

NEW BUSINESS

1. Consideration to Approve an Amendment to a Water Supply Agreement between Salt Lake City and Park City:

Clint McAfee, Public Utilities Director, indicated part of the Spiro Tunnel water source was from Salt Lake City and this was an amendment to the 1991 lease agreement so Park City could use it. He noted Salt Lake City had 36% ownership, Vail had 34% ownership, and PCMC 30% ownership.

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

Board Member Doilney moved to approve an amendment to a water supply agreement between Salt Lake City and Park City. Board Member Gerber seconded the motion.

RESULT: APPROVED

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

ADJOURNMENT

PARK CITY COUNCIL WORK SESSION

Discuss Woodside Park Phase 2 Development - Senior Center Mixed Development:

Jason Glidden, Affordable Housing Director, reviewed the background of acquiring property in this area and developing affordable housing. He indicated the original Woodside Park Phase 2 proposal went to the Planning Commission and a neighbor opposed the development. The Planning Commission approval was appealed and the City lost so this project was put on hold. Negotiations were made with the Park City Senior Citizens to construct a senior center as part of this development. A memorandum of understanding (MOU) was entered into between the City and seniors to outline goals and expectations. A new development was currently in the planning stages and they hoped to break ground next fall.

1 Glidden stated there was a budget of \$3.5 million for the senior center. They were also
2 applying for a CDBG grant to help with the project. He noted the county had not
3 committed funds for constructing the center yet. This was a two-fold project; affordable
4 housing and a senior center. A massing study was performed and they found an
5 affordable master planned development (AMPD) would yield the highest density, but it
6 would limit the senior center to 10,000 square feet unless an exception was given by the
7 Planning Commission. He noted residential amenities were not considered commercial
8 space. A stand-alone senior center would result in less density.

9
10 Glidden indicated he met with the senior's group subcommittee monthly and they
11 agreed to issue an RFP to determine the feasibility of the project. He reviewed some
12 criteria that would be in the RFP. Some challenges to this project included a funding
13 gap, renegotiating the MOU to address the needs of a new center, the management of
14 shared amenities, and the aggressive timeline.

15
16 Craig Wheatley, Park City Seniors, indicated the seniors were very grateful for the
17 project and the level of collaboration between the parties. Affordable housing and a
18 senior center were top priorities for the seniors, and they were committed to help. This
19 facility would be in use for the next 50 years so most of the community would be part of
20 it at some point. He encouraged Council to approve an RFP for the project.

21
22 Mayor Worel was happy to see the project moving forward. Council Member Dickey
23 asked if 50 units would be onsite with most of it being affordable and the rest as senior
24 housing. Glidden affirmed and stated there was an additional piece of ground that could
25 possibly allow more units. Council Member Dickey asked how seniors would qualify for
26 affordable housing. Glidden indicated there were income and asset limitations and
27 some seniors would meet the income limit but not the asset limit. He noted some of the
28 units would be market rate and the seniors could apply for those. Council Member Toly
29 clarified the project would be 100% rental units. Council Member Gerber stated the
30 market rate units would be small. Glidden indicated there would be studios, and one-
31 and two-bedroom units. Council Member Gerber asked if the seniors didn't fill the
32 market rate units if they could be used as affordable units. Glidden stated that would get
33 into fair housing laws.

34
35 Council Member Doilney was concerned about the temporary location for the seniors
36 while the project was under construction. He thought it needed to be addressed early
37 and not left to the end. Glidden indicated they looked at some properties and gave real
38 estate professionals criteria of what was needed. Council Member Doilney stated the
39 new center was a lot larger than the current building. He asked what the criteria was for
40 the temporary center. Wheatley stated the seniors had discussions about the temporary
41 site, but they hadn't set specific criteria yet. He noted they had outgrown the current
42 facility, and more space was needed.

43
44 Council Member Gerber asked how the county was involved in the project since this
45 was an MOU between the City, seniors and county. Glidden stated the county would be

1 informed of the project since they ran the operational side of the senior center. Wheatley
2 indicated the seniors gave an update to the county and they made a formal operations
3 budget request to the County to upgrade the staffing and a capital request of \$750,000
4 to support the new center. No commitment had been given to date.

5
6 Council Member Rubell asked if Glidden recommended an AMPD, to which Glidden
7 stated an AMPD would allow much more housing on the site. Council Member Rubell
8 asked if Studio Crossing received an exception to square footage with the AMPD, to
9 which Glidden stated Studio Crossing did not use the AMPD in their development. He
10 noted the Planning Commission had been asked to look at the AMPD requirements for
11 commercial. Council Member Rubell asked for a waterfall to prioritize first responders.
12 Council Member Dickey stated there might be federal funding limitations. Glidden
13 indicated they could list it as a preferred option in the RFP. Council Member Rubell
14 asked who the parties of the project were. Glidden stated the seniors, Park City, and
15 Summit County for current operations. There was a separate MOU for this project
16 between the seniors and Park City. Council Member Rubell asked if the City was
17 considering additional funding for the project. Glidden indicated they would look at all
18 sources of funding. Council Member Rubell asked about the lot to the north of the
19 project, to which Glidden stated they could include that in the RFP.

20
21 Mayor Worel asked if there would be additional funding opportunities if senior housing
22 was attached to the senior center. Glidden stated there were different funding options
23 and they would call in an expert so they could understand all options. There would be
24 two buildings because of the walkway. Wheatley stated they were flexible on the design
25 of the senior center. They knew there were multiple goals with this project, and they
26 wanted to be a partner. Council Member Rubell asked if staff thought the City should be
27 the developer. Glidden indicated that was one option, but they wanted to see all their
28 options. All the Council was in favor of issuing an RFP. Additional items to go in the RFP
29 included the waterfall preference for first responders and the inclusion of the Empire
30 Avenue lot.

31 32 REGULAR MEETING

33 34 I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present

None	Excused
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II. APPOINTMENTS

1. Appointment of Molly Guinan to Fulfill a Vacant Term on the Park City Public Art Advisory Board through June 30, 2026:

Jenny Diersen stated Laura Carlton moved out of the City limits and Guinan would fill that vacancy. She had a background in architecture, art, and planning, and Diersen felt she was well-qualified for the position.

Council Member Gerber moved to appoint Molly Guinan to fulfill a vacant term on the Park City Public Art Advisory Board through June 30, 2026. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

III. PRESENTATIONS

1. Public Utilities Voice of the People Award in the Transformation Category:

Clint McAfee, Jason Christensen, and Michelle DeHaan, Public Utilities Department, presented this item. McAfee indicated the Water Department received this award because of the department's transformation in utilities. He noted in 2011, 43% of survey respondents thought the City's water was good or excellent. In 2022, the percentage improved to 75%. He reviewed all the projects over the years that contributed to the Water Department's success.

Christensen asserted Park City was a national leader in water conservation. He noted a lot of time was spent identifying and stopping water loss. McAfee reviewed the stipulated compliance order from the state that mandated the City had to phase in compliance to meet state and federal standards by 2033. DeHaan explained the ice pigging project which helped eliminate metals build up in the waterlines. Mayor Worel congratulated McAfee and his team for achieving this award.

2. Republic Services Winter Waste and Communication Update:

Troy Daley, Public Works Manager, and Mark Sherwood, Republic Services Manager, were present for this item. Daley reviewed that lessons were learned last year and the City was working with Republic Services to make service better. Sherwood stated three issues were communication, operations, and policy. Last year they started targeted updates for people who signed up, which was a big investment. A policy was also set up so those who didn't have their trash picked up would bring in the trashcan and set it out the next morning. If inclement weather persisted, they would put it back out the next week on their trash day. Daley indicated that policy helped the snowplows widen the

roads at night. Mayor Worel asked that notifications via social media be sent to let people know how to sign up.

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly paid tribute to Gary Knudson, who passed away this week. Council Member Doilney indicated he and Council Member Gerber went to hear the International Olympic Committee (IOC) announcement that Salt Lake City was targeted to be in line for the 2034 Olympic Games. He thanked the people who got the games here in 2002 and for the people trying to bring back the games. There would be an event tomorrow at Rice Eccles stadium to light the Olympic flame at 5:45 p.m. Council Member Gerber was excited for the Olympics and she hoped the community would engage.

Staff Communications Reports:

1. Old Town Stairs Wayfinding Project:

Council Member Toly thanked staff and indicated the stairs would be a great benefit to visitors.

2. 2023/24 Winter Recreation Update:

Council Member Toly stated she would announce if Transit to Trails would continue through December 17 at the next meeting. She also gave information on the bike trails at Richardson Flat and ice skating on the softball fields and at City Park.

3. Fiscal Year 2024 Water Rate Update:

Council Member Toly asked to discuss the water rate increase during the budget process. Council Member Dickey asked for that discussion as well.

4. Fire System Backflow:

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

Mayor Worel wanted public input to be a safe place for all sides to express their thoughts. She indicated slanderous and profane comments would be removed. Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

John Stafsholt 84060 thanked the City for the Treasure Hill Conservation Easement report to the next meeting's agenda. He asked to include survey data in the report. He thought the conservation easement would be excellent when it went into effect. He also thanked Council for reopening the public hearing for the North Norfolk plat. Stafsholt paid tribute to Gary Knudson.

1 Laura England 84060 stated she was a teacher and a resident of Kings Crown
2 Affordable Housing. She asked for Council's help on a parking issue within the
3 development. Parking permits for second cars were not renewed this year and residents
4 couldn't park on the street. Tourists were allowed to park on the street. This issue did
5 not make affordable housing accessible. Because of these restrictions, they couldn't
6 have friends over and they couldn't rent out a room. She asked that parking passes be
7 distributed once again.

8
9 Matt Renthway 84060 affirmed there were parking issues at Kings Crown and explained
10 his particular situation. He stated if it continued he would have to move. When he
11 purchased the unit, he was told his second car could be parked on the street.

12
13 Mark Brian 84060 read a statement regarding the Deer Valley public input period at the
14 last meeting. He thanked the City for reopening the public hearing on the North Norfolk
15 plat and he requested that public hearing to be in January to be consistent with the
16 Mayor's comments.

17
18 Mayor Worel closed the public input portion of the meeting.

19 20 VI. CONSIDERATION OF MINUTES

21 22 1. Consideration to Approve the City Council Meeting Minutes from November 2 23 and 14, 2023:

24
25 Council Member Gerber moved to approve the City Council meeting minutes from
26 November 2 and 14, 2023. Council Member Doilney seconded the motion.

27 **RESULT: APPROVED**

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

29 30 VII. CONSENT AGENDA

31 32 1. Motion to Re-Open a Public Hearing on December 14, 2023 for the North 33 Norfolk Plat Amendment - Ordinance No. 2023-54, an Ordinance Approving the 34 North Norfolk Plat Amendment Amending the Knudson Subdivision and Parcel 35 SA-200, and Re-Subdividing the Vacant Lots into Four Lots to Allow Four Single- 36 Family Dwellings - for Public Comment Limited to Those Unable to Provide Online 37 Comment at the Prior Hearing on November 16, 2023:

38 39 2. Request to Approve the First Amendment to the Contract with J.W.W 40 Excavation LLC, in a Form Approved by the City Attorney's Office, for Soil 41 Remediation Services Not to Exceed \$145,156.08

42 43 3. Request to Authorize the City Manager to Amend the Professional Services 44 Agreement with Mountain Trails Foundation for Winter and Backcountry Trail

Maintenance Services on the Park City Public Trail System for \$60,000 Annually, for a Total Amount Not to Exceed \$120,000 through December 31, 2025, in a Form Approved by the City Attorney:

4. Request to Authorize the Mayor to Execute a Utility Agreement with Rocky Mountain Power and the Community Renewable Energy Agency in a Form Approved by the City Attorney:

5. Request to 1) Authorize the City Manager to Enter into a New Five-Year Emergency Mass Notification Service Contract with Everbridge, via SHI International's State Cooperative Contract, for an Amount Not to Exceed \$26,093.13 Annually, a Five-Year Total of \$130,465.65 in a Form Approved by the City Attorney; and 2) Authorize the City Manager to Renew a Cost-Sharing Agreement with Summit County with updated Costs, in a Form Approved by the City Attorney:

6. Request to Approve Additional Programmatic and Qualifying Details to Administer the 2023/24 PCMC Childcare Needs-Based Scholarship Program:

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. Motion to Re-Open a Public Hearing on December 14, 2023 for the North Norfolk Plat Amendment - Ordinance No. 2023-54, an Ordinance Approving the North Norfolk Plat Amendment Amending the Knudson Subdivision and Parcel SA-200, and Re-Subdividing the Vacant Lots into Four Lots to Allow Four Single-Family Dwellings - for Public Comment Limited to Those Unable to Provide Online Comment at the Prior Hearing on November 16, 2023:

Council Member Rubell asked staff to explain the public comment noticing requirement on the North Norfolk item. Alex Ananth, Senior Planner, stated they publicly noticed the item for a public hearing on December 14th after online public comment was terminated at the November 16th meeting. The notice met all the state requirements.

Council Member Dickey moved to re-open a public hearing on December 14, 2023 for the North Norfolk Plat Amendment - Ordinance No. 2023-54, an ordinance approving the North Norfolk Plat Amendment amending the Knudson Subdivision and Parcel SA-200, and re-subdividing the vacant lots into four lots to allow four single-family dwellings - for public comment limited to those unable to provide online comment at the prior hearing on November 16, 2023. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

Council Member Doilney moved to approve Consent Agenda Items Two through Six.
Council Member Gerber seconded the motion.

RESULT: APPROVED

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

VIII. NEW BUSINESS

1. Consideration to Approve Park City Mountain's (PCM) 60th Anniversary, a Level Four Special Event, on Saturday, February 10, 2024, at Park City Mountain Village in a Form Approved by the City Attorney:

Jenny Diersen and Heather Weinstock, Special Events Department, and Mike Lewis, PCM Director of Operations, were present for this item. Lewis stated they sought an event permit for this milestone. Weinstock indicated the event would end at 6:30 p.m. at the PCM Village base. She noted February 10th was a peak traffic day so additional traffic enforcement personnel would be working.

Council Member Toly asked how the event was being targeted for residents. It was indicated there were no tickets for this event, but they wanted to throw a party for the guests and residents. No marketing would be done for the event. Council Member Toly asked about parking. Diersen stated the police and Kane Security would be enforcing parking, and PCM felt parking could be accommodated at the Mountain Village parking lot. Council Member Toly asked if other events were being held that day in the County, to which Diersen stated she was not aware of any.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Council Member Gerber moved to approve Park City Mountain's 60th Anniversary, a Level Four Special Event, on Saturday, February 10, 2024, at Park City Mountain Village 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

2. Consideration to Authorize the Mayor to Execute an Agreement for the Highway 224 Interconnection under the Western Summit County Project Master Agreement in a Form Approved by the City Attorney:

Clint McAfee, Public Utilities Director, and Scott Paxman and Darren Hess, Weber Basin, were present for this item. Paxman stated Weber Basin covered five counties

1 and they were a water wholesaler. The interconnect was using existing water supplies
2 until a new supply was needed. Hess expressed appreciation to Park City and the staff
3 they worked with. McAfee stated Weber Basin had been a water partner since 2013.
4 They purchased the City's surplus water and would continue to do so until there was a
5 time when the City no longer had surplus water. The SR224 interconnect would
6 increase the water flow and add a redundant connection to Park City. The City
7 estimated 25% of its water revenue came from Weber Basin. The agreement dictated
8 Weber Basin would design this project and the City would build the interconnect. Weber
9 Basin would own the new pipeline and the City would operate it.

10
11 McAfee noted the lease had a rolling five-year term and that was set forth to give
12 Weber Basin time to get a new water source if the City no longer was able to sell
13 surplus water. Paxman indicated Weber Basin was anxious to execute this interconnect
14 agreement and use the City's surplus water. Council Member Toly asked how the
15 construction plan would work. McAfee stated the goal was to complete the project by
16 2026. Council Member Toly asked about the traffic impacts. McAfee stated the traffic
17 impacts would be mitigated and there would be at least one lane of traffic flowing.

18
19 Mayor Worel opened public input. No comments were given. Mayor Worel closed public
20 input.

21
22 Council Member Gerber moved to authorize the Mayor to execute an agreement for the
23 Highway 224 Interconnection under the Western Summit County Project Master
24 Agreement in a form approved by the City Attorney. Council Member Doilney seconded
25 the motion.

26 **RESULT: APPROVED**

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

28
29 **IX. OLD BUSINESS**

30
31 **1. Consideration to Adopt Resolution 21-2023, a Resolution Approving a Policy to**
32 **Waive or Adjust Construction, Development, and Impact Fees, Park City, Utah:**

33 JJ Trussell, Deputy Building Official, reviewed the discussion from a few weeks ago. He
34 looked at other municipalities' policies and there were no consistencies. Regarding the
35 scoring process, the City Attorney's Office advised him there should not be a specific
36 scoring policy because it could limit future Council decisions.

37
38 Council Member Rubell thought the goal was to simplify the process and he felt the
39 proposed policy made the process more complicated. He suggested the committee
40 make fee waiver approval recommendations of 25%, 50%, 75%, or 100% of the
41 requested amount. He wanted a system set up that would eliminate complaints of bias.
42 Trussell stated staff could make the scoring clear when they came to Council, and he
43 was concerned that the committee would make a decision to waive less than 100% on a
44 potential large project. Council Member Rubell stated eligibility included nonprofits and

asked if fiscal sponsorships under a nonprofit would be eligible. Trussell stated he would look at that on a case-by-case basis. Council Member Rubell felt the fee waivers were a City subsidy. He indicated historic district grants, religious groups, and youth groups were mentioned and he asked if the policy should be rewritten to include today's issues. Council Member Dickey asked what the attorney's concern was about bringing a specific recommendation for a waiver amount. Trussell stated it was about not creating something in the policy that would stay there until it was updated again. They didn't want it to inaccurately reflect what their authority was and whose job it was to waive the fees. It was indicated the committee would still make a specific waiver recommendation.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Council Member Rubell thought this was a good start, but indicated there was still an opportunity to achieve the outcomes needed.

Council Member Rubell moved to approve Resolution 21-2023, a resolution approving a policy to waive or adjust construction, development, and impact fees, Park City, Utah, with direction for staff to keep working on it. Council Member Dickey seconded the motion.

Council Member Dickey stated the scoring was a challenge and a scoring rubric was needed. He liked starting with a specific recommendation for a waiver and then going from there. Council Member Rubell asked if the Council supported a follow-up discussion with a couple Council liaisons assigned, to which the Council members agreed. Council Members Rubell and Dickey were chosen as liaisons for this project.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance No. 2023-55 Approving the Bald Eagle Club at Deer Valley Unit 55 Third Amended Located at 7875 Bald Eagle Drive, Park City, Utah:

Spencer Cawley, Planner II, and Martina Nelson, representative for the applicant, were present for this item. Cawley noted this plat was reviewed prior to Council authorizing the Planning Commission to give final plat approvals. He stated this amendment would change the limits of disturbance (LOD) because the existing structure was built outside the LOD.

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

Council Member Doilney moved to approve Ordinance No. 2023-55 approving the Bald Eagle Club at Deer Valley Unit 55 Third Amended located at 7875 Bald Eagle Drive, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

3. Deer Valley Development Company, Inc. Petition to Vacate Public Right-Of-Way – Deer Valley Drive West and South Sections – The City Council Will Conduct a Public Hearing on the Vacation of City Right-of-Way (ROW) as it Pertains to Deer Valley's Snow Park Base Redevelopment (2250 Deer Valley Drive South):

Mayor Worel stated the City and Deer Valley had been in negotiations on the Snow Park Village right-of-way (ROW). A lot of public input had been given. The top priority was to have an inclusive process and she thought that goal had been achieved. The Council heard the desire to expand regional transportation, mitigate traffic impacts downstream, increase mountain access to divert traffic, and the desire to offer a world class experience for residents and visitors.

She and Todd Bennett, Deer Valley (DV) President and COO, would propose a partnership and she felt the partnership would build a bold and bright future for all residents. She also felt the proposal would help prepare for the Olympics in 2034. The proposal included \$15 million in new funding for transportation infrastructure and affordable housing, a 15%-20% parking reduction, DV lift infrastructure integrated with Highway 40, and the implementation of pedestrian friendly areas with new dining, retail, and lodging offerings. If this was approved by City Council, the item would go to the Planning Commission for consideration.

Bennett expressed gratitude for the respectful conversations and stated he was excited to kick off the public/private partnership. He noted a new portal would connect visitors from Salt Lake City to Snow Park, there would be a new transit center and many upgrades. Mayor Worel indicated there would be additional public hearings December 5th and 14th to hear informed feedback. A vote could take place on the 14th. She thought the partnership was a clear path to good cause.

Mayor Worel opened public hearing

Brad Baldridge, Protect the Loop (PTL) member, stated he favored the development of the property, but he had concerns. He would like to see a new survey that covered the entire loop and the adjacent properties as well as a new traffic study. A stoplight was proposed and he didn't think that was compatible with the neighborhood. Establishing Doe Pass as a street with three or four lanes was not feasible. PTL had an alternate proposal to put part of the road underground.

Brad Olch 84060 thought the partnership was a great first step. He thought this would help with the Olympics. He encouraged everyone to get involved with the Olympics, be bold in the partnership, and look to the future.

1 Kim Tessitor 84060 represented Powder Run and stated they supported the DV
2 proposal. Moving the loop to Doe Pass would enable DV to build the transit center and
3 make substantial improvements. The plan increased transportation efficiency. She also
4 favored the après offerings. They were grateful the City negotiated with DV.

5
6 Deb Rentfrow 84060 stated the City violated its own land management code (LMC) and
7 stated the applicants had to move their applications through the process in a timely
8 manner. She referred to the PEG application and noted that PEG withdrew. She
9 asserted an item on an agenda without any progress should be denied. The City should
10 follow its code.

11
12 Tanner Blackburn thought the process followed thus far was wise. He was manager of
13 Deer Crest. His role overlapped with Deer Valley and they always showed that they
14 were a good partner and good neighbor. It showed with the plan presented tonight. He
15 supported the proposal and asserted it would have a great benefit.

16
17 Bill Newman 84060, president of Pinnacle HOA, stated the homes sat across from the
18 DV base and they supported the DV project but wanted the traffic issues addressed.
19 Because of the traffic problems, the owners joined PTL. He reminded Council they
20 needed to find good cause and not cause harm.

21
22 Ed Parigian 84060 asked if more details would be available to which Mayor Worel
23 stated they would be posted and added to the ordinance put forth for approval. Parigian
24 thought the only change to the original proposal was the \$15 million contribution.

25
26 Allison Kitching stated the process enlightened residents that developers could take
27 ROWs for their development. This was setting precedent. She requested the code be
28 looked at to have a plan with and without the road vacation. The way the code was
29 currently written, they had no recourse when the City decided. She also asked for
30 financial transparency from the developer. She asked Council to deny the request.

31
32 Robert Boone 84060 president of American Flag HOA stated they were opposed to the
33 petition and were aligned with PTL. He wanted all the details of the partnership
34 disclosed. The ROW had utility based on the reaction of the public to the vacation
35 proposal. He hope this was denied and DV could propose an alternate plan.

36
37 Kathryn Leach, President of Courchevel HOA, supported the development but not the
38 ROW vacation. They would like to see another solution.

39
40 John Stafsholt 84060 stated the best thing about DV was easy dropoff. He didn't think
41 vacating the ROW was a benefit. He thought DV should propose alternatives.

42
43 Angela Moschetta 84060 stated previous mayors backed the community and residents.
44 PTL was a great organized community group that put forth an alternate solution. She
45 was proud to live in a community where residents stood up for the City's best interests.

1 As PTL consultant, she stated the community didn't want money. They wanted
2 mitigation to traffic problems. She asked Council to vote with the community.

3
4 Rich Ford 84036 stated he looked forward to the new direct bus route. He was
5 concerned about the commenter that stated there was inactivity with this issue and he
6 wanted it resolved next week. He thought it was a great plan and stated it could be
7 refined later. He wanted to work together on this.

8
9 Meredith Berkowitz thanked Council for everyone's efforts on this issue. She
10 represented In the Trees HOA and stated they supported the development but were
11 concerned with the traffic problem. She didn't know how Council could ask for public
12 comment without showing the public the partnership details. She asked for a survey.
13 There were other suggestions made that would benefit her HOA. A decision should be
14 made soon.

15
16 Tom Miller 84060 president of Fawngrove HOA, stated they supported the development
17 but not the ROW. He also requested a new survey and traffic study. Owners complained
18 about the afternoon traffic because they couldn't leave the community.

19
20 Martin Zegari In the Trees HOA stated he was disappointed that other options weren't
21 presented by DV. He thought pushing the access to the back was a step backwards. He
22 stated DV created bridges better than other resorts, but this plan looked like all the other
23 resorts.

24
25 Joseph Schrader 84060 agreed with other commenters who stated they were
26 disappointed there was no alternate plan. He was concerned about emergency vehicles
27 having access under DV's proposed plan. He supported PTL.

28
29 John Kenworthy 84060 thanked everyone for all their efforts on this issue. He agreed
30 there was a lot of intellectual capital in the community. He was on the Planning
31 Commission when the ROW issue was referred to the Council. The City was looking for
32 an equitable partnership with DV. He thought the plan was far better than building
33 nightly rentals. He was pleased with the \$15 million contribution and the access to
34 Highway 40.

35
36 Allison Keenan 84060 echoed Ed Parigian's comments that the only concession was
37 the \$15 million. She asked what the \$15 million would fund. She asked to see detailed
38 terms before a vote was taken.

39
40 Council Member Doilney moved to continue the Deer Valley Development Company,
41 Inc. Petition to Vacate Public Right-Of-Way – Deer Valley Drive West and South
42 Sections – The City Council Will Conduct a Public Hearing on the Vacation of City Right-
43 of-Way (ROW) as it Pertains to Deer Valley's Snow Park Base Redevelopment (2250
44 Deer Valley Drive South) to December 5, 2023. Council Member Gerber seconded the
45 motion.

RESULT: APPROVED

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

X. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Mixed-Used Development located at 1361 Woodside Avenue

November 30, 2023



1884

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Background

- City proactively acquired several adjoining parcels in the 1300 block of Park Avenue west up to Empire Avenue in anticipation of developing a large, in-fill affordable housing project in the heart of Old Town.
- Woodside Park Phase 1 which consists of four single family homes and four townhomes was completed in 2019.



Townhomes at Woodside Park Phase 1

Woodside Park Phase 2

- Original designs called for the creation of just under 50 affordable, deed-restricted townhomes and flats and pedestrian connection between Park Avenue and Empire Avenue.
- Project met with several challenges:
 - Planning Commission approval was appealed and eventually overturned by the Board of Adjustments
 - Plan to build a new senior center stalled.



Original Design Woodside Park Phase 2

Park City Senior Center

- The Park City Seniors own the current senior center building and lease the land from the City through a 99-year lease created in 1976.
- Over the years, the City has helped maintain the existing Senior Center building, land, and parking lot. Recently the City, Summit County, and the Park City Seniors entered into an MOU to clarify each organization's role regarding the shared construct of operations and maintenance and programming of the Senior Center.
- In January 2022, the Park City Seniors and PCMC officials re-engaged in good faith to contemplate a new and shared vision of jointly building a brand new Park City Senior Center and an affordable housing development.
- Among the first steps in building a new center, the City and Seniors entered into an MOU to outline goals and expectations.



Timeline

WOODSIDE PARK, PHASE 2 PROPOSED TIMELINE



SEPTEMBER 2022 - COMPLETE
MOU with Park City Seniors

- September | Draft MOU with Park City Seniors
- October | Council Review Approve MOU

JANUARY 2024
Issue Request for Proposals (RFP)

- December | Draft RFP
- January | Advertise RFP
- February | Appoint Selection Committee, award contract

APRIL-JULY 2024
Public/Private Partnership Formalization

- May | Negotiate and approve MOU with the selected development partner
- July-August | Negotiate Land Lease

APRIL-SEPTEMBER 2024
Design and Entitlement Process

- Engage Seniors and community stakeholders in the design process
- Submit MPD to Planning

APRIL-AUGUST 2024
Temporary Senior Center Location

- Identify and lease suitable temporary location

SEPTEMBER 2024
Construction

- Begin construction



Funding

- City Council has appropriated \$3.5M in the Capital Budget.
- Housing Team is working on an application for a CDBG Grant through Mountainland Association of Governments (MAG).
- Seniors are investigating other grant opportunities.
- County has not dedicated funds toward building a new center.

Overall Goals

- The overall goals for the Woodside Park Phase 2 project are twofold;
 - 1) Develop a mixed-income development that creates new affordable and senior housing opportunities,
 - 2) Develop a newly constructed senior center.

Massing Study



- 00 CIRCULATION/STAIRS
- 01 ENTRY / RECEPTION
- 02 OFFICES
- 03 CONFERENCE ROOM
- 04 CONSULTATION ROOM
- 05 LIVING ROOM
- 06 CONVERSATION AREA
- 07 POOL TABLE
- 07a CARD TABLES
- 07b PUZZLE TABLES
- 08 DINING AREA
- 09 KITCHEN / BACK OF HOUSE
- 10 EXERCISE ROOM
- 11 MULTIPURPOSE ROOM
- 11a AV/STORAGE CLOSET
- 12 RESTROOMS
- 13 STORAGE
- 14 MECHANICAL
- 15 TECH STUDIO
- 16 ROOF DECK
- 16a COVERED EVENT SPACE

MAIN LEVEL	
SR, CTR	= 7,130 SF
RESIDENTIAL	= 14 UNITS
LEVEL 02	
SR, CTR	= 6,700 SF
RESIDENTIAL	= 14 UNITS
LEVEL 03	
SR, CTR	= 3,900 SF
ROOF DECK	= 3,300 SF
RESIDENTIAL	= 14 UNITS
LEVEL 04	
RESIDENTIAL	= 8 UNITS
TOTALS	
SR, CTR	= 17,730 GROSS SF
ROOF DECK	= 3,300 SF
RESIDENTIAL	= 50 UNITS



Massing Study

Key Takeaways From the Massing Study include:

- The AMPD will yield the highest density.
- Without an exception, the AMPD limits a senior center to 10,000 sqft.
- Residential amenities are not considered commercial space.
- A stand-alone senior center will reduce the number of housing units.
- A larger senior center footprint results in fewer housing units

Request for Proposal

- The RFP is an opportunity to gain additional feasibility information on a potential project.
- Information being requested as part of a proposal:
 - Team expertise/ past projects
 - Number of units – affordable/market-rate
 - City's expected participation/contributions
 - Proposal on the operation of shared amenities
 - Timeline
 - Funding

Request for Proposal

- The RFP will outline that the city is seeking proposals from a potential development partner that could provide the following:
 - A mixed-used development consisting of:
 - A multi-level senior center with a building footprint of roughly 7,000 sqft, but a total not to exceed 10,000 sqft
 - Incorporate “shared” amenities to provide shared access for seniors and residents. Amenities include a workout facility, multi-use areas, and
 - office/technology space;
 - A goal to develop 50 rental units, with most at affordable rental rates of 60% AMI or below;
 - Provide an opportunity for all market-rate housing units and a portion of the affordable units available to qualifying seniors.
 - Create a public walkway connecting Woodside Avenue to Empire Avenue

Challenges Faced

- Funding gap – Current budget would allow for \$350/sqft and does not include any of the shared amenities
- Need to renegotiate the three-party MOU to address the needs of a new Senior Center (increase in size from 3,500 sqft to 10,000 sqft and need for more FT staff)
- Management of shared amenities
- Aggressive timeline

Questions for Council

- Is the Council supportive of continuing the feasibility of the project by releasing an RFP?
- If supportive, is there any other information you would like to see requested as part of a proposal in response to the RFP?

MOUs

- The City has entered into two MOUs with the Park City Seniors
- The first is a three-party agreement with the City, County, and Seniors. This MOU outlines how the current Senior Center is operated and maintained.
- The second MOU is between the City and Seniors that outlines the overall goals, lease considerations, proposed timeline, and the general terms of a potential development agreement.

Terms of the MOU

- The City agreed to provide a new Senior Center space on the site located at 1361 Woodside or on one of the adjacent City-owned parcels;
- The City/Developer/Non-Profit Partner will collaborate with the Park City Seniors, Inc., a Utah nonprofit (the “Seniors”) in the design process of the new Senior Center space and Senior Housing; The size should reflect the projected growth in the senior population in Summit County, while meeting all City zoning and Land Management Code requirements and staying within the identified budget.
- The Seniors will assist in engaging with the senior (and soon-to-be-seniors) community to organize meetings and/or other outreach efforts to assist in gathering the needs/wants of the Seniors and the community;

Terms of the MOU (continued)

- The Seniors and City/Developers will all work in good faith to achieve mutually acceptable Project feasibility through appropriate support and consideration of environmental remediation, affordability, design, sustainability, transportation, and other Project requirements and preferences.
- The City and Seniors will work in good faith to negotiate a new space lease, with the lease term being a minimum of time remaining from the 99-year lease from July 16, 1976. The new lease will address the Seniors' exclusive use and control management of a new, agreed-upon space, and maintenance requirements of both parties.
- The Seniors agree to terminate the current lease for the property located at 1361 Woodside Avenue only when a new lease is agreed upon, executed, and all lease requirements (completion of the new building, etc.) are met.

Terms of the MOU (continued)

- The City and the Seniors will work together to secure a temporary Senior Center location acceptable to both parties during the construction of the new facility.
- The City and the Seniors will work with the selected developer to develop a plan to honor the current Senior Center building. The plan may include:
 - The Repurpose and moving of all/portion of the building to an off-site location. If the building is moved, honoring its history and use with an appropriate plaque and statement of its importance to the Park City community, or;
 - Utilizing some of the materials from the existing building in a new space or location.
- The City will try to include market-rate and affordable senior housing elements in the new project.
- The City will continue to retain ownership of the Land.

Lessoned Learned

- RFQ vs. RFP
- Specify the role of the City
- Specify the financial contribution of the City
- Details, Details, Details

Highway 224 Interconnect



Western Summit County Project Master Agreement

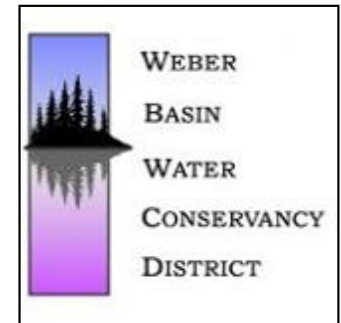
Purpose

Regionalize water service in the Snyderville Basin and Park City, by integrating systems thus ensuring a safe and reliable water source to the residents.

- ✓ Interconnect water systems

Provide for a short-term and long-term plan for supplying water in the Snyderville Basin and Park City. Weber Basin sole wholesale water provider and owns infrastructure to accommodate wholesale deliveries to parties to the Master Agreement

- ✓ Phase 1 – Temporarily use existing surplus water delivered through interconnects
- Phase 2 – New large water importation project



Trilogy Limited, LP
Leon H. Saunders



Existing Interconnections

1. Old Ranch Road
 2. Trailside
 3. Quinns
- Used to wheel surplus water
 - Capacity limited to 1,050 gpm from Park City
 - Single connection to Park City



Hwy 224 Interconnect

Increases existing interconnect capacity by 2,400 gpm

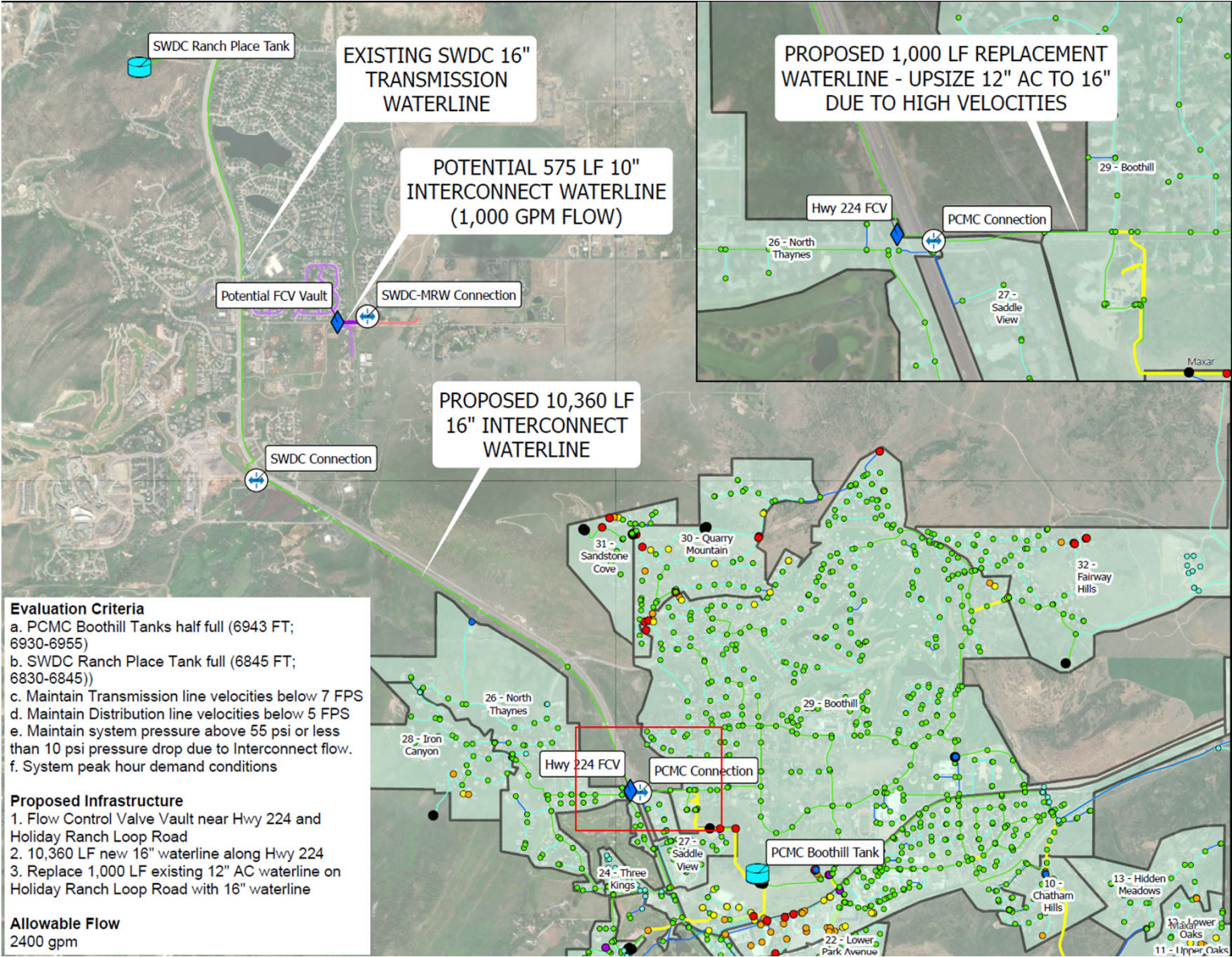
Adds a redundant connection to Park City

Enables the continuation of a surplus water lease to Weber Basin

Perpetuates a revenue source that offsets about 25% of Park City's water costs

Accommodates potential future delivery to Park City from future water importation project

Estimated \$6M project cost



Highway 224 Interconnect Agreement

Parties

- Weber Basin
- Park City
- Mountain Regional
- Summit Water

Design, Construction, and Payment

- Weber Basin will design
- Park City will construct
- Weber Basin responsible for initial payment, and will be reimbursed 1/3rd each from other three parties

Ownership and Operation

- Weber Basin will own interconnect vault and new pipeline in Hwy 224
- Park City will own upsized Pipeline and fiber optic line in Holiday Ranch Loop Rd
- Park City, Mountain Regional, and Summit will each own the right to use 1/3rd the Interconnect
- Weber Basin can use each party's unused capacity
- Until Weber Basin has a presence in the Synderville Basin, Park City will operate and be reimbursed by Weber Basin



Temporary Surplus Water Lease

5-year Contract - \$17.4M

5-year projection – approx. \$38M

	Figure 1 Annual Surplus Water Take or Pay Volumes and Pricing Schedule					Years 6 - 10 Non-Binding Projections Estimated Surplus Water and Price - Subject to Change				
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Annual Volume (acre feet)	450	550	850	1550	1550	1650	1700	1750	1800	1850
Peaking Factor (see note below)	2	2	2	2	2	2	2	2	2	2
Max Flow Rate (gallons/minute) (see note below)	558	682	1054	1922	1922	2046	2108	2170	2232	2294
Delivery Location	Quinns Interconnect									
Surplus Water Cost per Acre Foot	\$3,150.15	\$3,244.66	\$3,342.00	\$3,442.26	\$3,855.33	\$4,048.09	\$4,169.54	\$4,294.62	\$4,423.46	\$4,556.16
Total Annual Take or Pay Amount	\$1,417,568.47	\$1,784,561.20	\$2,840,696.96	\$5,335,497.29	\$5,975,756.97	\$6,679,354.16	\$7,088,211.60	\$7,515,589.06	\$7,962,229.78	\$8,428,904.92
Note: Peaking Factor and Maximum Flow Rate are subject to, and limited by, the capacity of existing and/or future interconnects and/or the capacity of the Purchasing Party's water system. Park City is not required to increase capacity of the existing or future interconnections or the Purchasing Party's water system to achieve the Peaking Factor or Maximum Flow Rate shown above. As a result, the actual Peaking Factor and Maximum Flow Rate of water delivered by Park City may be less than shown above.										



Water Supply

Dry Year Water Supply (Gallons per Minute)

Source	Dry Year Source Capacity	Percent of total water capacity
Divide Well	950	8%
Park Meadows Well	1,000	8%
Middle School Well	1,000	8%
Ontario Drain Tunnel	1,000	8%
Judge Tunnel	662	6%
Spiro Tunnel	3,670	31%
Rockport	3,596	30%
Thiriot Spring	0	0%
Total	11,878	100%



Water Demand

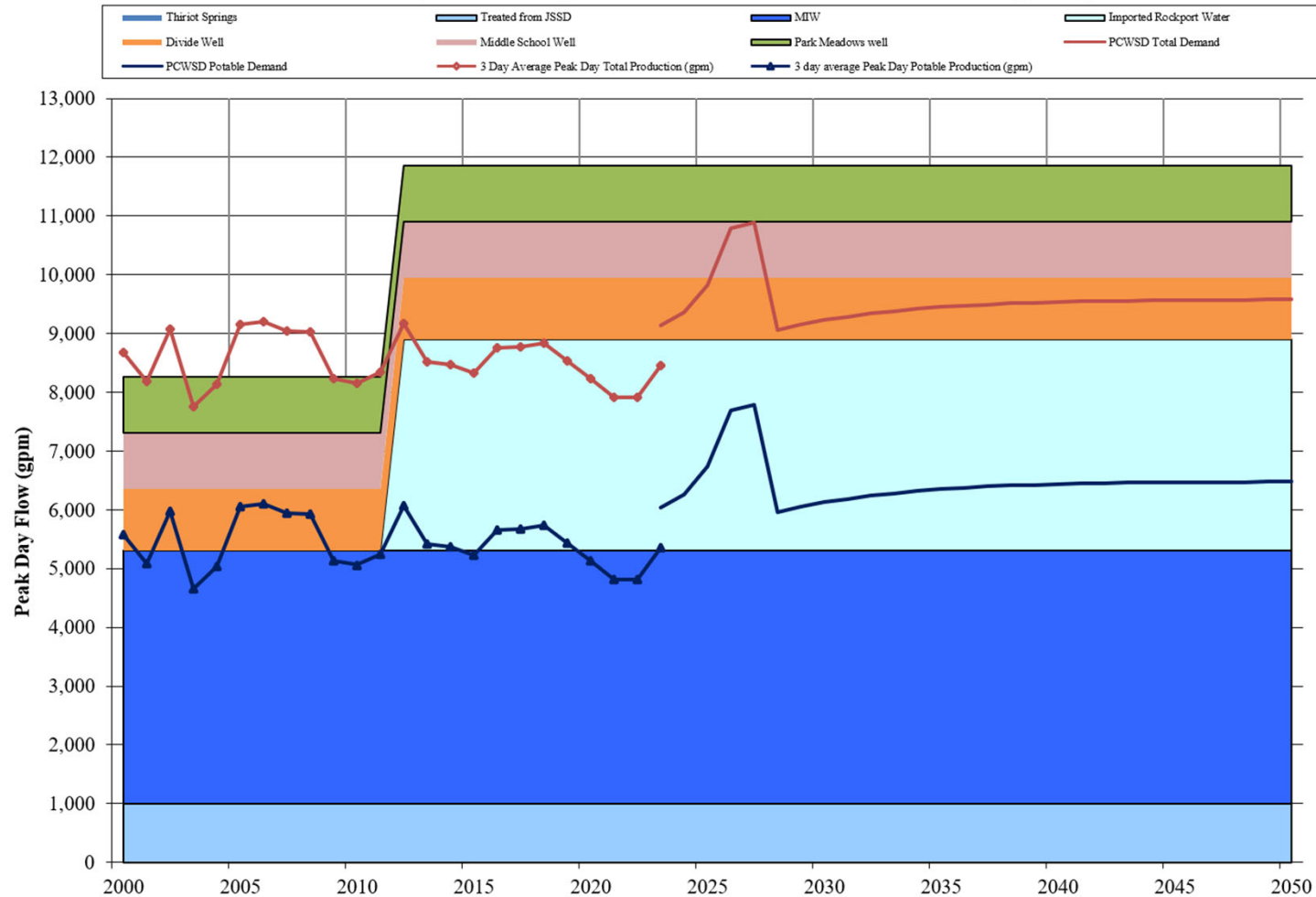
Historical Peak Day Water Demand (Gallons per Minute)

Year	Treated Drinking Water	Untreated Water (golf course, streamflow, irrigation)	Surplus Water Lease Maximum Delivery Rate	Total Demand	Remaining Surplus
2018	5,734	3,100	0	8,834	3,044
2019	5,435	3,100	0	8,535	3,343
2020	5,129	3,100	62	8,291	3,587
2021	4,816	3,100	62	7,978	3,900
2022	4,816	3,100	558	8,474	3,404
2023	5,352	3,100	558	9,010	2,869
2024	5,578	3,100	682	9,360	2,518
2025	5,675	3,100	1,054	9,829	2,049
2026	5,773	3,100	1,922	10,795	1,083
2027	5,870	3,100	1,922	10,892	986
2028	5,962	3,100	2,100	11,162	716



Water Demand

Park City Peak Day Demand & Reliable Source Capacity



Summary

Master Agreement

- Regional water supply agreement
- Provides for redundancy and future water supply

Temporary Surplus Water Lease

- Provides an approximate 25% offset to Park City's water customers
- Use is mostly non-consumptive – about 80% of water used is returned to Local Creeks
- Delays new water development project

Hwy 224 Interconnect

- Increases existing interconnect capacity by 2,400 gpm
- Enables the continuation of a surplus water lease to Weber Basin
- Perpetuates a meaningful revenue source
- Adds a redundant connection to Park City
- Allows for potential future delivery to Park City from future water importation project



Recommendation

Review and consider a request to authorize the Mayor to execute an agreement for the Highway 224 Interconnection under the Western Summit County Project Master Agreement in a form approved by the City Attorney.





Park City Mountain

60th Anniversary Celebration

PARK CITY MOUNTAIN'S LEGACY

Park City has a rich history as a silver mining town that started before it was incorporated in 1884.

As that industry dwindled, the focus was shifted to snow, and in 1963, Treasure Mountains, known today as Park City Mountain (PCM), opened.

PCM has been fundamental to establishing our community and moving away from a depressed silver mining town to a world-class mountain resort town and destination.



— EVENT OPERATIONS —

- **Date:** Saturday, February 10, 2024
- **Time:** 4:00 p.m. – 6:30 p.m.
- **Location:** Mountain Village at the base of Eagle Lift
- **Number of Attendees:** ~2,000
- **Details:** Free community concert following the ski day with food and beverage for sale
- **Parking:** Free at PCM Base after 1 p.m., Richardson Flat & High School
- **Transit:** Grey Line Extended
- **Security:** Extended Peak Day Positions to manage traffic
- **Resident Protection:** Added Kane Security Position
- **Noise Variance:** 90 decibels until 7:30 p.m.

—QUESTIONS & RECOMMENDATION—

- The PCM 60th Anniversary is a New, Level Four, Community Identifying Event. There are no conflicts with other events or peak times.
- Council should take public input and consider approving the event as staff outlined in the draft permit.





7875 BALD EAGLE DRIVE

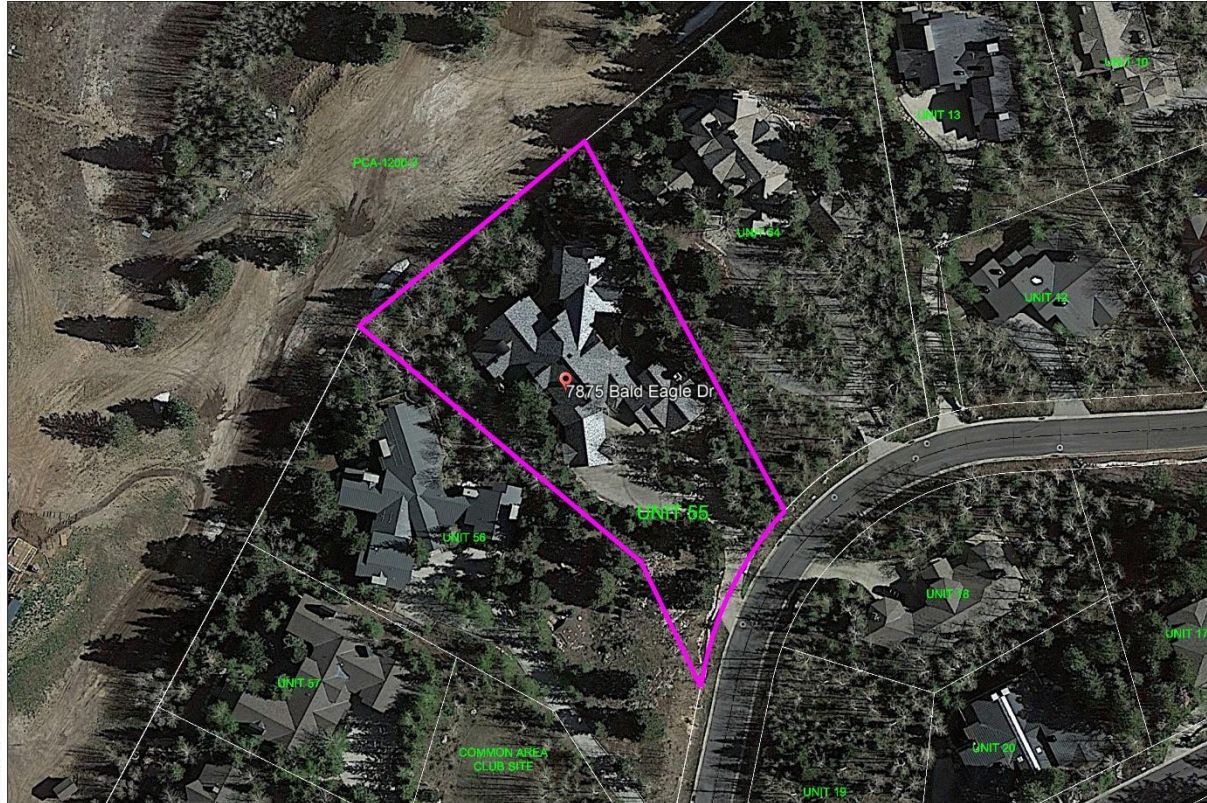
UNIT 55

PARK CITY

1884

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— 7875 BALD EAGLE DRIVE —



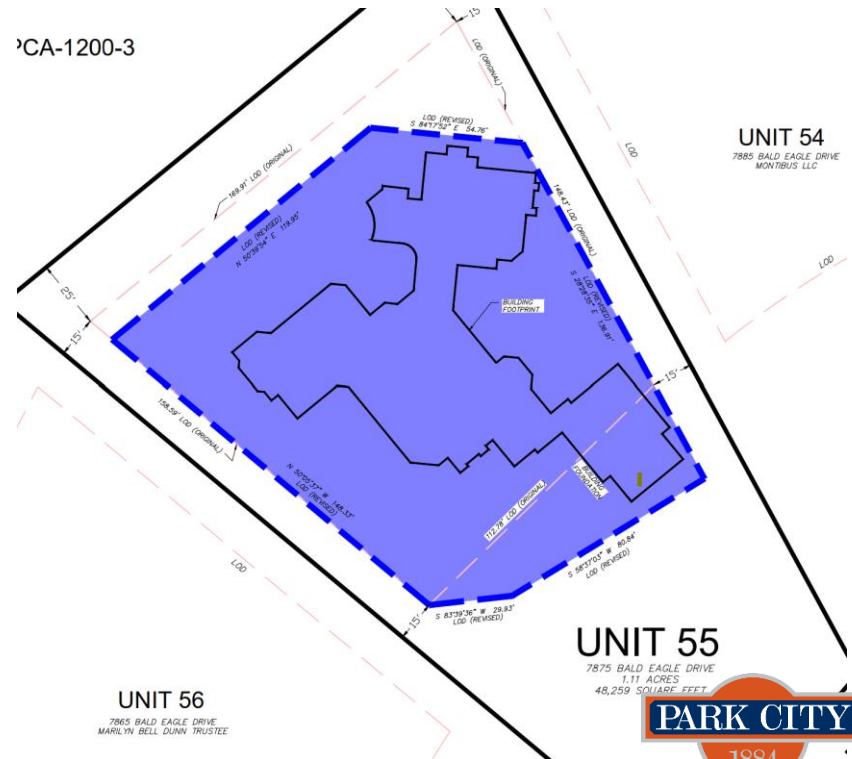
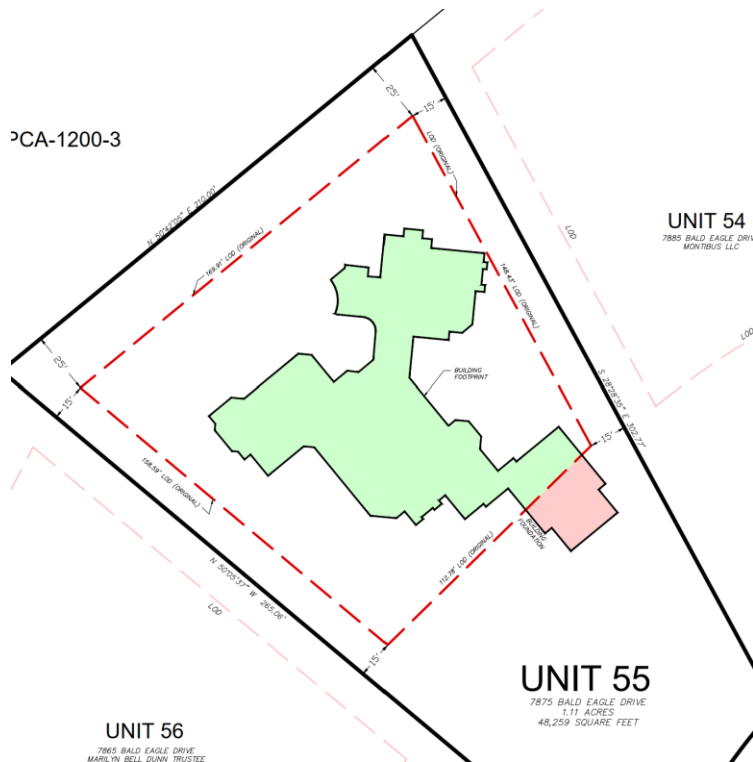
— 7875 BALD EAGLE DRIVE —

- Constructed in 1994
- Plat Note 6 – *The Building Footprint can shift within the Limits of Disturbance. Any deviation from this format shall be approved by the architectural committee.*

PROPOSAL

- Amend the platted Limits of Disturbance because the existing Single-Family Dwelling Structure was built outside the LOD.

— 7875 BALD EAGLE DRIVE —



— 7875 BALD EAGLE DRIVE —



- LOD = 21,285 square feet
- No net difference

— 7875 BALD EAGLE DRIVE —

Complies with the Residential Development Zoning District Requirements.

— 7875 BALD EAGLE DRIVE —

Good Cause

- Conforms to site's as-built conditions
- Complies with the RD requirements
- Does not increase density
- Protects Significant Vegetation
- Maintains LOD square footage

No Public Street or Right-of-Way is vacated or amended

- Bald Eagle Drive is a private road

No easement is vacated or amended

- Plat will maintain utilities and drainage easements



— 7875 BALD EAGLE DRIVE —

Recommendation

Review proposed amendment, hold a public hearing, and consider approving Ordinance No. 2023-55.

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

SNOW PARK VILLAGE PROPOSED PARTNERSHIP



THE PROCESS

**Multi-year
process** since
initial application

**Planning
Commission**
meetings

**City
Council**
meetings

Inclusive
community
conversation

OUR PRIORITIES

Partnership

Expand regional transportation and the availability of affordable housing

Mitigation

Reduce the downstream impact on the local community

Integration

Increase mountain access to divert traffic and minimize crowding

Experience

Continue to offer residents and visitors a world-class experience

PROPOSAL HIGHLIGHTS

Partnership

\$15 million
in new funding for
transportation
infrastructure and
affordable housing

Mitigation

15 to 20 percent
reduction in
parking, including
day skier parking

Integration

**Integrate DV lift
infrastructure** with
US 40 to more
efficiently distribute
access and parking

Experience

Pedestrian-friendly
village with **new
dining, retail and
lodging offerings**
for all seasons

NEXT STEPS

December 5
City Council
Public Hearing

December 14
City Council
Public Hearing
and Potential
Vote

If Approved
Planning
Commission
Process
Resumes



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

December 5, 2023

The Council of Park City, Summit County, Utah, met in open meeting on December 5, 2023, at 2:30 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property at 2:30 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 3:30 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Discuss 2024 Insurance Premiums:

Gary Ogden, Moreton Insurance Company, indicated insurance rates were increasing. Some concerns associated with the rate increase included police liability, property coverage, cyber liability, and auto liability. He stated 30% of Park City was located in a wildfire area and the rates increased significantly last year. The insurance committee discussed solutions to the rising rates. One option was Utah Risk Management Agency (URMA). This organization was a group of 15 municipalities who joined together to get lower insurance rates. They bought property insurance as one entity. Ogden reviewed the current year's insurance premium and the increase under the same insurance companies. He indicated URMA had a lower premium, but the payout was limited to \$6 million instead of \$10 million like the other companies.

Council Member Toly asked if cyber, drone, equipment, and off-duty auto insurance would stay with the other providers if the City went with URMA. Ogden stated those companies would be paid under the URMA umbrella.

Erik Daenitz reviewed sample scenarios to show the City's out-of-pocket expenses for a \$2 million claim. Margaret Plane, City Attorney, stated URMA was not an insurance company, but a risk management entity. Ogden recommended the City join URMA for risk management.

Council Member Doilney summarized the downside was a \$6 million payout max versus a \$10 million payout max. He knew the City never had a history of that size of claim. Ogden noted

1 URMA hired an actuary annually to assess a confidence level. They currently had a 99%
2 confidence level, but there was still risk in joining URMA. If the City joined URMA, they would
3 renew once every seven years. Council Member Doilney thought this was a good
4 recommendation for the long-term.

5
6 Council Member Rubell asked if URMA could terminate a relationship, to which Ogden
7 affirmed. Plane stated they couldn't terminate a City for a high claim, but for not following the
8 risk management protocols. Ogden noted there was a one-year notice requirement if URMA
9 asked a city to leave or if a city desired to leave. Council Member Rubell asked for clarity on
10 the auto premium at the next meeting. He asked what the City's shared loss portion would be.
11 Ogden stated shared loss with URMA was a way to help the members with the single largest
12 loss payment each year. URMA would share in the City's loss. Council Member Rubell asked
13 to understand the claims historically. Ogden indicated he would provide a summary of claims
14 for the last five years with each provider to see the cost difference.

15
16 Council Member Doilney asked if the risk management portfolio would be impacted since the
17 City had more events than other cities, to which Ogden stated that would not affect the City's
18 terms with URMA. Council Member Toly asked if URMA was growing. Plane stated URMA did
19 not solicit members, but they did meet with the City at the City's request. The Council
20 members agreed to seek membership with URMA. Plane noted if the URMA Board offered the
21 City membership, the Council could then decide to accept or reject the membership.

22
23 Ogden stated a problem for insurance carriers was bus charging facilities, and he stated he
24 would update Council on actual insurance numbers at the next meeting.

25
26 **Discuss Clark Ranch Feasibility Study Results:**

27 Browne Sebright, Affordable Housing Project Manager, and Jarrett Moe, Stereotomic, were
28 present for this item. Sebright reviewed questions asked by the Council the last time this item
29 was discussed and responded to those questions. He didn't want to add an additional road
30 because it drove up the cost, so he did not recommend a second phase. He asked for
31 feedback on what should be included in the RFP.

32
33 Council Member Rubell asked about the visualizations in the staff report, to which Sebright
34 stated those were all part of Phase One. Council Member Rubell asked if infrastructure costs
35 would be part of the RFP, to which Sebright affirmed. Council Member Rubell stated he wasn't
36 concerned about density but supported being heavy on townhomes or other non-multi-family
37 units. Council Member Doilney stated the City was growing fast and he favored heavy density
38 options. Council Member Toly favored Density Option Two with some for-sale and some
39 rentals. She hoped to see some townhomes. Council Member Dickey liked a mix of
40 townhomes and stacked units as rentals, but he could consider a mix of rentals and owned
41 units. Council Member Gerber favored heavy density with many stacked flats and some
42 townhomes. She suggested bigger units for extended families. She wanted to prioritize people
43 who worked in Park City or the school district boundaries.

Council Members Dickey, Doilney, and Toly liked the recommendations listed in the presentation slide. Council Member Rubell asked for more townhomes and favored rentals. He supported 60% to 100% AMI and wanted to prioritize frontline workers. Sebright stated rentals were easier to finance. The townhomes could be in the attainable range. He indicated the property would need to be rezoned from Recreation to a zone that allowed residential. All the Council agreed to the Phase One layout and proactively submitting a land use application for a rezone.

Microtransit Pilot Analysis:

Joe Martin, Via, and Carolyn Rodriguez, High Valley Transit (HVT), presented this item. Martin reviewed microtransit was launched a year ago. There was low ridership so the zone was expanded and ridership increased. He compared the cost per ride to other cities in Utah and Park City had one of the lowest costs per ride. Council Member Rubell asked if HVT was included in the chart, to which Rodriguez stated Park City was \$24.60 per ride and would be lower this winter when more people were riding. HVT was about \$23 per ride. Council Member Dickey asked if this statistic would help with federal funding grants. Rodriguez stated it depended on the grant being applied for. Council Member Rubell asked for the average ride distances. Martin stated the average ride was three to four miles. Mayor Worel asked what would trigger adding more vehicles. Martin indicated more vehicles were used in the winter to meet the increased demand. Rodriguez indicated HVT monitored wait times and wanted to stay under 15 minutes. More vehicles were added when wait times increased over 15 minutes.

Martin discussed having an intermodal app to route riders to fixed route when able. They also rerouted riders going to Montage to fixed routes. Council Member Gerber asked if the Purple route had an increased frequency, to which Scott Burningham stated no. Sarah Pearce noted other routes had increased frequency that connected to the Purple route.

Council Member Toly asked for a scenario for a ride from Park Meadows to the ski resort, since that area did not have access to fixed route service. Rodriguez stated most people who said they couldn't get a ride meant that they couldn't get a direct route ride to the ski resort. Council Member Rubell asked if the network was being optimized, and noted he wanted more shorter trips. He asked if there was an agreement on the type of vehicle used. Rodriguez stated there was no agreement but there was only one SUV and the rest of the fleet was vans. Council Member Rubell supported not using the SUV in City limits. The Council stated they would discuss it further. Martin indicated they would continue to adjust the service as needs changed. Pearce recommended continuing with the current service.

Council Member Rubell didn't think they were learning enough to understand the ridership and using that information to serve the largest portion of the community. He hoped to improve on what was being delivered and what problem was trying to be solved by using microtransit. He asked for information from the data so they could make decisions on what Council wanted to accomplish. Council Member Doilney stated microtransit was for those who couldn't access fixed route service. He thought more money would need to be spent to get Park Meadows residents to change their behavior. He didn't think it could be put on microtransit alone.

Mayor Worel asked if driver hours were added in blocks. Rodriguez stated they were added based on demand in any amount of time. Mayor Worel asked if driver hours could be added to get seniors to Kimball Junction. Council Member Rubell stated there was a senior shuttle. It was indicated the shuttle did not go to many areas where seniors lived. Council member Rubell asked to look into expanding the senior service separately from microtransit.

REGULAR MEETING

I. ROLL CALL

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

II. PRESENTATIONS

1. Consideration to Adopt Resolution 22-2023, a Resolution Welcoming the Return of Winter in Park City:

Girl Scout Troop 872 presented this resolution. Each Girl Scout gave a reason why they liked winter. The Council read the resolution aloud.

Council Member Gerber moved to adopt Resolution 22-2023, a resolution welcoming the return of winter in Park City. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

III. PARK CITY GENERAL MUNICIPAL ELECTION CANVASS

1. Consideration to Approve Resolution 23-2023, a Resolution of the Board of Canvassers Certifying the Official Canvassers' Report from the November 21, 2023, Municipal General Election for Park City, Utah:

Michelle Kellogg, City Recorder and Election Official, presented this item and indicated this was a unique election cycle due to the resignation of Representative Chris Stewart. The General Municipal Election was held the week of Thanksgiving, but the 50% turnout was good. The final election tally was reported this morning from the County Clerk's Office and the results

remained unchanged. The winners of the City Council election were Ryan Dickey, Ed Parigian, and Bill Ciraco. The recreation bond failed.

Mayor Worel opened the public input.

Bill Ciraco expressed gratitude for those who helped him with the election, those who supported him, and for the kindness given him. He stated he offered honesty, transparency, and prioritizing residents' concerns.

Ed Parigian thanked the Council for being supportive of the candidates throughout the election cycle. He thanked those who voted for him. He looked forward to four years of hard work in representing the locals.

Mayor Worel closed public input.

Council Member Gerber moved to approve Resolution 23-2023, a resolution of the Board of Canvassers certifying the Official Canvassers' Report from the November 21, 2023, Municipal General Election for Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly made several announcements. Council Member Doilney congratulated Bill Ciraco and Ed Parigian on being elected to the City Council. Council Member Rubell wished everyone happy holidays.

Staff Communications Reports:

1. Bus Stop Improvements Public Outreach Update:

2. Treasure Hill Conservation Easement Update:

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

Mayor Worel wanted public input to be a safe place for all sides to express their thoughts. She indicated slanderous and profane comments would be removed. Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Mona 84098 stated her daughter went to daycare in Kamas and she wanted to transfer her to Park City but there were no options. They didn't have a car, so it was hard to get to Kamas. She was looking for help. Mayor Worel advised her to speak with the school district.

Megan McKenna stated more of Park City's workforce lived in Silver Summit and she advocated for affordable housing. She also asked that the City and Summit County work with the school district.

Ed Parigian thanked Council Members Gerber and Doilney for all their work on the Council.

Mayor Worel closed the public input portion of the meeting.

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from November 16, 2023:

Council Member Doilney moved to approve the City Council meeting minutes from November 16, 2023. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

VII. OLD BUSINESS

1. Deer Valley (DV) Development Company, Inc. Petition to Vacate Public Right-Of-Way – Deer Valley Drive West and South Sections – The City Council Will Conduct a Public Hearing on the Vacation of City Right-of-Way (ROW) as it Pertains to Deer Valley's Snow Park Base Redevelopment (2250 Deer Valley Drive South). This Meeting is a Continuation of the City Council's Public Hearing on March 16, 2023, Work Session on June 1, 2023, Public Input on June 15, 2023, and Public Hearings on July 6, 2023, August 29, 2023, September 28, 2023, November 2, 2023, November 16, 2023, and November 30, 2023. The Proposed Vacation is Approximately 114,337 Square Feet or 2.62 Acres of City ROW:

Mayor Worel reviewed the public process for the proposed development. She indicated the Planning Commission reviewed the application over several meetings. Because of the request to vacate a ROW, the Planning Commission and the Council agreed that the Council needed to review the vacation before the application continued with the Planning Commission. The only thing the Council would consider was the ROW vacation and if there was good cause and no material harm. If approved, the master planned development (MPD) would go back to the Planning Commission for further discussion and review.

Sarah Hall, Planning Commission Chair, indicated there were many things the Planning Commission would consider, including trails, traffic circulation, and the possibility of a roundabout, and they would consider those aspects of the MPD. Mayor Worel stated after all the project was considered, the Planning Commission would recommend approval or denial.

Mayor Worel noted she announced a partnership with DV last week. Council Member Dickey stated DV would give the City \$15 million and the City would match it with \$15 million to build a regionally significant transportation and parking facility. The City would look for additional

1 partners on this project to maximize the level of investment and scale of benefit. The funds
2 could also be used for affordable housing onsite with the parking.

3
4 Council Member Dickey stated the partnership would also include transportation and parking
5 mitigation with the integration of the DV gondola infrastructure at Highway 40 and would
6 connect Mayflower to Snow Park Village. DV would expand maintenance facilities and expand
7 restaurants. DV would reduce peak day skier parking by 20%. They would implement a paid
8 parking plan to distribute arrivals and departures more efficiently. There would be a new public
9 transit center at DV, and it would be reviewed by the Planning Commission with the MPD
10 application.

11
12 Council Member Dickey indicated there would be access to Doe Pass Road for emergency
13 vehicles and it would be maintained by DV. Construction mitigation plans would ensure public
14 access. DV would build a required 67 affordable unit equivalents within Park City. He also
15 spoke about a public investment district (PID) to enable DV to invest in public infrastructure at
16 the project site, based on MPD approval.

17
18 Matt Dias, City Manager, indicated he received many questions regarding the ROW vacation.
19 He defined the vacation as a legal process where a jurisdiction releases a public ROW. The
20 process was usually initiated by a property owner or entity. Public hearings and other
21 procedures were required. ROWs could not be sold. Council Member Doilney stated at Park
22 City Mountain Resort (PCMR), he had an easement on the patio for as long as it was used the
23 right way. He couldn't sell it. It was the same with the ROW; we could use it but it could not be
24 sold. Dias stated the land deeded to the City 30 years ago was for development purposes. If
25 the City wanted to do something else, the ROW would revert to DV.

26
27 Margaret Plane, City Attorney, defined good cause and material harm. These terms were in
28 the ROW statute. Good cause gives the Council broad discretion in determining good cause.
29 Material injury gives Council narrow legal discretion. The land management code (LMC)
30 dictates that good cause must be determined on a case-by-case basis. She noted the
31 resolution referred to in many of the DV public hearings was from 1998 and it was helpful, but
32 it was not legally binding. The material injury definition was that it had to be shown that an
33 owner was denied reasonable access to their property. She noted the lack of the most direct
34 route to a property was not material injury. Property value degradation was also not considered
35 material injury. The current application retained public and private access and all utility
36 easements for the adjacent property owners.

37
38 Dias stated part of the ROW would be vacated, but another part would be given public access.
39 He stated there was a question about the application still being active, and he affirmed it was
40 active. Much of the justification was because City staff was actively engaged with this
41 application. He noted DV did not ask for land from the adjacent HOAs, but the City had asked
42 for that to improve pathways. The land was not required. Another citizen expressed concern
43 that the ROW vacation would impede emergency access, to which Dias indicated he spoke
44 with the City's emergency manager and other first responders, and they said it would not
45 impede emergency access.

1 Dias noted there was concern over the installation of traffic signals and he stated those would
2 be installed whether or not the ROW was vacated. There were traffic standards that
3 professionals used to determine the usage of traffic signals. He stated some commenters
4 requested a new traffic study before the Council voted on the vacation petition, and he
5 asserted the previous traffic study projected future traffic patterns. As the study was reviewed,
6 it was determined the data was still relevant. Many residents were concerned with the
7 downstream traffic impacts, but that was not the responsibility of the developer. The City was
8 diligently addressing those impacts by working with different HOAs and areas in the
9 community. They would continue working with the Planning Commission as this application
10 went through the process.

11
12 Todd Bennett thanked the Mayor and Council for all the work done over the last few months.
13 He knew Park City was a special place and he was proud to work here. He stated DV
14 committed \$15 million to help alleviate traffic congestion in the City by building a parking facility
15 outside of town. He was building an après ski area to help skiers linger longer. He committed
16 to reducing day skier parking and would also build a modern transit center. He would also
17 open a new portal at Highway 40 to reduce traffic. He wanted to ensure Park City remained the
18 best ski town.

19
20 Mayor Worel opened the public hearing.

21
22 Winnie Winn worked in 84060 and lived in 84036. He reviewed his years living in the area and
23 the development of DV. He was named medical director of DV and stated it prioritized the
24 health of the guests and residents. He favored the new development and stated it would
25 enhance the guest experience and would contribute positively to the community.

26
27 John Greenfield 84060 relistened to last week's meeting and indicated people thought the City
28 owned the ROW, and in reality the City only had an easement. He refuted the concerns given
29 at last week's meeting. He noted there wasn't an alternate plan, and people should start
30 looking at the proposed plan.

31
32 Nathan Rafferty, Ski Utah President, thanked Council for the dedication to this ROW vacation
33 issue. He reviewed 60 years ago, there was a public/private partnership to start a ski resort on
34 Treasure Mountain. It was critical for the ski industry to be creative and innovative. He wanted
35 to prioritize less vehicles and he was glad to see proactive planning. He supported this plan.

36
37 Sam Brothwell, Nordic Village HOA, stated he loved skiing. He supported Alterra's plan to
38 enhance the resort, but it was conditioned on transparency, listening to the community and
39 mitigating impacts. He urged DV to listen to the community.

40
41 Jay Shepherd 84060 via Zoom supported improvements to DV but opposed the plan that
42 included the ROW vacation. He felt the community had reasonable requests. PTL offered
43 support for the development and it offered an alternate plan to address the community
44 concerns. DV response to the feedback was disappointing and he thought their lack of looking
45 at alternatives was like issuing an ultimatum. He stated the residents of Deer Valley should not

bear the burden of the overreaching plan. He thought the rejection of the ROW vacation would prompt DV to offer an alternate plan.

Megan McKenna 84060, Housing Advocate of Mountainlands, supported the partnership with DV and the City, and she thought it would help with the City's housing problem.

Christina Schiebler stated Council Member Dickey had said the agreement was worked on for over a year. She reviewed the timeline for the project and stated the partnership began before the application went to Council. She asked for clarity.

John Stafsholt 84060 indicated he went to the DV visioning meetings and indicated the main thing discussed was how to maintain the ski experience. He wondered why the Council was giving a development presentation and thought that was the developer's responsibility. He noted the presentation tonight discussed a PID and stated some of the area residents would be paying more taxes. He indicated the DV experience was the loop and that's why he liked going to DV. Vacating the ROW was a hardship for the community.

Hans Fuegi 84060 lived in lower DV and he appreciated the efforts of the PTL group and of DV negotiating with the City. He followed the proposed development and the PTL concerns. He stated DV was tired, and it needed to be redone. The DV plans were exciting. Gondolas, reduced parking, and \$15 million were tangible benefits that justified the ROW vacation. He supported the vacation.

Robert Boone, American Flag HOA President, stated he felt railroaded with the development plan. He asserted the City should postpone voting on the vacation until the partnership agreement was fully disclosed. He asked that his GRAMA request be part of the public record (see attached). He stated the partnership terms were contingent on the Planning Commission's approval of the MPD. There was no analysis of traffic and parking issues spelled out in the partnership summary. The assumption skiers would divert to Mayflower and there would be decreased congestion in Park City was not a known fact. There was no support that the gondola did not show it would not do harm. He stated the City should not grant the ROW petition.

Carey Cusimano, National Ability Center (NAC), stated DV was a great supporter of the NAC. She thought there was a lot of effort that went into the new project and she encouraged Council to support it.

Meredith Burkowitz 84060 In the Trees HOA, thanked Council and PTL for work done on this. She appreciated answers to the questions presented earlier tonight. Her HOA supported the plan, but noted there could be many impacts to the Deer Valley area. She reviewed the benefits of the ROW and stated just because the ROW was not owned by the City, it did not mean it did not have value. There was emphasis on the new transit facility. She wanted to know what the full cost would be if it was built in the future. She asked how the 20% parking reduction would be enforced.

1 Andy Barros lived in DV and she thought it would be difficult going from Royal Street to DV
2 Drive. The traffic study was done during Covid and was not reflective of today's traffic. PTL
3 asked for an alternate plan and none were submitted. She didn't think a coffee shop and a bus
4 stop was worth vacating the ROW.

5
6 Brad Baldrige 84060 stated he was against the ROW vacation and agreed with Shepherd's
7 comments. The City Attorney explained what material harm was not and he wanted to know
8 what material harm was.

9
10 Kim Tessiator Powder Run HOA, stated they were most impacted and they supported the
11 vacation because of the safety aspects. Traffic would come with or without the expansion. This
12 plan would address the increased traffic. DV would also reduce traffic by 20%. There would be
13 sidewalks and pathways, drop offs, and other features that would benefit the community.

14
15 Tanner Blackburn, Deer Crest General Manager, discussed the need for changes to improve
16 the quality of life in the future. DV was trying to help the community as it developed its
17 property.

18
19 Charlotte O'Connell was opposed to the ROW vacation and stated the alternate route was
20 underground. She thought the resort was closed off so only the wealthy could access it. She
21 stated \$15 million did not buy much of a transit center and housing. She asked Council to give
22 the issue more time and not vote on it now.

23
24 Pete Feldman 84060 stated traffic on the loop increased substantially over the years. He
25 supported DV developing but he thought the ROW vacation had great impacts to the neighbors
26 and emergency access. The proposed partnership felt like it needed to be transparent. He
27 urged a no vote for vacation.

28
29 Allison Kitching 84060 reviewed the good cause section and stated this was not compatible
30 with the neighborhood. There was financial consideration too. She supported improving the
31 resort. She was surprised to hear about the partnership. She hoped the decision had not yet
32 been made.

33
34 Steve Issowits, former DV vice president of real estate, stated he spent years working with the
35 City to make sure the City was well connected. He was on several committees that were
36 focused on making this a great place. He explained the process for planning an improved area.
37 There were challenges, including grading. He asked Council to continue to be forward thinking.

38
39 Angela Moschetta, 84060, stated the burden was on the applicant to bring an acceptable
40 application to the City. She reviewed the Planning Commission decided to put the DV MPD on
41 hold and have the Council weigh in on the ROW vacation. After listening to DV and saying
42 good cause had not been met, Council members met with DV behind closed doors and came
43 out with a proposed partnership, where the terms would not be clear until the MPD was
44 approved. Council stated the Planning Commission would still be looking at circulation and

could require revisions. (The complete comment is included in the Dec. 14, 2023, Council Packet).

Allison Keenan 84060 stated after PTL presented an alternative to the DV plan, the City Manager invited PTL to a meeting with other key staff. She indicated questions from PTL were not answered until tonight. These answers should have been on the website long before tonight. Residents felt they had not been heard. She requested that a clear proposal be presented before a vote.

Bob Wheaton thanked Council for the time they put into the entire town. He thought Mayor Worel's letter to the editor this week was right on point. He was hired in 1981 to open DV. He was part of the team to maintain the water, sewer, and road system. DV built and paid for the road and dedicated it to the City. DV presented a plan to develop Snow Park in 2006, but they didn't proceed due to economic conditions. He was glad that development didn't take place because the current plan was far superior to that plan. He praised the amenities.

Jennifer Wesselhoff, 84060, supported the proposed partnership to support DV development. She felt \$15 million for parking and affordable housing was a big win for the community. A parking reduction was a great thing. To remain a first-choice destination, we needed to be competitive and we needed this plan. This would make DV a world-class experience.

Council Member Dickey stated Schiebler asked about the date the Council talked about the ROW. He was referring to the date where the Planning Commission stated the Council should address the ROW question. Referring to the PID, that was a tax for the landowner and that was only DV. He stated they negotiated with DV about commercial parking and day skier parking was not allowed in commercial parking. He noted the public needed to see the partnership details. The agreement would take time, but it would be formed by a letter of intent, which should be in the next Council packet. It would be the guardrails to the partnership agreement. He noted Stafsholt and Kitching stated the developer should have made the presentation. Council Member Dickey stated this was not a development application, it was a ROW and it made sense for the City to state what it felt was good cause. He felt it was a great deal for the community and he would stand behind it. He thought there was good cause, including money, the transit center, and walkability. This was the right agreement for the City. It was an exciting partnership to start at \$30 million and turn it into \$80 million. He knew there wasn't a lot of information, but they came to a deal and they didn't want to wait until it was fully fleshed out before presenting it to the community.

Council Member Gerber heard from the community and there was fear of no access to homes, fear of traffic, and fear of their neighborhoods changing. This would bring change to the neighborhoods, but change would come to the neighborhoods whether this plan was approved or not. This plan would bring tax dollars to the community that would help the City improve transit, housing, and infrastructure. The parking reduction was huge, and in combination with reserved parking would be very impactful. People were attached to the loop and thought it made the experience. She skied there and her memories were about the people and not the road. She was excited to see the improvements coming. She felt Council got a lot for giving up

1 the ROW. The community had changed and evolved over the years, and she was proud of
2 what the City was now. This plan would also be a good change.

3
4 Council Member Toly talked to people on both sides of the issue. Change was hard. The
5 transportation proposal was a major change. The gondola to Highway 40 could take that traffic
6 out of Park City and people had been asking for that. She noted the other traffic mitigations
7 and she felt combined, they would really help the traffic problem. She thought the community
8 as a whole was better off with the partnership.

9
10 Council Member Doilney took a lot of input from the leaders of the past. He learned tonight that
11 University of Utah students presented many concepts for the resort at one time. He noted
12 previous City and community leaders who spoke on this item had a part in shaping the
13 community. He indicated the City needed to keep moving forward. He was surprised the public
14 input wanted to be informed, and when the City presented the partnership, some commenters
15 didn't like it. He admitted this proposal wasn't fully written out, but it was progressing.

16
17 Council Member Rubell stated the ROW vacation did not have an impact on the density of the
18 Snow Park development. Without the vacation, it would compact the buildings and it would
19 impact the pedestrian experience and plaza. The ROW closest to the resort would only be
20 used by buses, so there was no obligation by DV to allow drop-offs for public vehicles. He also
21 explained how the Council liaison roles worked and noted the Council members who weren't
22 liaisons were learning the details of the plan as well. The Council wanted to see the detailed
23 terms and stated important items to him included how the City would get the money from DV,
24 any caps on the PID, any pieces of the parcel that would be contingent on future legislative
25 actions from the Council, what the affordable housing component would be (separate from the
26 money), \$15 million match component, gondola network details and how that would affect
27 peak ski days and traffic, consideration to other activities like concerts, the impact of the 20%
28 parking for day skiers, and the intent of Doe Pass Road use – would it be open to two-way
29 traffic.

30
31 Mayor Worel asked if the Council supported directing staff, in addition to creating a Letter of
32 Intent (LOI) with DV, to prepare a draft ordinance for vacating the ROW, to which the Council
33 agreed. Dias stated there would be details of the agreement and it would be published in
34 tomorrow's packet. He wanted the determination of good cause to be reflected in the
35 ordinance. The ordinance would be in the packet by the end of the week. Council Member
36 Doilney asked that answers to the questions asked tonight be part of the packet as well.

37
38 Council Member Gerber moved to continue the Deer Valley Development Company, Inc.
39 petition to vacate public right-of-way – Deer Valley Drive West and South Sections – the City
40 Council will conduct a public hearing on the vacation of city right-of-way (row) as it pertains to
41 Deer Valley's Snow Park Base redevelopment (2250 Deer Valley Drive South) to December
42 14, 2023. Council Member Dickey seconded the motion.

RESULT: CONTINUED TO DECEMBER 14, 2023

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

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

GRAMA Request Form

Note: Utah Code § 63G-2-204 (GRAMA) requires a person making a records request furnish the governmental entity with a written request containing the requester's name, mailing address, daytime telephone number (if available); and a description of the record requested that identifies the record with reasonable specificity.

Requester's information

Name: Robert E. Boone III Date: December 1, 2023
Address: 1 Stanford Court
City/State/zip: Park City, UT 84060
Daytime telephone number: 310-487-6556

Request made to

Government agency or office: Park City (including Office of the Mayor, City Council, Planning, Planning Commission and City Attor
Address: 445 Marsac Avenue
City/State/zip: Park City, UT 84060

Records requested

Note: The more specific and narrow the request, the easier it will be for an agency or office to respond to the request. If you are unsure about the records' description, contact the agency or office records officer.

Note: Government keeps records in "series" or groups of records. To find out what series an agency or office maintains, visit the Archives' website, <http://archives.utah.gov>. The record series retention schedules on the Archives' website include relevant descriptions.

Title or series number of records (if known):

Description of records including all relevant information—location of event(s) described in records, city, county, address; date range of the records; names of the person(s); and subject of the request.

1. All communications with Alterra Mountain Company Real Estate Development Inc. ("Alterra") and/or Deer Valley Resort Company, LLC ("DVR") (collectively "Alterra/DVR"), not already entered in the record, regarding Alterra/DVR's January 31, 2022 Right of Way Vacation Petition (the "ROW Petition"), including but not limited to: (a) the "partnership" between Alterra/DVR and Park City announced at the November 30, 2023 City Council meeting, including any terms or possible terms thereof; (b) whether there is good cause for vacating the subject ROW ("the ROW"); (c) whether or not vacating the ROW satisfies any of the criteria for good cause as set forth in Park City Resolution 8-98 ("Res. 8-98"); (d) whether or not there is a "net tangible benefit" from vacating the ROW; (e) any potential harm to the public or any person as a result of vacating the ROW, including any alleged harm raised by any member of the public or anyone from Park City government; and/or (f) mitigation of any potential harm to the public or any person resulting from vacating the ROW.
2. All internal communications and between Park City personnel or internal documents regarding the ROW Petition, not already in the record, including but not limited to any of the topics set forth in 1(a)-(f) above.
3. All documents referencing or describing any monetary or non-monetary valuation or utility of the ROW.
4. All communications with Alterra/DVR regarding Protect the Loop ("PTL"), including PTL's proposed alternative plan to build a tunnel where the ROW is located, as presented to the City Council.
5. All documents containing any analysis of PTL's proposed alternative plan to build a tunnel where the ROW is located.
6. All petitions or applications to the City Council or Planning Commission regarding which the City Council or Planning Commission determined the requested relief would result in material harm to the public or any person, and any documents related to such petitions or applications identifying or describing such material harm.

Note: If the record has a restricted access, GRAMA provides that certain individuals may still receive access.

- ☐ I am the subject of the record
- ☐ I am the authorized representative of the subject of the record
- ☐ I provided the information in the record

Considerations about the desired response

I would like to:

- ☐ View or inspect the records only
- ☐ Receive a copy of the records and pay associated fees. Please notify me if the amount will exceed \$ _____
- ☒ Receive a copy of the records and request a fee waiver, according to Utah Code § [63G-2-203](#), because:
- ☒ Releasing the record primarily benefits the public
- ☐ I am the subject, or authorized representative, of the record
- ☐ My legal rights are directly implicated by the information of the record because _____, and I am impecunious
- ☒ Receive an expedited response (5 days) because releasing the record benefits the public; I request the information for a story or report for publication or broadcast to the general public

Agency use only

Date request received: December 1, 2023 Time limit for response: _____

Classification of records (check all that apply):

- ☐ Public, records provided (date) December 1, 2023
- ☐ Private, legal citation § 63G-2-302 or 303 _____
- ☐ Controlled, legal citation § 63G-2-304 _____
- ☐ Protected, legal citation § 63G-2-305 _____
- ☐ Governed by court rule, another state statute, federal statute, or federal regulation _____
- ☐ Not a record

Disclosure of restricted records:

Is access authorized?

- Private:**
- ☐ Requester is the subject of the record
- ☐ Requester is authorized pursuant to Utah Code § 63G-2-202(1) and has supplied required documentation
- ☐ Requester is not authorized to have access
- Controlled:**
- ☐ Requester is authorized pursuant to Utah Code § 63G-2-202(2) and has supplied required documentation
- ☐ Requester is not authorized to have access
- Protected:**
- ☐ Requester submitted the record
- ☐ Requester is authorized pursuant Utah Code § 63G-2-202(4) and has supplied required documentation
- ☐ Requester is not authorized to have access

Identification provided: _____

Response:

- ☐ Approved, requester notified on _____
- ☐ Denied, written denial sent on _____
- ☐ Requester notified agency does not maintain record on _____
- ☐ Extraordinary circumstances invoked, legal citation _____

Consequent arrangements and time limits _____

Fee: _____

If waived, fee waiver approved by: _____

Note: Please refer to GRAMA Classification form and GRAMA Fee form for assistance. If access to records is denied in part or in whole, please use the GRAMA Notice of Denial form.



Insurance Placements and Alternative

Key Considerations

Key Considerations

Market Changes

- Risk concentration among remaining providers is causing significant premium increases among for-profit providers.
- For example, in 2019 there were 40 carriers offering law enforcement liability coverage. Today there are 10.

Price

- The process has taken much longer and been far more extensive in recent years—numbers are still being finalized.

Coverage

- In 2023, the City purchased coverage for:
 - Property Insurance
 - Public Entity Liability Insurance
 - Workers' Compensation
 - Crime Insurance
 - Drone Insurance
 - Cyber Liability Insurance

Coverages		Expiring Premium 2023-2024	Liberty / States Renewal Quotes 2024-2025	Liberty / Travelers Renewal Option 1	URMA 2024-2025
		Liberty Mutual	Liberty Mutual	Liberty Mutual	AFM
Property	Limit	\$ 227,137,029	\$ 225,827,000	\$ 253,667,327	\$ 214,325,866
	Deductible	\$ 10,000	\$ 25,000	\$ 25,000	\$ 25,000.00
	Premium	\$ 316,267.00	\$ 362,625.00	\$ 362,625.00	\$ 310,892.74
(Excluding Terrorism)					
		States	States	Travelers	URMA
Public Entity Liability	Limit	\$ 10,000,000	\$ 10,000,000	\$ 6,000,000	\$ 6,000,000
	Retention	\$ 250,000	\$ 1,000,000	\$ 250,000	\$ 275,000
	Expenditures	\$ 265,668,766	\$ 293,531,532	\$ 293,531,532	
	Premium	\$ 264,233.00	\$ 305,425.00	\$ 380,320.00	\$ 141,658.49
					*includes Reinsurance
Auto Physical Damage		Liberty Mutual	Liberty Mutual	Liberty Mutual	*WCF
*High Valued Vehicles	# of Vehicles	216	216	216	71
Over \$50,000	Deductible	\$ 25,000	\$ 25,000	\$ 25,000	
	Deductible - E-Bus	\$ 25,000	\$ 100,000	\$ 100,000	
	Premium	\$ 98,568.00	\$ 147,764.00	\$ 147,764.00	\$ 125,000.00
Low Valued Vehicles					URMA
Under \$50,000	# of Vehicles	N/A	N/A	N/A	145
	Deductible	N/A	N/A	N/A	\$5,000
	Premium	N/A	N/A	N/A	\$ 39,150.00
	Flat Rate Per Veh.				\$ 270.00
Off Duty Auto Liability			WCF	WCF	WCF
Flat Charge	# of Positions	N/A	56	56	56
	Premium	N/A	\$ 44,031.00	\$ 44,031.00	\$ 44,031.00
Equipment Floater					WCF
Eq. in or on Vehicle	Limit	N/A	N/A	N/A	\$2,700,000
Not permanently attached	Premium	N/A	N/A	N/A	\$ 1,855.94
\$50,000 max limit per item	Flat Rate Per Veh.				\$ 26.14
Cyber		Beazley	Beazley	Beazley	Beazley/ Indian Harbor
	Limit	\$			
	Retention	\$			
	Premium	\$			
		Global Aerospace	Global Aerospace	Global Aerospace	URMA
Drone Coverage	Limit	\$1,000,000	\$1,000,000	\$1,000,000	Included
	Premium	\$ 1,688.00	\$ 1,688.00	\$ 1,688.00	Included
	Grand Total	\$ 815,209.63	\$ 970,335.31	\$ 1,045,230.31	\$ 662,588.17

Why Consider URMA?

Key Considerations

Cost

- Costs associated with PCMC's traditional and current providers are escalating as key insurers withdraw from specific markets.
- Risk concentration among remaining providers is causing significant premium increases among for-profit providers.
- URMA pools for auto/property/cyber offer similar coverage at reduced cost.

Culture

- URMA reinforces a risk-management and monitoring culture already aligned with PCMC's best practice recommendations.

Cooperation

- The URMA reserve pool operates as a cooperative collective with 15 member Utah cities and towns, controlled by its members.

Communication

- PCMC would have a direct representative on the URMA board, providing a venue for communication in the decision-making process.

URMA Members

Population Based Classes

Class III

- City of Layton
- City of Orem
- City of Ogden
- City of West Valley

Class II

- Brigham City
- Cedar City
- South Jordan

Farmington City
Spanish Fork City

Centerville City
Draper City

Class I

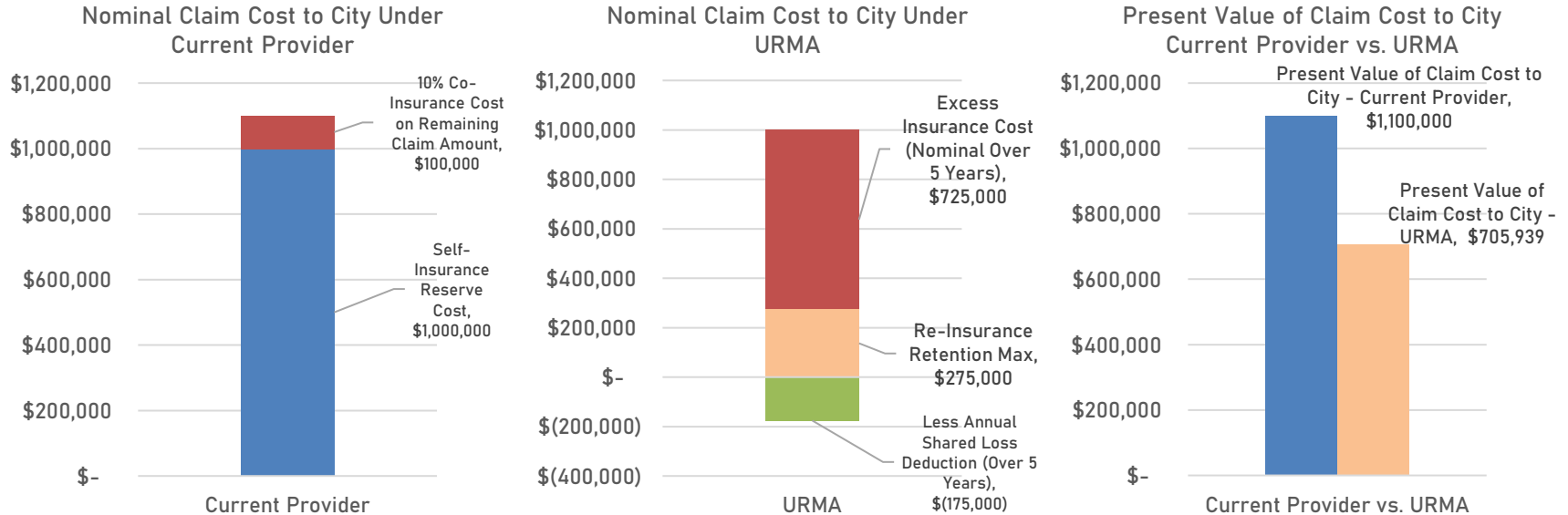
- Enterprise City
- City of Kanab
- Mapleton City
- West Bountiful City

Insurance – Liability Case Study – \$2M

Assuming a \$2M liability claim, URMA provides significant savings in both nominal and present value.

Provider Scenario Analysis Under Assumed \$2M Liability Claim

Current Provider		URMA	
Self-Insurance Reserve Cost \$	1,000,000	Re-Insurance Retention Max \$	275,000
10% Co-Insurance Cost on Remaining Claim Amount \$	100,000	Excess Insurance Cost (Nominal Over 5 Years) \$	725,000
		Less Annual Shared Loss Deduction (Over 5 Years) \$	(175,000)
Nominal Total Cost of Claim to City \$	1,100,000	Nominal Total Cost of Claim to City \$	825,000
Present Value of Claim Cost to City \$	1,100,000	Present Value of Claim Cost to City \$	705,939



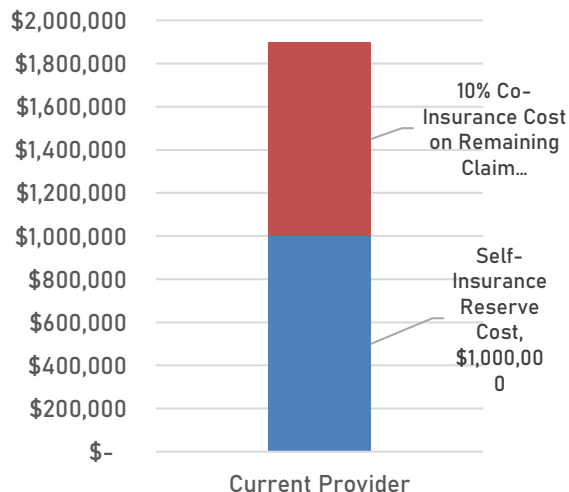
Insurance – Liability Case Study – \$10M

Assuming a \$10M liability claim, URMA's coverage hits a limit at \$7M. PCMC may acquire additional tools.

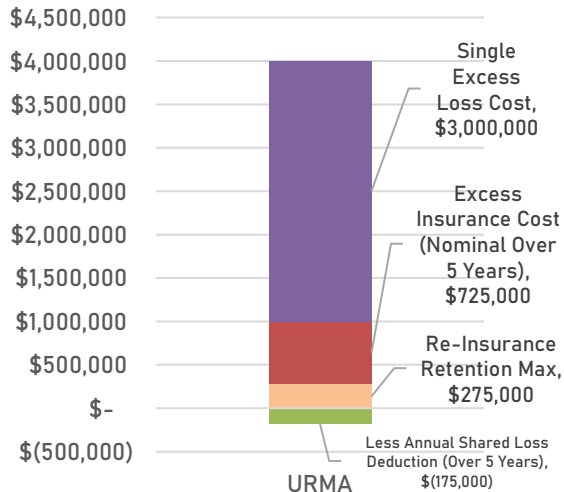
Provider Scenario Analysis Under Assumed \$10M Liability Claim

Current Provider		URMA	
Self-Insurance Reserve Cost \$	1,000,000	Re-Insurance Retention Max \$	275,000
10% Co-Insurance Cost on Remaining Claim Amount \$	900,000	Excess Insurance Cost (Nominal Over 5 Years) \$	725,000
		Less Annual Shared Loss Deduction (Over 5 Years) \$	(175,000)
		Single Excess Loss Cost \$	3,000,000
Nominal Total Cost of Claim to City \$	1,900,000	Nominal Total Cost of Claim to City \$	3,825,000
Present Value of Claim Cost to City \$	1,900,000	Present Value of Claim Cost to City \$	3,705,939

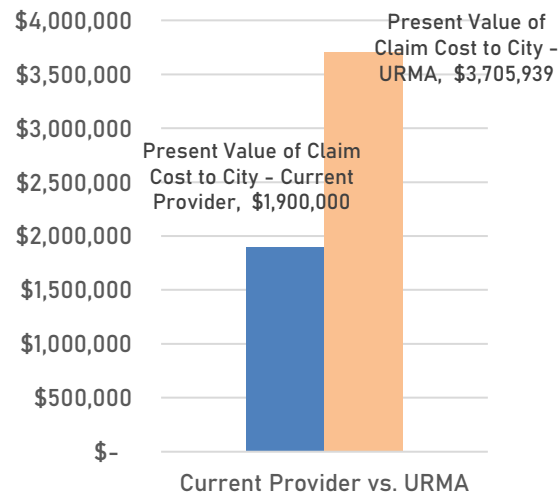
Nominal Claim Cost to City Under Current Provider



Nominal Claim Cost to City Under URMA



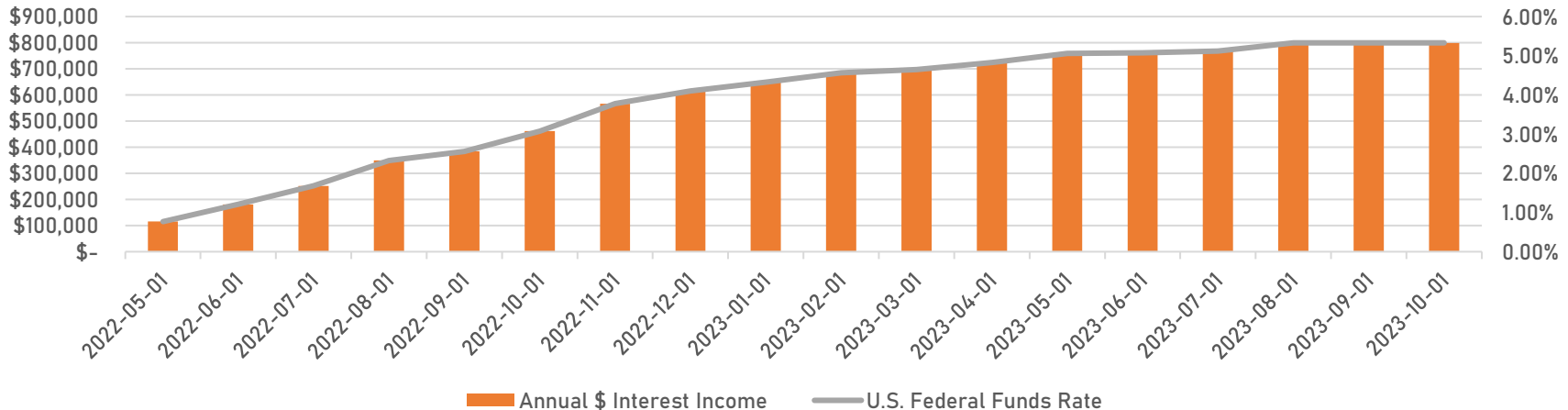
Present Value of Claim Cost to City Current Provider vs. URMA



Market Environment & Practices

Increases in interest rates provide a supportive investment environment for the URMA pool.

Annualized Federal Funds Rate vs. Annual \$ Interest Income Generated from a Hypotehtical \$15M Investment



- URMA follows the Utah Money Management Act (UMMA), which also governs PCMC and the management of its overnight liquidity.
- Different from for-profit insurance companies, interest income is retained in the pool and not distributed to executives and shareholders.
- URMA is not leveraged, in contrast to other insurance companies.

URMA Summary

Rights and Obligations

Key Rights

- Unspent reinsurance reserve carries forward to the next year – i.e. no annual loss of premium
- Interest income earned by the pool is retained within URMA as opposed to being distributed to executives and investors via bonuses or dividend distributions
- No marketing or solicitation overhead provides strong cost control practices for members

Key Obligations

- Members must conform and operate within URMA's risk management best practices
- Members must participate in the URMA pool via their reinsurance reserve
- Members must participate in URMA board meetings and decisions

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with snow-covered mountains in the background. The buildings are densely packed, and the snow is a deep white, contrasting with the darker roofs and the blueish-grey tones of the distant mountains.

CLARK RANCH

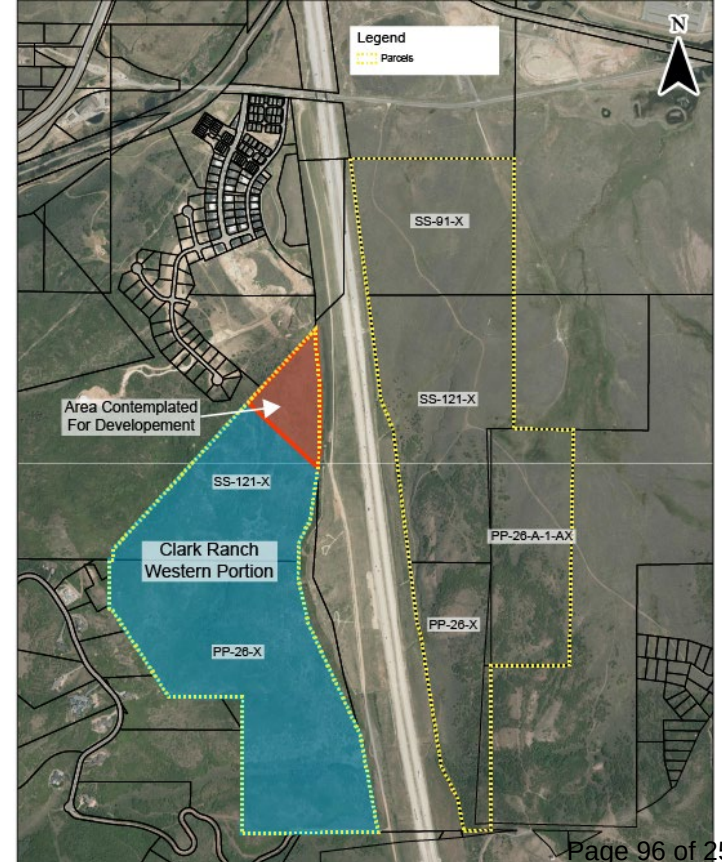
FEASIBILITY STUDY RESULTS

December 5, 2023



PROPERTY

- Total Property Size: 344 Acres
- Western Portion: 153 Acres
- Focus Area of Feasibility Study: 10-15 Acres
- Current Zoning: Recreation Open Space and Sensitive Lands Overlay



—WORK SESSION QUESTIONS—

- What is the estimated **length** of the **Frontage Road** that would need to be **improved** to facilitate a community housing development?
- Do the estimated **development cost calculations** include the **land acquisition**?
- Would the estimated housing **subsidy ranges** shown in the previous report change if the project was envisioned as a **rental project** rather than a **for-sale project**?
- How would the Study be used to **prepare an RFP** for a potential public-private development?
- How **close** would the Clark Ranch development be to **Park City Heights**?

What is the estimated length of the Frontage Road that would need to be improved to facilitate a community housing development?

- Approximately 3,549 linear feet (0.67 miles) of Frontage Road would need to be improved for Phase 1.

Would the estimated housing subsidy ranges change if the project was envisioned as a rental project rather than a for-sale project?

- Rental projects typically require less public subsidy to make the units affordable than for-sale projects.
- A for-sale project was used in the estimated calculations to more easily demonstrate potential public or private subsidies.

Do the estimated development cost calculations include the land acquisition?

- The cost calculations have been adjusted to include original land acquisition costs. See the table below.
- The City paid **\$18,000 per acre** for Clark Ranch in 2014. Thus, the City paid approximately **\$216,000** for the **+/-12 acres** identified in the Study, if you value every acre of land equally.

Infrastructure Costs						
	Initial Land Cost*	Frontage road	Roads	Utilities	Misc	Total
Phase 1	\$216,000	\$1,239,648	\$1,865,764	\$1,344,965	\$642,146	\$5,308,523
Phase 1+2	\$216,000	\$1,329,648	\$4,882,551	\$2,294,610	\$1,435,432	\$10,158,241



Could the City recommend a project with a mix of rental and ownership units?

- Yes, the City can identify its preference for unit type in an RFP.
- Given Park City's prevailing workforce wage, the demand for units will be primarily for affordable rental housing.

How close would the Clark Ranch development be to Park City Heights?

- The Study depicts a development that is setback 25' from the exterior boundary, as required by the AMPD .
 - The closest development in Park City Heights to Clark Ranch (Phase 5) is anticipated to be setback approximately 40' from the exterior boundary.



How would the Study be used to prepare an RFP for a potential public-private development?

- The Study will help potential bidders prepare a **realistic scenario**, garner more proposals overall, and help create **better accuracy** with estimated development costs.
- We recommend the **Study be included in its entirety** in any RFP for development.
- If the **Council prefers** to limit proposals to **specific parameters** identified in the Study, we can list those as preferences or requirements. This could include:
 - Criteria for proposals that utilize a specific **road layout**;
 - Criteria for specific **unit types** (townhomes, multi-family, etc.);
 - Criteria for a specific **rental/ownership mix**;
 - Criteria for a specific **target income level or range**;
 - Criteria for specific **community amenities**; and
 - Criteria for a specific **density range density range**.

RECOMMENDATION

We recommend the following parameters:

- Criteria for proposals that utilize a specific **road layout**;
- Criteria for specific **unit types**;
- Criteria for a specific **rental/ownership mix**;
- Criteria for a specific **target income level or range**;
- Criteria for specific **community amenities**; and
- Criteria for a specific **density range density range**.

Phase 1 Layout
Townhomes & Multi-family
Primarily Rental
Avg. at or below 60% of AMI
Trail Connections
150 – 230 units

Cost Per Unit:

	Density Option 1	Density Option 2	Density Option 3
Phase 1	\$56,601	\$33,961	\$22,148
Phase 1 + Phase 2	\$70,384	\$49,269	\$35,832

RECOMMENDATION

We recommend Council consider prioritizing the following parameters:

- **Entitlement Needs** - consider proactively submitting land use applications so that RFP respondents are not required to take on additional risk.
- **Engagement** - provide ample and meaningful engagement opportunities
- **Open Space Easement** - should be simultaneous to the subdivision or development agreement.
- **Financial Viability** - deeper affordability levels require fewer subsidies in the densest scenarios.
- **Transportation & Access** - seek responses that align the project with City transportation goals.
- **Targeted Occupancy** - address specific housing needs, such as workforce, seniors, essential/frontline workers, municipal employees, or families.

RECOMMENDATION

- Consider the density scenarios outlined in the Study and assess how to prioritize Clark Ranch for future affordable housing development opportunities.
- Consider Clark Ranch as an opportunity for a public-private partnership to develop affordable housing.
- Direct staff to prepare a draft Request for Proposals (RFP).



Park City Microtransit

1-Year Service Review

December 2023



Park City is one of the most desirable places in the US; microtransit delivers on the vision to help people move easily and comfortably around it.

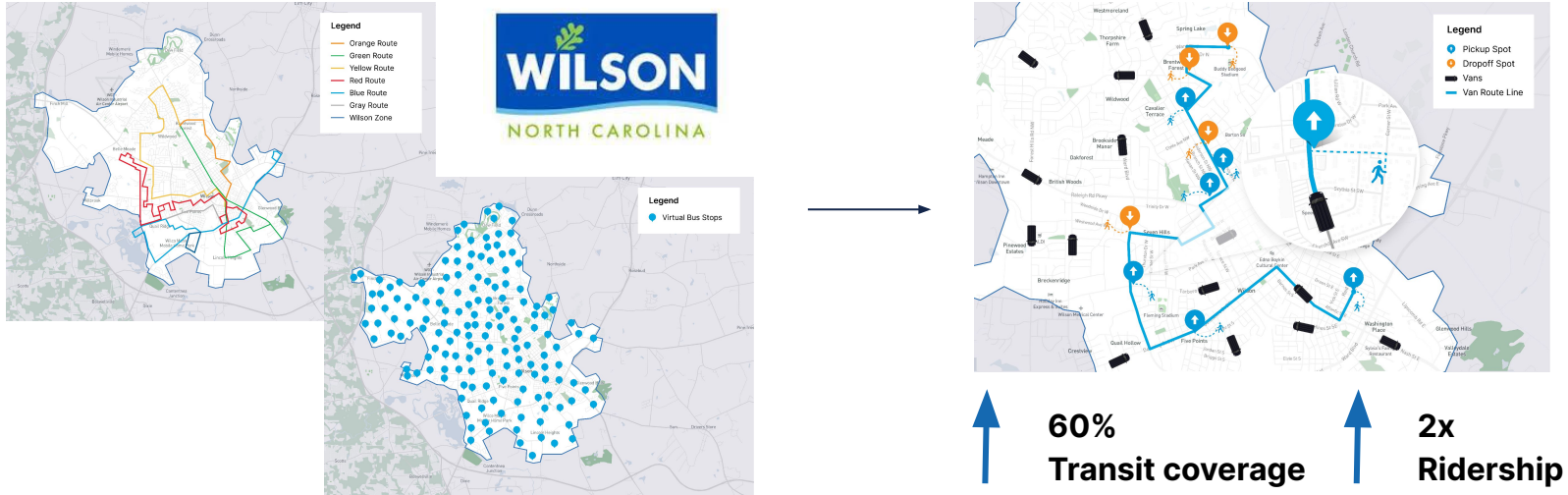
Goals of the service include:

- **Expanding transit coverage** so that residents and visitors can easily get around
- **Excellent ridership experience**
- **Low cost / ride**, which delivers high value for Park City's investment
- **Complementing** Park City's robust fixed route network



Microtransit Background

Microtransit utilizes a dense network of virtual bus stops to complement or replace traditional bus systems



Replacing inefficient fixed-route bus service with microtransit unlocks enormous benefits for Via's partners



**Replacing low-ridership routes
with on-demand service**

↑ **4x**
Increase in
ridership



**Replacing low-ridership routes
with on-demand service**

↑ **13x**
Increase in
service coverage



**Replaced low-ridership routes
with on-demand service**

↓ **50%**
Reduction in cost
per-passenger

Together, HVT, Via, & Park City have efficiently scaled microtransit from a pilot into a city-wide service with no increase in budget

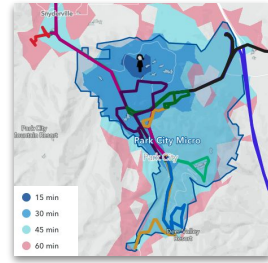
Launch



November 2022

Microtransit service launches in 2 zones: Park Meadows & Deer Valley

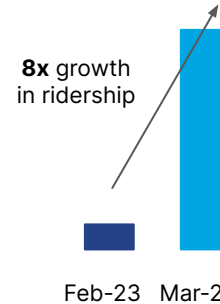
Redesign & Expansion



March 2023

After identifying unmet demand across the city Via recommends a network redesign to **increase coverage by 184% for the same budget**

Growth



Ridership grows by 8x immediately following the expansion of the service zone, which **Via executed with <2 week's notice**

Rapid Relaunch

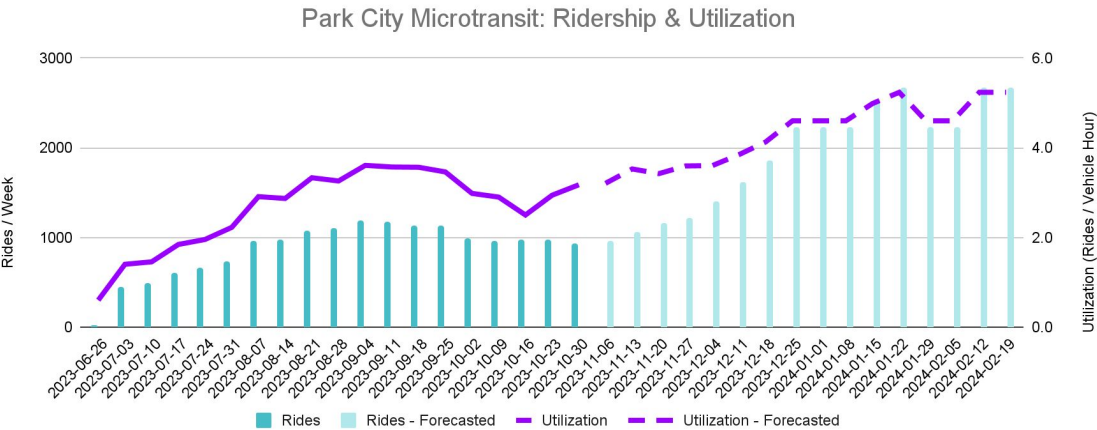


Jul 2023

Leveraging HVT's existing network we are able to relaunch and scale service after a summer pause on a **< 1-month timeline**

Park City Microtransit

Today, Park City’s microtransit service is continuing to grow in ridership while achieving highly efficient cost/ride and short passenger headways



Average wait times: < 15m

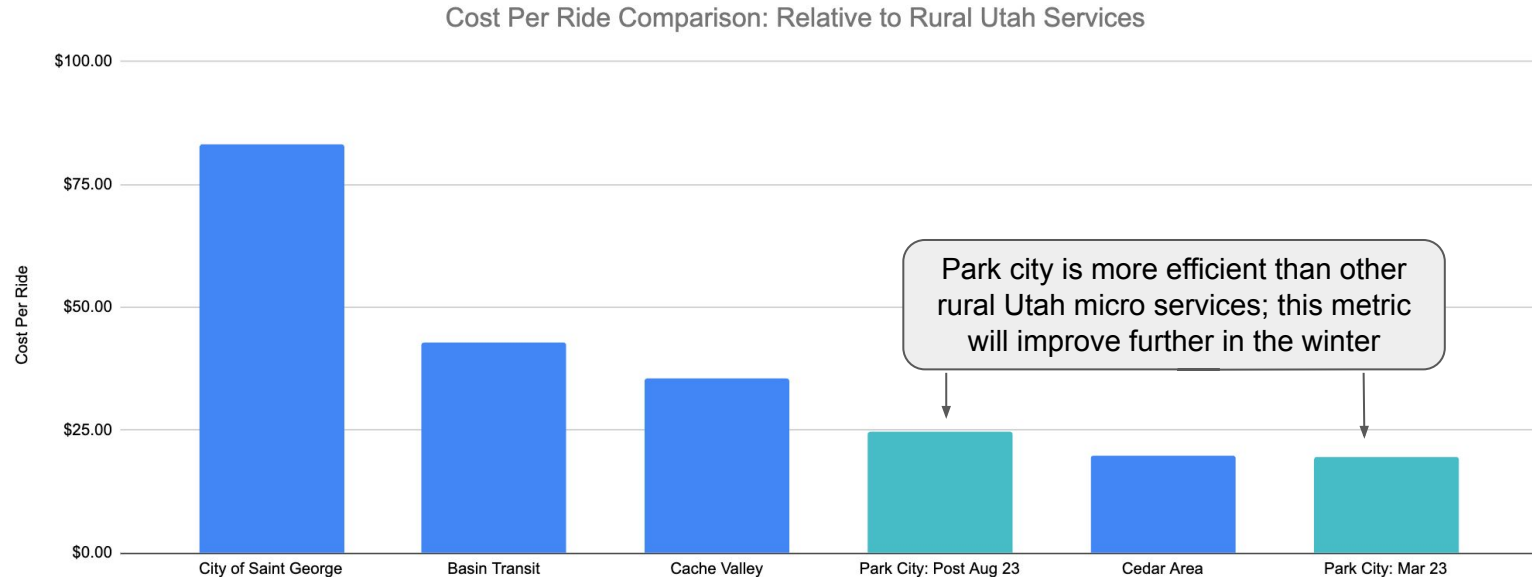
Cost/ride: \$24.60*

Ride/van hour: 3.1*

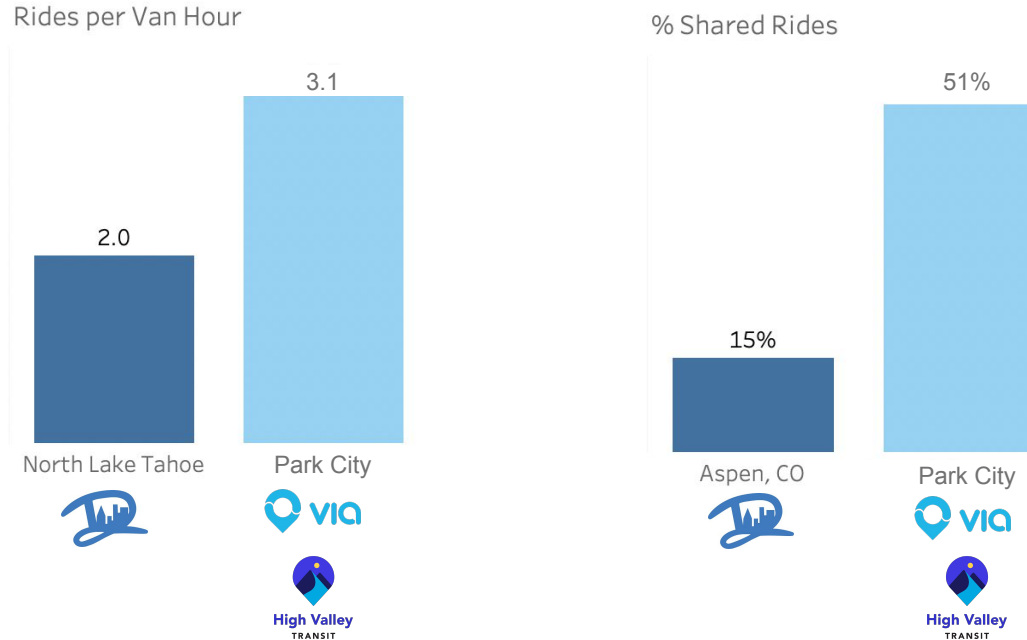
Total rides: 16,233 (131/day)

*Data from 7/2 through 11/2/23; cost per ride and utilization pulled from August onward, after ridership rebounded

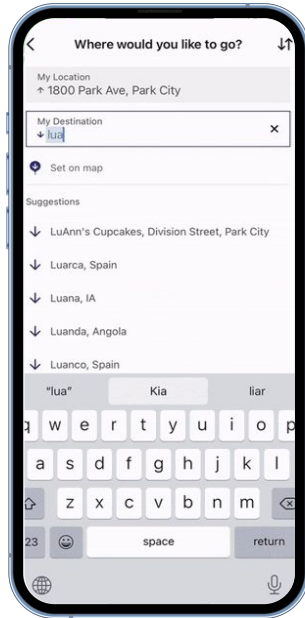
Park City delivers excellent service with low cost/ride compared to other rural services in Utah and nationwide



Park City's summer service metrics are also impressive relative to other services in resort towns

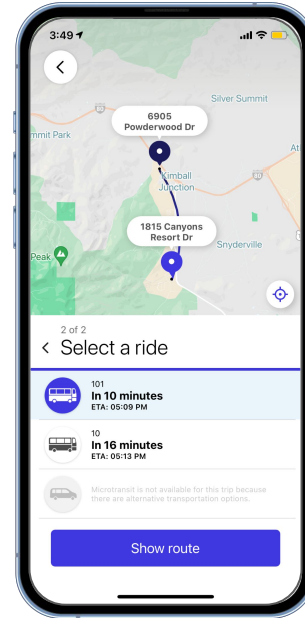


Via's integrated transit suit enables Park City to tailor service parameters to support their unique needs



Intermodal Booking

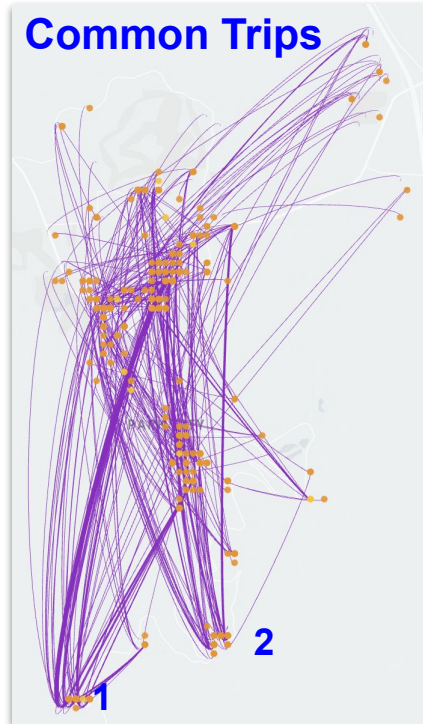
The HVT app displays micro and fixed route options, and allows for riders to book intermodal trips (micro → fixed route, vice versa)



Mode Preference

Park City can set rules for when riders receive proposals for each mode, ensuring that microtransit complements fixed route

Case Study: Leveraging mode preference by geography



1. Montage Trips

- Initially, there were many trips between Montage and Prospector employee housing
- We adjusted the algorithm to route these riders to fixed route* dramatically reducing these trips

2. Royal St Resort Trips

- There are many trips from the resorts around Royal Street throughout the greater Park City area
- In many cases microtransit was offered due to limitations in the existing network, so *these are the trips we want to route to microtransit*
- For example, there are many trips between Stein Erikson and PCMARC, where there is a 28 minute connection on fixed route

Riders can also leverage HVT's regional app to get between Park City, Summit County, Wasatch County, and Salt Lake City



Example Regional Trips

Scenario: a Park Meadows resident wants to travel to Kimball Junction to go to lunch

Proposals Received: rider will receive a microtransit trip proposal, taking them to the Peaks Hotel stop to connect with the 101, which they can take to their destination

HVT Value Add: Riders can plan this trip in one app, which may make them more likely to use transit and help reduce congestion

Quality of Service

Even with high ridership, ride availability has been high and wait times have remained low



14 min average ETA



4.8 / 5 star average ride rating



99% met demand (requests offered a proposal)

“Such a wonderful driver. Joyce is kind and personable and made such an early morning commute more pleasant”

-Comment from an Aug 30 rider

“It was a quick an easy drive from the pool and back home!”

-Comment from a Jul 10 rider

“First ride with high valley 5★ Dave was very friendly, professional and great driver!”

-Comment from a Aug 29 rider

“I've been taking High Valley since the beginning and Maria is a 5 star driver. I had the absolute pleasure of experiencing a ride with her, and it was nothing short of extraordinary....”

-Comment from a Sep 24 rider
Page 116 of 257

Park City has leveraged High Valley Transit's resources to provide efficient microtransit and keep cost/ride low

Shared Costs



Park City can leverage HVT's local microtransit staff (local support, driver acquisition, shift optimization) rather than paying to develop these functions

Resources



HVT's teams have provided expertise to drive efficiency

- Seasonal supply planning
- Rapid service changes
- Marketing adjustments
- Winterization

Integrated Rider Experience



HVT has allowed residents and visitors to plan end-to-end trips between Park City, Summit County, and Wasatch County

Park City, HVT, and Via are preparing to provide excellent service throughout the winter peak season



Plan for Peak

Per our initial proposal for the service, we plan to increase hours by close to 50% in the winter to meet higher demand; we'll also prepare for the winter operationally (ex: vehicle winterization, adding ski racks)



Coordinate on Key Events

We'll coordinate to adjust hours as needed to plan for key events, like Sundance



Adjust Service as Needed

We can look at further service adjustments (algorithm changes, zone adjustments) to ensure the service is meeting the needs of Park City

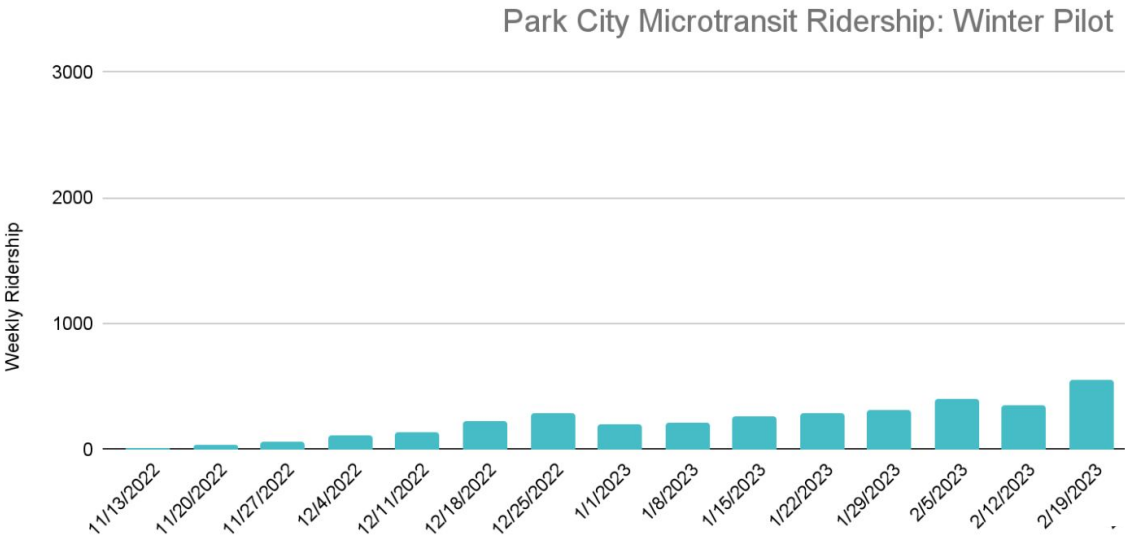
Discussion

- Park City Transit staff recommends continuing the service city-wide throughout the winter; we can continue to learn and iterate on the service
- Does council have any questions?

Thank you!

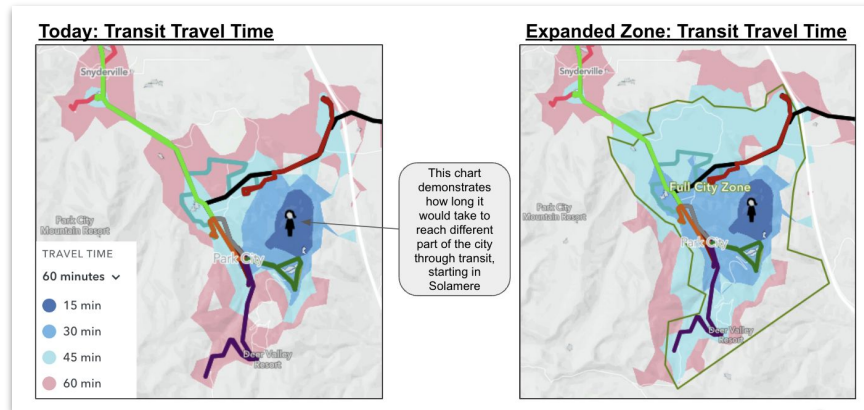
Appendix

From November-February the coverage of the city was lower and some key points of interest were not included



Park City recognized the broader opportunity and demand, and with two weeks notice, Via + HVT designed and deployed a city wide solution that would ensure the service would meet Park City's goals

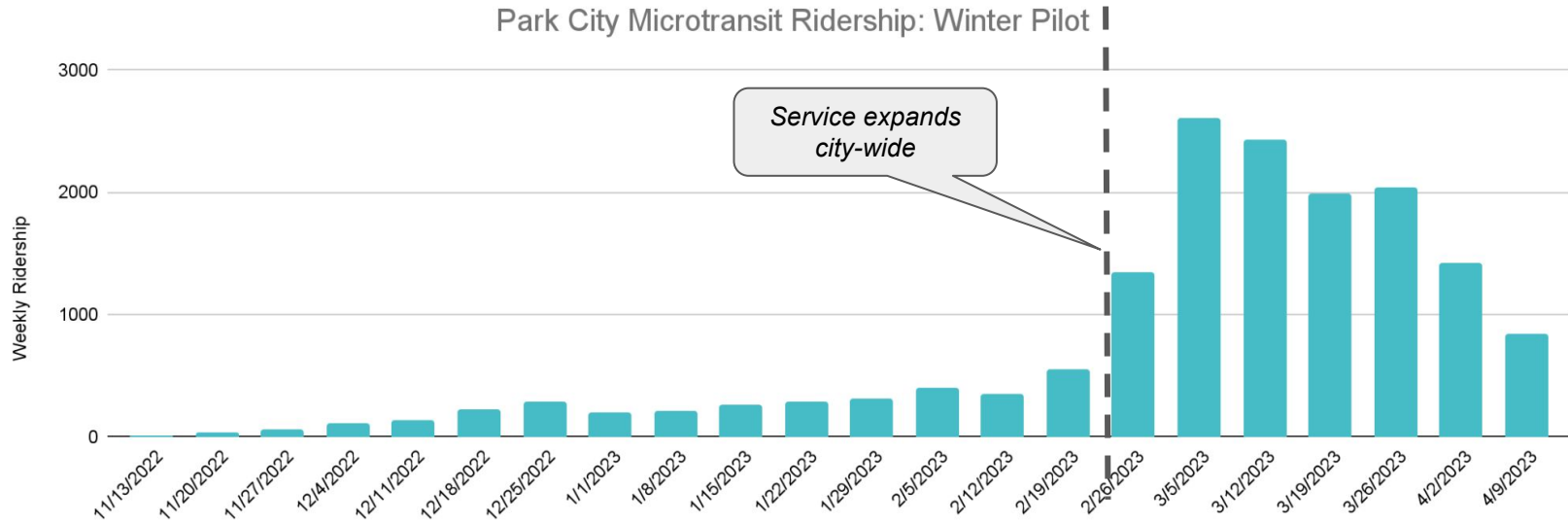
Analysis & Simulation on Zone Expansion



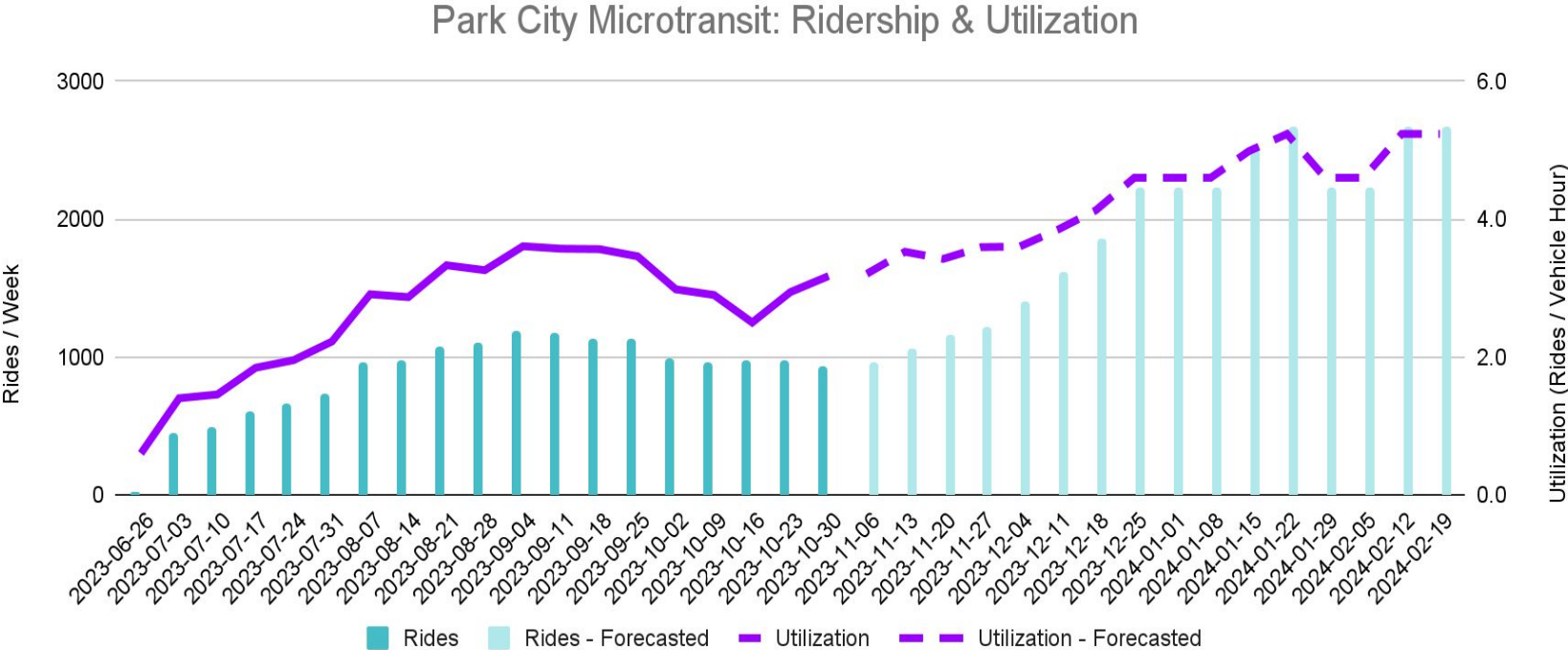
Rapid Relaunch and Expansion



After service design was adjusted and rapidly relaunched, ridership jumped dramatically to 400+ riders per day



The service ended, but ridership quickly returned after a July relaunch. The service is on track to surpass winter '22-'23 ride records



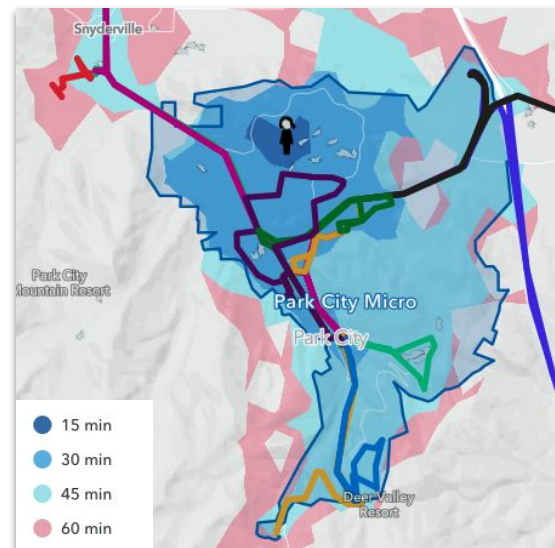
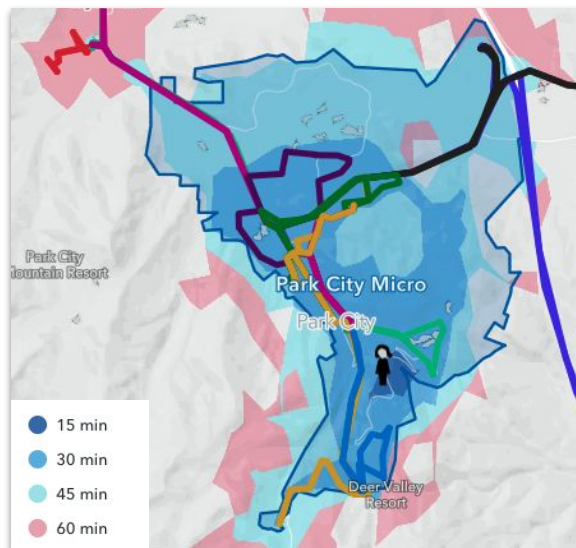
With a city-wide microtransit service, Royal St and Peak Meadows residents can reach all of Park City in 30-45 minutes

Royal St Coverage

Park Meadows Coverage

These charts, pulled from Via's planning platform, Remix, demonstrate how long a transit journey from the  icon would take at 5PM on a weekday

The color coding represents the time it would take to reach the destination by transit

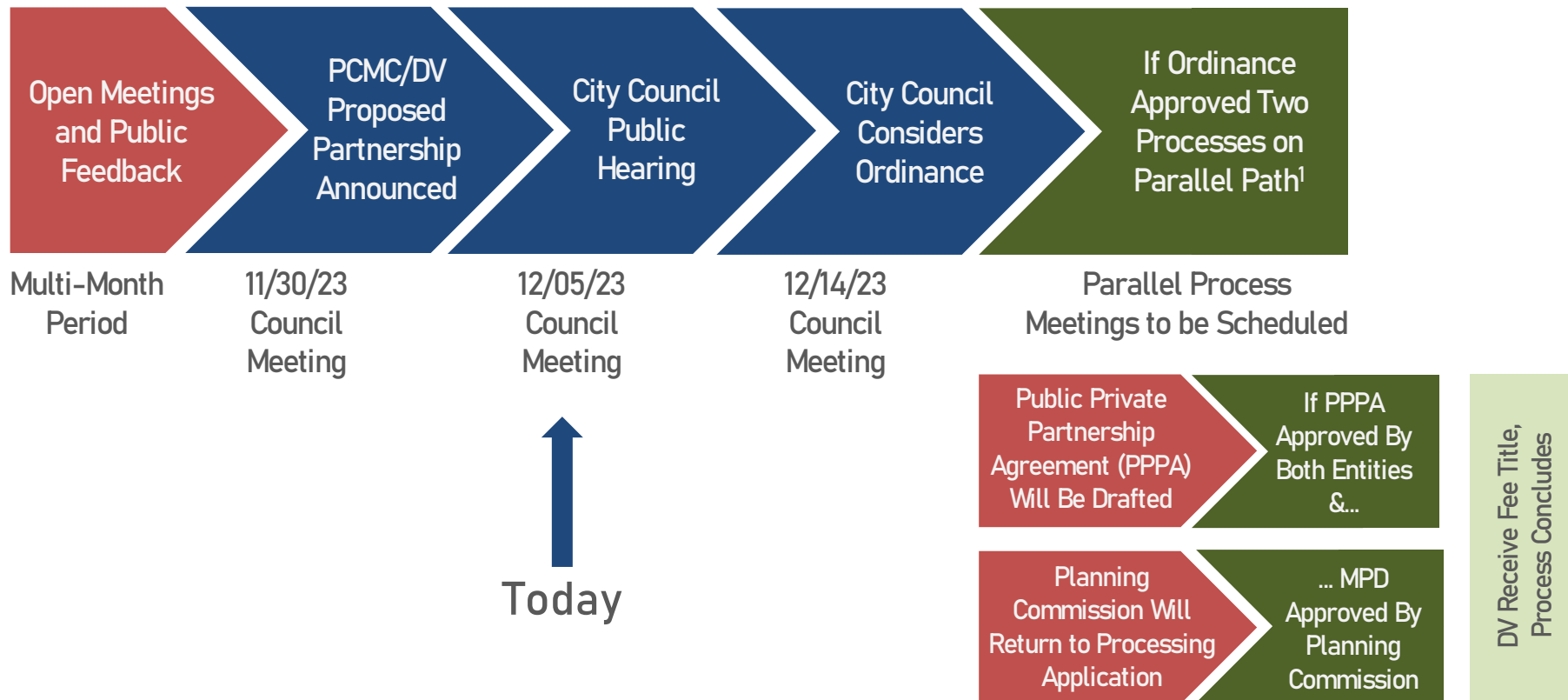


An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with snow-covered trees. In the background, a steep, snow-covered mountain slope rises, with a winding path or road visible. The overall scene is serene and wintry.

SNOW PARK VILLAGE PROPOSED PUBLIC-PRIVATE PARTNERSHIP



The Public Process



Source: Park City Municipal Corporation. As of December 2023.

1. PPPA's broad terms to be outlined in ordinance for 12/14/23 should Council direct staff to prepare one.

Proposed Public-Private Partnership

REGIONAL TRANSPORTATION FACILITY

Deer Valley will pay **\$15 million** towards the creation of a **regionally significant transportation and parking facility**. These funds may also be used for affordable housing in connection with that facility. A Management Committee will provide stewardship and fund oversight.

Park City will provide a **\$15 million match** to expand the scale of impact.

As partners, the City and Deer Valley commit to **secure additional public and private partners** to maximize the level of investment and scale of benefit.

Proposed Public-Private Partnership

TRANSPORTATION AND PARKING MITIGATION

Deer Valley will return to the Park City Planning Commission to **seek approval of an updated Master Plan Development (MPD) application** and final Subdivision Plat(s) that include, but are not limited to, the following **transportation and parking mitigation measures**:

- **Integration of Deer Valley's gondola infrastructure with U.S. Highway 40** to distribute resort access more efficiently across the mountain, thereby reducing crowding at key entry points and diverting some of the traffic and parking away from Park City.

Proposed Public-Private Partnership

Integration Details

- Deer Valley will create a **network of gondolas** to connect the Mayflower base area to Snow Park Village.
- To support the expanded gondola network, Deer Valley will seek to **expand maintenance facilities** at Silver Lake.
- Deer Valley will also **expand restaurant/skier services** at Silver Lake.



Proposed Public-Private Partnership

- A **reduction in peak day skier parking by 20%** compared to existing conditions. The hotel, residential, dining, retail, and entertainment parking spaces will be prohibited for day skier parking. Deer Valley will also implement a **paid parking plan** to distribute arrivals and departures more efficiently.
- A **new public transit center** at Deer Valley. Plans for the new transit center will be **reviewed by the Planning Commission** in conjunction with the updated MPD application and final traffic circulation plan.

Proposed Public-Private Partnership

- Ensure **access to Doe Pass Road for emergency, utility, and public vehicles**, with maintenance responsibilities retained by Deer Valley.
- Construction mitigation plans will **maintain public access** to Deer Valley Drive and minimize off-site hauling and construction traffic.

Proposed Public-Private Partnership

AFFORDABLE HOUSING

Deer Valley will build required **affordable housing** (at least 67.1 Affordable Unit Equivalents) **within Park City limits** and with **immediate proximity to public transit**.

Proposed Public-Private Partnership

INFRASTRUCTURE INVESTMENTS

Establishment of a **Public Infrastructure District** (PID) to enable Deer Valley to **invest in public infrastructure at the project site** following MPD approval— including roads, intersections, crosswalks, transit, parking structure, utilities and public pathways.

FAQs

FAQs

What is a Right-Of-Way Vacation?

What is Good Cause?

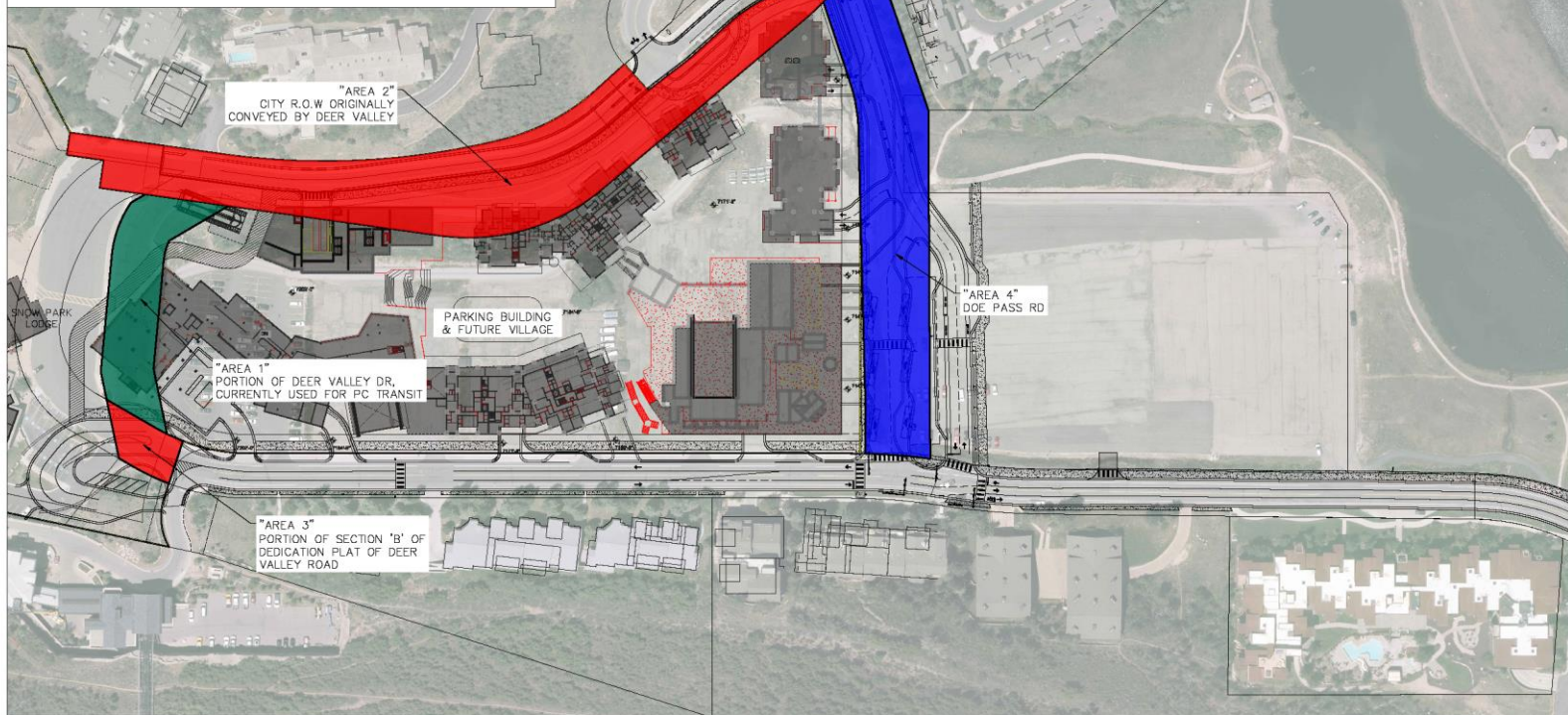
What is No Material Harm?

SUMMARY OF AREAS

AREA #	AREA (SF)	DESCRIPTION	CURRENT OWNERSHIP	FUTURE OWNERSHIP
AREA 1	15,721.40	DEER VALLEY TAXED PROPERTY WITH CITY R.O.W.	DEER VALLEY	DEER VALLEY
AREA 2	98,014.29	CITY R.O.W. ORIGINALLY CONVEYED BY DEER VALLEY	PARK CITY	DEER VALLEY
AREA 3	5,750.88	PORTION OF SECTION "B" OF DEDICATION PLAT OF DEER VALLEY ROAD	PARK CITY	DEER VALLEY
AREA 4	61,271.40	DOE PASS (DEER VALLEY LOOP) CITY EASEMENT ON R.O.W.	DEER VALLEY	PARK CITY

AREA EXCHANGE SUMMARY

CATEGORY	AREA (SF)	AREAS COMPRISING CATEGORY
FROM DV TO PC	61,271.40	AREA 4
FROM PC TO DV	94,765.17	AREA 2



FAQs

**Is Deer Valley's application still active,
under the definition provided in LMC
15-15-1?**

FAQs

- **I heard Deer Valley or the City is asking for land from HOAs. Is this true?**
- **Does the proposed right-of-way vacation impede emergency access?**
- **Are traffic signals required on Deer Valley Drive and why?**

FAQs

- **Should the City require a new independent traffic study before voting on the Vacation Petition?**
- **How is the City addressing the increased traffic and circulation concerns expressed by the public that will result from the project?**



PARK CITY COUNCIL MEETING MINUTES – DRAFT

**445 MARSAC AVENUE
PARK CITY, UTAH 84060**

December 14, 2023

The Council of Park City, Summit County, Utah, met in open meeting on December 14, 2023, at 3:15 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss advice of counsel and property at 3:18 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 4:15 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

PARK CITY WATER SERVICE DISTRICT MEETING

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, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

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.

CONSENT AGENDA

1. Request to Authorize the Mayor to Execute a Memorandum of Agreement, in a Form Approved by the City Attorney, to Continue Leasing Surplus Water to Weber Basin Concurrent with the Western Summit County Project Master Agreement:

Board Member Gerber moved to approve the Consent Agenda. Board Member Doilney seconded the motion.

RESULT: APPROVED

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

ADJOURNMENT

WORK SESSION

Housing Resolution Biennial Review:

Browne Sebright, Affordable Housing Manager, presented this item and reviewed the City's housing resolution was used to ensure the availability of affordable housing. In 2022, the City received an updated Housing Needs Assessment and the resolution was a key component. He noted two new housing policies: the affordable master planned development (AMPD) and public private partnerships. Dejan Eskic and Jim Wood, Kem Gardner Policy Institute, performed the needs assessment and Sebright shared demographic data from the analysis. He noted that less than 2% of homes sold in the City were affordable to workforce. The analysis recommended increasing the fee-in-lieu amount for developers and updating employee generation numbers.

Eskic stated the large nightly rental pool in the City was a challenge for workforce. He indicated only 12% of the workforce lived in Park City. The average sales price for a home in Summit County was \$2.23 million. Wood indicated Park City and Salt Lake City were the two cities in Utah that were proactively working on affordable housing. He reviewed the recommendations for the housing resolution and noted Goal Seven in the General Plan addressed the need to create a diversity of primary housing opportunities. He also suggested adding language that prioritized workforce income ranges to 50% average median income (AMI) for some units.

Council Member Dickey asked if the City could mandate lower AMIs in the housing resolution. Sebright stated he would ask the City Attorney for clarification on that and assess if the housing resolution was the best place for that.

Council Member Toly indicated many people came in and out of town every day. She wanted the City's affordable housing to be for workforce only. She thought the workforce coming from Salt Lake City should be directed to public transit and noted special emphasis should be to house the municipal employees.

Council Member Dickey asked how rezoning areas for affordable housing would work. Council Member Gerber stated the goal eight years ago was to house 15% of the workforce, but now she thought the goal should be 30%. She stated aspirational goals pushed the Council and staff to think creatively. She felt younger people needed to live here so the City didn't turn into a retirement community. Council Member Doilney agreed with Council Member Gerber and stated young people were essential to a vibrant community. He supported a 30% affordable housing goal by 2034, along with transportation goals, especially with the Olympics and other big events on the horizon.

Council Member Rubell supported 15% of the workforce living in the community and indicated a larger percentage would mean more density and a potential use of open space. He favored eliminating the fee-in-lieu option, but if it remained in the resolution, it should be increased. He noted the commercial aspects of an AMPD should be looked at, since that would be a way to generate revenue to pay for the lower AMI housing. He hoped to focus on workforce housing and prioritize public safety roles and municipal employees for those units. He also thought addressing onsite versus offsite housing should be addressed with transit options for offsite housing.

Mayor Worel summarized there was interest in rezoning and setting new goals. Sebright stated the housing goal would be revisited, they would look at having an internal priority for housing City employees, and they would work to ensure transit goals aligned with the housing data. Regarding the housing resolution, employee generation numbers and fee-in-lieu should be updated. He stated he would bring back a housing resolution draft next year for the Council to review. Council Member Rubell requested an AMI and workforce wage discussion.

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	Present

Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
None	Excused

1
2 **II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**
3

4 **Council Questions and Comments:**

5 Council Member Rubell announced the peak day traffic mitigation project would begin
6 tomorrow. The direct bus routes to the resorts had begun as well. Council Member
7 Doilney indicated staff and the Council had a farewell party for him and Council Member
8 Gerber. He stated his time on Council was a joy and he respected those who served on
9 Council as well as the public who participated in the public process. He also respected
10 those who were working and couldn't attend the meeting. Council Member Rubell
11 thanked Council Members Doilney and Gerber for working with him for the past two
12 years. Council Member Gerber stated it was an honor to serve the community. She felt
13 this was a special community and everyone was blessed to live here. She expressed
14 gratitude to the staff, Council, and community members who wanted the best for the
15 City. Council Member Dickey thanked Council Members Doilney and Gerber for their
16 time and efforts spent working for the best interests of the City. Council Member Toly
17 thanked Council Member Doilney for debating the issues with her and thanked him and
18 Council Member Gerber for their example. She would continue championing the causes
19 they fought for.

20
21 Mayor Worel stated she and Council Member Gerber worked for the past eight years
22 together and things wouldn't be the same. She also thanked Council Member Doilney
23 for the opportunity to work with him. She stated she got to light the menorah at City Park
24 Monday. She also rode transit from Richardson Flat to the resort and back on the
25 express shoulder of the road.

26
27 **Staff Communications Report:**
28

29 **1. Temporary Winter Balcony Enclosure Pilot Program Extension:**
30

31 **III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON**
32 **THE AGENDA)**
33

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

36
37 Meg Ryan thanked Council Member Gerber for her work on childcare and the youth
38 council. She thanked Council Member Doilney for his work on the Council as well.
39

1 Sean Parker thanked the Council for their service.

2
3 Megan McKenna 84060 thanked Council Members Gerber and Doilney for their service
4 and for their dedication to the working people in the City. She rode public transit and
5 thanked the City for the investment in public transit.
6

7 Shelley Gillwald Park City Soccer Club, via Zoom read a prepared statement: "I'm
8 speaking tonight on behalf of the Park City Soccer Club, representing our membership
9 of over 625 players and nearly 500 families. Approximately 1/3 of our membership
10 resides in 84060. While it is disappointing that the recreation bond did not pass, I would
11 like to go on record formally urging the City to continue to pursue adding low impact
12 lights to the Stadium Field at the Park City Sports Complex. It is understood that our
13 community has a good supply of traditional grass fields, however we are greatly lacking
14 facilities that can be utilized for games and training after sunset. PC Soccer Club hosts
15 approximately 130 home games each Fall and Spring season, which referee availability
16 necessitates are scheduled back-to-back. That means by the end of September when
17 the sun sets a little after 7pm -- which is only midway through our Fall season -- there
18 are only two fields where we are able to schedule back-to-back home games: those
19 would be the two lit fields at Quinn's, given that Dozier and City Park are not available
20 for Club soccer games. At the same time, we are also trying to fit in approximately 80
21 team practice sessions per week, only so many of which are able to score those prime
22 afterschool time slots. The remainder of our teams, along with lacrosse, baseball,
23 softball, and so many others, are left fighting for the scheduling scraps after various high
24 school sports, rec league programs, and stakeholder competitions book those lit fields.
25 Last spring, when communicating with the Basin Rec consultants on the dire need for lit
26 and cleared turf fields -- a topic for another day with you all -- I spoke to every youth
27 sport stakeholder organization as well as Jamie Sheetz from the High School. In
28 addition to all of the recreation league sports, this process identified nearly 15
29 organizations or programs requiring lit fields, turf, or indoor facilities between late
30 September and the end of April when all of our grass fields traditionally "reopen." These
31 15 organizations and programs field well over 100 individual teams, made up of over
32 1,800 youth athletes. All of us compete for this very limited field space. Adding lights to
33 the stadium field, and increasing access to game, training, and recreation facilities by up
34 to 3 hours per day, will make a significant difference for the stakeholders of our
35 community. Again, it is our hope that you will be able to find the funds in this coming
36 year's budget to add lights to the Park City Sports Complex Stadium Field. Thank you
37 for your consideration. Finally, I'd like to thank both Becca and Max for their service."
38

39 Cami Richardson 84036 thanked Council Members Doilney and Gerber for their service,
40 especially for their vision to create a LGBT taskforce. As a result, their community was
41 thriving.
42

43 Ed Parigian agreed with all the comments given about Council Members Doilney and
44 Gerber. He looked forward to continuing where they left off.
45

Logan Whitesong 84060 explained Utah's cloud seeding program and indicated they used silver iodide, and he stated this vapor clouded the sky and had negative effects on health. He talked to someone from Salt Lake and was told they only did this when there was moisture in the air to create snow. He asked for support from the City to fight this program.

Ryan Walsh eComment: "I am submitting a public comment as president of the Park City Youth Lacrosse Organization. Even though the community has voted to reject the recreation bond that would have funded improvements to the facilities at Quinn's Junction, I humbly submit that there is an opportunity to make a significant improvement still by installing lighting at the stadium field at Quinn's Junction. Our organization is among many with participants who live in the city and county - and we all would be able to utilize more field space/time for training and games on those fields when the days shorten in the fall but the overall weather conditions permit."

Mayor Worel closed the public input portion of the meeting.

IV. CONSENT AGENDA

1. Request to Approve and Accept the Fiscal Year 2023 Annual Comprehensive Financial Report (ACFR):

2. Request to Amend a Contract with Granite Construction Company in a Form Approved by the City Attorney, Not to Exceed \$181,351.04, to Fund Project Closeout Activities on SR-248:

3. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2024 Sundance Film Festival:

4. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2024 Sundance Film Festival:

5. Request to Change the Dates for the 2024 Park Silly Sunday Market:

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

RESULT: APPROVED

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

V. OLD BUSINESS

1. Deer Valley (DV) Development Company, Inc. Petition to Vacate Public Right-Of-Way (ROW) – Deer Valley Drive West and South Sections – The City Council Will Conduct a Public Hearing and Consider an Ordinance Approving the Vacation of

**City Right-of-Way (ROW) as it Pertains to Deer Valley's Snow Park Base
Redevelopment (2250 Deer Valley Drive South):**

Mayor Worel thanked the community for their engagement through this process. She summarized what had happened with this issue to this point. She noted there was a lot of information on the City website that the public could review. She indicated the City was entering a public-private partnership with DV and explained the terms of that partnership.

Matt Dias, City Manager, reviewed questions previously asked by the public. He explained the portion of the ROW being considered for vacation and a map was displayed showing the area. He indicated traffic lights would be installed on Deer Valley Drive regardless of the ROW vacation. He received questions about DV's required affordable housing. He clarified the partnership was in addition to the required housing. As part of the partnership, DV would be donating \$15 million and the City would match that with \$15 million. That money would be used for a regional transportation facility, with a possibility of adding workforce housing on that property.

Dias described what the Planning Commission's review of the Snow Park MPD would entail, including the traffic circulation plan, the transit center, the parking space allotment, trails, pedestrian management, etc. Regarding soil mitigation measures as part of the partnership, Dias stated DV would go to the Planning Commission and show mitigation to haul soil that was contaminated. The EPA updated their ordinances, and it was important to DV that the City stayed up-to-date to maintain health and safety standards. He also discussed the pending ordinance related to support commercial within MPDs, and noted DV's application was filed before the pending ordinance and therefore this application would not be impacted.

Margaret Plane, City Attorney, defined Good Cause as broad discretion for determining good cause for a legislative decision. The standard for Material Injury was much narrower. Good Cause is not defined in this section of State Code but is defined in the City's LMC and states it is done on a case-by-case basis. People had quoted a resolution from 1998, and she noted it was not legally binding. Good Cause was a deferential standard. The Council needed to hear the information, weigh it, and make a decision. As long as the Good Cause standard is met, the Council's decision should be upheld.

Material Injury was a narrow interpretation and must be different in kind or degree from the general public. This meant it requires a showing that a property owner would be denied reasonable access to their property. This did not require a property owner direct access to their property. The current application retains public and private access and utility easements for the adjacent property and nobody presented material that met the standards for material injury under the law.

Plane indicated the decision before the Council tonight was whether or not to vacate the ROW. That decision would be final upon plat recordation and title transfer. Before these

1 could happen, the parties would need to enter into a public private partnership
2 agreement (PPPA). That PPPA would come back to the Council for approval. The
3 Planning Commission would also need to consider the application and approve it under
4 the LMC standards.

5
6 Todd Bennett, DV President, stated the Council and staff worked hours on this
7 partnership. He listened to community members as this plan was developed. He knew
8 this plan would serve the community for years to come. They would hold the first of
9 several open houses to inform the public about the project in the near future.

10
11 Mayor Worel opened the public hearing.

12
13 Nathan Rafferty, Ski Utah President, thanked Council Members Doilney and Gerber for
14 their work on the Council. He stressed the need for improvement to the resort
15 infrastructure. DV was the number one resort in the world, and they needed to be
16 innovative. Ski Utah supported the vacation of the ROW. He thought keeping the
17 integrity of the community and improving the resorts were not mutually exclusive.

18
19 Tom Kelly 84098 had skied DV for 30 years and he enjoyed it. He thought DV resort had
20 been a great partner with the community and had a direction of excellence. The project
21 was well-conceived, and it would provide a benefit to skiers and the community.

22
23 Jack Thomas stated there was a process to making a decision and no matter what the
24 decision, someone would be displeased. This resort had engaged with the City for years
25 in an open and transparent manner. He appreciated DV's persistence. He thought it was
26 in the best interest of the community to move forward with this plan. He also thanked
27 Council Members Gerber and Doilney for their passion for the community.

28
29 Teri Whitney 84060 stated change was inevitable. DV gave a lot of thought to the design
30 of the Snow Park project and she supported it.

31
32 Diego Zegarra 84060 supported the proposed project and thought it would help with the
33 City's housing and transportation issues. He also thanked Council Members Doilney
34 and Gerber for their work.

35
36 Jennifer Wesselhoff, 84060, Park City Chamber and Visitor's Bureau President,
37 indicated there were many opportunities for public comment on this issue. She praised
38 the Council for listening to the constituents and weighing the public benefit. She
39 encouraged the Council to act by approving the ROW vacation. She thought the
40 partnership between the City and DV would be essential as the City worked on issues
41 prior to the Olympics in 2034.

42
43 Eric Lee 84060 legal counsel for several Deer Valley HOAs and private individuals,
44 stated he was concerned with a due process issue. Council Members Dickey and
45 Doilney were involved in the negotiation process leading to the PPP. They decided the

1 statutory factors of Good Cause and absence of Material Harm had been established
2 for some time. If they were committed to the notions of an absence of harm and that
3 good cause existed, then they had prejudged the issues and they had bias. The law
4 says that the decision maker is disqualified from voting on the matter at hand.

5
6 Robert Boone, 84060, urged the Council to postpone the vote in light of the previous
7 commenter's assertions. The Council needed to get it right. He wanted to see the full
8 terms of the agreement. He needed time to consider the partnership.

9
10 Sean Parker 84060 stated behavior could be changed with the proposed transit center,
11 but there would still be a 31% increase in traffic. He also thought the partnership was in
12 DV's favor. A Public Infrastructure District (PID) would give the resort a better bond rate.
13 He wanted some commitments around the traffic mitigations and how the partners
14 reached the \$15 million amount.

15
16 Charlotte O'Connell 84060 thanked the Council for their service. She asked for the vote
17 to be delayed. She asked where the \$15 million from the City would come from, and
18 where the money would come from for soil mitigation. She asked where the water would
19 go when the parking lots went in.

20
21 William Wallace 84060 was a secondary homeowner and indicated his community had
22 walkways and bike paths. Traffic mitigation processes worked in his community. He
23 loved the City and thought it was great to raise their family. He thought DV elevated
24 their experience.

25
26 Tanner Blackburn, Deer Crest Manager, stated the resort had changed and would
27 continue to change. Deer Crest supported DV and supported public transit.

28
29 Jennifer Bever, 84060, supported the DV project.

30
31 Kim Tessiatore, 84060, supported the ROW vacation on behalf of Powder Run. She
32 hoped the project could move forward to the Planning Commission. She reviewed the
33 benefits of the project for everyone coming to the mountain.

34
35 John Stafsholt 84060 didn't understand the \$15 million partnership and he didn't think it
36 was publicly or privately vetted. He didn't like that the taxpayers were on the hook for
37 \$15 million. He noted the City voted to not approve the \$30 million recreation bond that
38 would have benefited all the City.

39
40 Allison Keenan 84060 stated she spoke on the issue many times. She agreed with
41 Robert Boone and Sean Parker. She thought the current ROW had significant utility to
42 the City. She didn't think \$15 million was adequate compensation. Additional information
43 was needed on the PPPA. She hoped the LOI would be amended to include specific
44 detailed mitigation. She asked Council to delay the vote.

1 John Greenfield 84060 stated DV was a good partner, but this was about the deal made
2 within the last couple of weeks. He thought Council should consider if the public needed
3 a couple more meetings to discuss this.
4

5 Allison Kitching 84060 wanted this to be open and transparent. In June, the community
6 was not part of the conversation. She wanted to know about the process that led to the
7 public private partnership. She thought the community would appreciate understanding
8 the process even if the outcome was not what they wanted.
9

10 Megan McKenna 84060 supported the ROW vacation. She thanked those who were
11 engaged with the process. She also appreciated the presentations before the comments
12 last week and this week.
13

14 Alex Butwinski 84060 stated he didn't know what a No vote would accomplish. This was
15 step one of a long process. He didn't want perfect to be the enemy of good. There were
16 enough facts to know this was good. He also thanked Council Members Doilney and
17 Gerber for their service.
18

19 Chris Conabee thanked Council Members Doilney and Gerber for their service. He was
20 vice president of the Silver Lake Village Plaza Association. They all supported the ROW
21 vacation. He noted the state's population grew by half a million since 2015. This
22 impacted roads and traffic. There was no one solution to fix things, but several small
23 solutions would help.
24

25 Steve Issowits 84060 and 84121, related the history of DV. He supported the ROW
26 vacation. He thanked Council Members Gerber and Doilney for their service.
27

28 Ted Ligety 84060 stated DV had always been a great partner. Evolution was needed to
29 continue being a world class destination.
30

31 Brad Olch thanked Council Members Doilney and Gerber for their service. He stated
32 this was a great PPP proposition. It was a lot easier to build a transportation facility with
33 a partner. DV bought affordable housing units for their employees. He encouraged the
34 Council to vote for the ROW vacation so the project could move forward.
35

36 Whitney Olch 84060 supported the project and the ROW vacation. She saw a lot of
37 change in the City over the years and people were proud of those changes now. She
38 was happy to see DV partnering with the City. She thanked Council Members Doilney
39 and Gerber.
40

41 Steve Nail 84060 stated DV was a world class resort. The Olympics were coming and
42 the City needed to prepare. He favored the ROW vacation.
43

1 Paul Lambdin, 84060, supported Robert Boone's request to delay the vote. He thought
2 the partnership was insufficient. He wanted to see transparency. He opposed the ROW
3 vacation.

4
5 Angela Moschetta 84060, read a prepared statement stating the City was telling the
6 community all their concerns did not matter. She asserted the 1998 resolution was as
7 good as code. She reviewed the promises in the partnership agreement. She hoped
8 Council would back the community and negotiate better terms with DV.

9
10 Casey Christ thought the partnership was a great move and he supported it.

11
12 Holly Standefer 84060 supported the proposed plan and thought it would be a great
13 asset to her HOA, which was next to the project.

14
15 Ronda Sideris 84060 saw a lot of change over the years and thought everyone liked the
16 changes made. She asked Council to vote Yes.

17
18 Holland Lincoln 84060 supported the ROW vacation. It seemed to be a win-win situation
19 and a good example of a public private partnership. It was time to move forward.

20
21 Lauren Loberg 84060 wasn't opposed to change but was opposed to the ROW
22 vacation. She thought the Council was discussing the broader plan and that was not
23 what they were considering. She asked them to think about it as it was presented.

24
25 Written comments are attached to this document:

26
27 Mayor Worel closed the public hearing and asked Mike Owens, Park City Fire District, to
28 address the Council about the concern regarding emergency access to Doe Road.
29 Owens indicated they were part of the planning process with the developers and they
30 made sure the fire code was met. There were conditions on the ROW portion of the
31 road, mainly that they had to maintain access during construction.

32
33 Mayor Worel stated the ordinance to vacate would come for a vote tonight, as well as a
34 resolution to enter into a letter of intent (LOI). Council Member Rubell stated the map
35 displayed showed the bus area and not the drop-off area. The code did not require front
36 door access to snow. He referred to the soil provision and asked what the intent was.
37 Mayor Worel stated there was concern from residents about minimizing dump trucks on
38 the road. DV wanted to move the soil up the mountain so trucks wouldn't have to go
39 down Deer Valley Drive. They knew this plan would all have to be approved by the EPA
40 regulators. Council Member Rubell reviewed what was being voted on. He agreed with
41 some of the comments that they needed to get into the details and know how it would
42 impact the community. The LOI was contingent on the PPPA. That agreement would
43 come back to Council for approval when the time came. Tonight, the Council would vote
44 on a document that hinged on a proposed agreement.

1 Council Member Doilney thanked the community for all the public input. He asserted the
2 liaisons did not go into negotiations with a preconceived decision and they only wanted
3 to have a conversation on what it looked like. He also didn't see the word promise in
4 any of the documents. This was the first step in the process. He noted as more
5 information was shared with the public, the more support the ROW vacation received.
6 The Council needed to represent the majority of the community and he didn't want to
7 listen to the attempts to kill this plan.

8
9 Council Member Gerber thanked everyone for their comments. The Council assigned
10 Council Members Dickey and Doilney to help with the negotiations with DV. Every public
11 comment about traffic and safety strengthened the City's position as they negotiated.
12 Some of the public didn't think the proposed plan was fair, but she stated it was tricky.
13 She thought the PPPA was a good compromise.

14
15 Council Member Dickey addressed Lee's comments and stated he negotiated a draft
16 agreement, and then they listened to public comments. He thought this partnership was
17 a big win for the City. The money would have a big impact on traffic. Parking had been
18 addressed. He was excited for the gondola and a better project area. The ordinance to
19 vacate the ROW was dependent on a PPPA, the Planning Commission decision on the
20 MPD, and the PID. He thought there was no reason to wait to vote.

21
22 Council Member Toly stated the Council directed staff in September to look for a space
23 for a regional transportation facility. She gave an example of a regional park and ride
24 that was a partnership between a ski resort and Jackson Hole, Wyoming. She reviewed
25 the history of Park City since 1959, when it was proposed to have summer and winter
26 sports in Park City. She asserted the County was growing and the City needed to be
27 prepared.

28
29 Mayor Worel indicated the question wasn't just about the road, but about the future of
30 the City. The Olympics were coming, and this was an opportunity to build the
31 infrastructure needed when we welcomed the world to town and to mitigate traffic. A
32 decision needed to be made so the Planning Commission could move forward. She
33 hoped the community would stay engaged in the process because it would be long.

34
35 Council Member Rubell asked for an explanation on Doe Pass Road. Hannah Tyler
36 stated it would be a public ROW going in both directions. DV would maintain that road.
37 Council Member Rubell read the first paragraph of the LOI and asked to strike the last
38 few words of the first paragraph, which states, "regarding the purposes and uses of
39 contributed funds." Council Member Dickey noted it wouldn't change the agreement.
40 Council Member Rubell stated the LOI was nonbinding. The PID was a future Council
41 item. He asked if the soils mitigation would come back to the Council. Plane stated DV
42 might handle it without coming back to the City. Council Member Rubell asked for
43 clarification on the location of the regional transportation facility and stated it could be
44 new or existing. Mayor Worel stated park and rides were being analyzed by Summit

County and those results would be discussed at a Council meeting. Council Member Rubell asked for some terms to be clearly defined in the PPPA.

Regarding the ordinance, Plane suggested amending Section Four to clean up language, striking “subsequent to” and adding “for” and striking “which PPPA is a condition subsequent. . .” Section Five would be changed to strike “subsequent” and replace with “required. . .” Section Six would strike “subsequent” and replace with “of entering into a PPPA and obtaining approval of an amended 13th Master Plan Development Permit and final Subdivision Plat(s), including the Final Plat, must be satisfied. . .” Council Member Dickey stated those were good changes. The Council agreed to the redline changes presented by the City Attorney’s Office. DV accepted the changes as well. Council Member Rubell stated this clarified that the ordinance was conditional on the MPD, and that the LOI could change based on the PPPA.

Council Member Rubell asked to specify parking in Section 1a(5). Council Member Dickey stated there was a specific number in the LOI and it would be consistent by including the 1,360 parking spaces in Number 5. Wade Budge, DV attorney and Mark Harrington, Senior City Attorney were present. They agreed to 1,360 parking spaces.

Council Member Rubell referred to Section 1a(13) and Section B5, and asked to duplicate B5 as an item Section 1a(14). The Council agreed to duplicate that provision. Council Member Rubell proposed striking Section 1(8) and (12). Council Members Dickey and Toly had the same suggestion. Budge was fine with striking those numbers. The Council agreed to that revision. Council Member Rubell referred to Section B1 and asked what the standard was. Plane stated nobody was denied access to their property so there was no material injury.

Council Member Rubell referred to Section B6 and stated the language could be confusing. Dias stated this was from talks with law enforcement, Public Works, the City Engineer, and other staff. DV wanted to dedicate the Doe Pass Road to the City and have the City maintain it. The City declined the offer and DV would maintain that road. Plane noted if a PID was levied, it could authorize an assessment of a mill levy. Budge stated the levy would not apply to anyone but DV. Council Member Rubell asked for clarification on B7. Budge stated it would be for bike connectivity through the plaza.

Council Member Rubell stated this vacation was contingent on the future process. He appreciated DV agreeing to the changes in these documents. Council Member Dickey stated there were many ways the ordinance and LOI could have been written, but it showed both entities were on the same page.

Council Member Dickey moved to approve a resolution authorizing the mayor to execute a non-binding letter of intent regarding a public-private partnership with Deer Valley as amended. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

Council Member Gerber moved to approve an ordinance vacating a portion of Deer Valley Drive, Park City, Utah, as amended. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

2. Dining Deck Program Update:

Jenny Diersen, Special Events Manager, stated the dining deck program ended in October and asserted this program contributed to vibrancy on Main Street during the spring, summer and fall. She noted the operational restrictions were vital to the success of the program. If complaints were received, the program would be reevaluated. The Council set a lease fee of 30% of potential lost revenue from the parking stalls the deck would occupy in 2019. That lease fee now only covers 15% of possible parking revenues. Additionally, the Kimball Art Center (KAC) lost revenue during Arts Fest when dining decks were not removed. Eight restaurants chose to keep the dining decks on Main Street during the festival and each paid KAC \$1,500 to help offset the \$36,000 in revenue lost from fewer booth spaces. Diersen indicated in 2024 there would be waterline infrastructure improvements on Main Street and the dining decks located north of the post office would not be able to open until mid-July, and the dining decks located south of the post office would not be able to open until mid-June. She heard feedback from restaurants that the permitting and lease process needed to be easier.

Council Member Gerber asked if the restaurants had concerns about the proposed rate increase. Diersen stated the restaurants wanted the rates to remain the same. Council Member Rubell indicated the more dining decks the better. He wanted to encourage vibrancy and would support a rate decrease. Council Member Doilney wanted to keep Main Street lively and he liked that it reduced parking. He felt the City should get something for the decks. He favored more dining decks. Council Member Gerber liked the program but suggested a 10% increase per year might be more feasible. Council Member Dickey stated this was for vibrancy and he supported keeping the rates the same. Council Member Toly favored keeping the rates the same and adding more decks. Mayor Worel summarized the majority of Council supported maintaining or increasing the number of decks and keeping rates the same.

Diersen asked if KAC should charge restaurants to keep the dining decks on Main Street during the festival. Council Member Toly did not support KAC charging the restaurants and explained Arts Fest used to set up booths on the sidewalks and now it was in the middle of the street. Diersen clarified the booths could not be set up where the decks were located. Council Member Gerber stated Arts Fest had been there for 50 years and the dining decks were there for the past 13 years so preference shouldn't be

1 given to the dining decks. Council Member Doilney noted Council wanted more dining
2 decks and that would limit the booths further. The restaurants made more money with
3 the decks so they shouldn't mind paying \$1,500 during Arts Fest. Council Member
4 Rubell thought the \$1,500 was a barrier to setting up a deck for the season. He wanted
5 to encourage dining decks. If it became a problem for KAC, they could address that
6 problem. Council Member Dickey suggested making dining decks free and encouraging
7 more decks. Then the restaurants could pay the fee to KAC. Council Member Doilney
8 stated Arts Fest was a community event and he didn't want to hurt it. Council Member
9 Rubell supported no fee for dining decks and hoped to address KAC's revenue loss
10 through the community identifying events process. He did not favor KAC charging for
11 the decks. Plane stated when public property was disposed below fair market value it
12 would need a public hearing or it should be established in the fee schedule with the
13 associated public hearing.

14
15 Council Member Rubell suggested promoting vibrancy and dining decks and keeping
16 the fees the same. Then direct staff to have a discussion with KAC about the impact.
17 Council Member Doilney expressed concern that this scenario would look like Council
18 was subsidizing businesses on Main Street without giving consideration to businesses
19 in other parts of town. He didn't disagree with the intent, but it gave KAC uncertainty,
20 and it showed preferential treatment to one group. He was not comfortable moving
21 forward as suggested. Diersen summarized Council wanted more vibrancy. She wanted
22 to meet with KAC to understand their impacts. She would come back in early spring for
23 another discussion.

24
25 **3. Consideration to Approve Ordinance No. 2023-54, an Ordinance Approving the**
26 **North Norfolk Plat Amendment Amending the Knudson Subdivision Parcel C and**
27 **Parcel SA-200, and Re-Subdividing the Vacant Lots into Four Lots to Allow Four**
28 **Single-Family Dwellings:**

29 Alex Ananth and Jaron Ehlers, Planning Department, presented this item. Ehlers
30 reviewed this item was on the agenda again for consideration since online public
31 comments were stopped at the November 16th meeting where this item was originally
32 discussed. The item was voted on to reopen the public hearing tonight. He reviewed the
33 proposed plat amendment.

34
35 Mayor Worel asked to understand the stairs access. Mike Owens, Park City Fire District,
36 stated this scenario was unusual. There needed to be a turnaround space on a right-of-
37 way and this street didn't have a turnaround, but the road above allowed a turnaround.
38 Stairs were required to get from that road to the residences on the street below. Council
39 Member Rubell asked if the concern was about Lot D. Ananth stated the concern was
40 the road was substandard and they wanted the road widened. The road could not be
41 widened at this point since a historic residence was located there.

42
43 Mayor Worel opened the public hearing for those who did not give public comment on
44 November 16th. No comments were given. Mayor Worel closed the public hearing.
45

Council Member Rubell asked if staff could look into Lot D for public benefit to mitigate concerns. Plane stated the question was the ordinance. Mayor Worel indicated it would be discussed when Woodside Park II Subdivision was discussed.

Council Member Gerber moved to approve Ordinance No. 2023-54, an ordinance approving the North Norfolk Plat Amendment amending the Knudson Subdivision Parcel C and Parcel SA-200 and re-subdividing the vacant lots into four lots to allow four single-family dwellings. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

VI. NEW BUSINESS

1. Consideration to Approve 2024 Insurance Premiums or Alternative in a Form Approved by the City Attorney:

Margaret Plane, City Attorney, reviewed the City's insurance would expire the end of the year. The subcommittee's recommendation was to join Utah Risk Management Agency (URMA). She and Sarah Pearce, Deputy City Manager, met with URMA today and they unanimously voted to accept the City into the risk management group.

Gary Ogden, Moreton, stated insurance companies were losing money and increasing their rates dramatically. He reviewed the terms of URMA and the cost savings by switching to URMA. Plane displayed different claim scenarios. She stated some benefits of joining URMA were that it was a Utah agency and there would be an independent inspector who would analyze the City to help it reduce loss and suggest areas of improvement. Another benefit to using URMA was the in-house counsel that would see similar claims with the other 15 cities and help the City with data analytics and loss runs. Ogden added there was a risk group that met once a quarter to discuss trends and other things they were seeing regarding claims. Currently, Park City did not receive any of those benefits.

Plane stated URMA couldn't participate in the City's auto insurance. The City tried to get quotes from three insurance companies and they wouldn't give quotes based on the City owning Proterra buses. Liberty was willing to cover the City for auto as long as the City also had them cover property. They asked that the City retire the Proterra buses early. Pearce explained there were 13 Proterra buses and they were trying to retire them early. They were frequently being repaired. Other companies now made electric buses and the City had successfully bought other brands and would continue to do so.

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

Council Member Gerber moved to approve joining URMA as proposed. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve a Level Five Special Event Permit for the 2024 Sundance Film Festival in a Form Approved by the City Attorney:

Jenny Diersen, Special Events Manager, with representatives from Sundance Institute, presented this item. Diersen appreciated Sundance and their collaboration with the City to get things done. It was indicated Sundance started in 1985 and the Sundance team thanked City staff for their support.

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

Council Member Doilney moved to approve a Level Five Special Event Permit for the 2024 Sundance Film Festival 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

3. Consideration to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Bowen Collins and Associates Inc., to Provide Engineering Services for the Water and Storm General Engineering Service Project, in an Amount Not to Exceed \$200,000:

Griffin Lloyd, Public Utilities Engineer, stated this contract was for storm drain improvements in the Thaynes Canyon area. The project also included replacing waterlines on Main Street. He talked to the Historic Park City Alliance (HPCA) about the replacements and talked to the Special Events Department regarding events that could be impacted. He noted he would return to Council to discuss the Main Street project in detail at a future meeting.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Council Member Gerber moved to authorize the City Manager to execute a professional services agreement, in a form approved by the City Attorney, with Bowen Collins and Associates Inc., to provide engineering services for the water and storm general engineering service project, in an amount not to exceed \$200,000. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

4. Consideration to Continue an Ordinance to Amend Land Management Code Section 15-2.13-2 to Prohibit Nightly Rentals, Accessory Apartments, and Internal Accessory Dwelling Units in The Bald Eagle Club at Deer Valley Subdivision in the Residential Development Zoning District PL-23-05770:

Rebecca Ward, Planning Department, stated this was noticed for consideration but the Planning Commission continued the item.

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

Council Member Dickey to continue an ordinance to amend Land Management Code Section 15-2.13-2 to prohibit nightly rentals, accessory apartments, and internal accessory dwelling units in the Bald Eagle Club at Deer Valley Subdivision in the Residential Development Zoning District PL-23-05770 to February 1, 2024. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO FEBRUARY 1, 2024

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

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Written Public Comments re: Deer Valley ROW Vacation:

Jack Rubin eComment: "Council, As a 9-year Park City resident, I try to keep up on issues that will have a direct impact on me and my enjoyment of life in Park City. The issue of the vacation of the right of way in front of Snow Park is a very complex issue. Even with the effort I have devoted to trying to understand the pros and cons, I still feel very unaware of the multiple layers that are "in play". Given that status, I question WHY THE RUSH to a vote? Have all the relevant details of the "secret negotiations" been aired Why is it appropriate for lame duck members of the City Council to make this decision when newly elected members may more accurately reflect the current thoughts of Park City citizens Have the proper procedures been followed (the recent court ruling on the PCMR lift issue does not give me confidence) Bottom line, I am not comfortable that the ultimate question has been answered; cui bono. I hope it is me and my fellow Park City residents. My view is that a vote on Thursday night is too much too soon."

David Rogers eComment: "As a Lower Deer Valley condominium owner just across the street from the bottom of the parking lot to be developed, it has been with keen interest I have followed the process of the submission of plans as well as the petition for the ROW vacation. For the record, I am in favor of the base village being developed, however whether it is or is not, Deer Valley will continue to be successful. But if the ROW vacation is approved under the current terms proposed, my fear is that it will cause great material injury in the form of even more frequent daily traffic jams on Deer Valley Dr E - and we won't even know until it is too late. As an outside observer, from my perspective the communication and arguments set forth by PTL have been non-judgmental, supportive of the development, and have shown concern for the public good as well as the compliance with Utah laws as noted repeatedly. On the other hand, the communication from Alterra has not offered anything new of substance ever since the plan submission of about a year ago. And the communication of the Council has been mostly silent until recently. Neither has adequately addressed the real concerns of the public. This behavior is concerning at best. Further, I am disturbed to read about the "partnership" and the suggestion that the ROW vacation will be approved by council at the upcoming December 14 meeting. Many members of the public have spoken to indicate real material injury will occur. The statutes are also clear that a vacation cannot be approved in such an instance. I have seen nothing communicated to indicate that the vacation will not cause material injury. In the agenda for December 14, it is noted "After reviewing all of the above, including past staff reports and public input, at their December 5, 2023 City Council meeting, a majority of the Council discussed good cause for the vacation and that the vacation does not cause any material injury..." JUST BECAUSE THE MAJORITY OF THE COUNCIL DISCUSSED THEN STATED THE VACATION DOES NOT CAUSE MATERIAL INJURY DOES NOT MEAN IT IN FACT DOES NOT CAUSE MATERIAL INJURY!!! Common sense tells me the burden of proof is on proving there will be no material injury. Let me go on record to further say that I suspect I will suffer material injury if the ROW vacation occurs, but I will not know for sure until the project is finished. Council members deciding it will not cause injury is not proof. Furthermore, the "Public Private Partnership" appears to be simply a way to

1 justify the Council not following State Law with regards to the ROW vacation and an
2 attempt to persuade members of the public that they negotiated something substantial
3 in return. Setting aside the two items that were "agreed upon" that were already part of
4 the plan up for approval (why are they even in the LOI?), \$15 million dollars toward
5 "improving transportation" is a drop in the bucket compared to the money Alterra will
6 spend to develop the mixed use base village. \$150 million is a more appropriate amount
7 to consider. Better yet, I suggest Council require that a tunnel be built underneath the
8 proposed ski beach in the same path as the current ROW. That way the ROW vacation
9 will not be necessary and regardless of the cost to Alterra, it will appease the
10 overwhelming public objection to the ROW vacation and render the material injury issue
11 moot. As the author Harvey McCay stated in his book Swim With The Sharks Without
12 Being Eaten Alive , I paraphrase - "If you can buy your way out of a problem, you don't
13 have a problem anymore - you simply have an expense". Council - please do not
14 approve the ROW vacation or the Public Private Partnership at this time. If you
15 acquiesce now, you will not be serving your constituents nor the long term good of Deer
16 Valley homeowners and residents. You can and should get A LOT more from the
17 developer. It's your job."

18
19 Susan McNamara eComment: "This is in response to the December 14, 2023, Agenda,
20 Item No 1 under Old Business re the Deer Valley Right-of-Way Vacation 1. The Letter of
21 Intent (LOI) (and the LOI Resolution) is MEANINGLESS. By definition, an LOI is not
22 binding and creates no obligations whatsoever. Deer Valley is not agreeing to anything.
23 The last paragraph of the proposed LOI, states: "PCMC and DVR acknowledge and
24 agree that this Letter is a statement of the parties' intent to negotiate and complete a
25 PPPA on the basis set forth in this Letter and neither party will be contractually bound to
26 the other, until they have each executed and delivered to the other the mutually
27 acceptable definitive PPPA. This Letter is neither an agreement of the parties nor an
28 offer to enter into an agreement, and this Letter neither creates nor imposes any legal or
29 equitable obligations on either party before the execution of the PPPA." The public
30 needs to know that there is no binding commitment, and yet in listening to the
31 comments made at the December 5 meeting, several Council members and some
32 members of the public are basing their decision to support on this DVR "promise". Yet,
33 the LOI and the draft Resolution and proposed Ordinance do not contain a binding
34 commitment. 2. Comments following the City's argument on Dec. 5, 2023, that a right of
35 way cannot be sold and has no value. DVR is offering \$15 million without being asked,
36 so we know the ROW has significant value. It's misleading to argue the ROW has no
37 value because the land on which the ROW sits cannot be sold. That's comparing apples
38 to oranges. Every lawyer who completed real property law in the first year of law school
39 knows that a "property interest" has value. Easements and rights of way are all tangible
40 property interests and have value. The City's lawyer and manager are not being
41 objective here. 3. The claim that "good cause" is a legislative decision is legal mumbo
42 jumbo and designed to undermine and suppress public criticism that is contrary to the
43 Council's views. While an appellate court when reviewing a "legislative decision" will
44 give deference to a city council's determination, that doesn't mean the Council can do
45 whatever it wants or unilaterally define what is good cause. "Broad discretion" cannot

1 ignore or supplant the Council's duty under the Utah Code. Yet, that was the argument
2 put forth by the City attorney on December 5 – to state it is council that will decide what
3 is good cause even if you have a legitimate opposing view. The City's obligation is clear
4 under the Utah Code that states there is a two-fold requirement (1) finding of good
5 cause AND (2) neither a PUBLIC INTEREST nor "any person" will be materially injured
6 by the vacation. If a single person is materially injured, then the requirement is not met.
7 4. The Draft Ordinance ignores the many public comments about the impact on the
8 public interest and it does not give any deference to the individual complaints of the loss
9 of the use of the right of way or the complaints from increased and changing traffic
10 patterns. There have been public comments about the unknown extent of the taking of
11 land to support the development that directly results from the ROW vacation. Any loss of
12 use or land is a material injury to a person's property interest. Yet the Ordinance states
13 just the opposite and claims no one has made a claim of injury. You have not listened to
14 the public comments. 5. The Draft Ordinance does not support certain Recitals and the
15 "Good Cause" statement is MISLEADING because it is not supported. The Ordinance
16 states as point no. 1 of Good Cause: "Petitioners provided valuable consideration in the
17 form of \$15,000,000 dollars to Park City, for the purposes detailed herein." This is
18 misleading because: A. DVR has not provided ANY consideration and it also has not
19 made a binding promise to provide any money to Park City. B. It is written in the past or
20 present tense as if the money was paid. This is an expectation. In basic contract law – it
21 is a failure of consideration. It's an empty promise. If DVR refuses pay or sign a final
22 agreement, the City has no ability to enforce it. C. DVR's obligations for the \$15 million
23 is not addressed in the draft LOI, LOI Resolution or Ordinance. We cannot be present
24 and traveling the day of the meeting. We are not opposed to development on the
25 original site. However, we oppose both the current ROW vacation and the non-binding
26 LOI and current draft Ordinance. There is no reason to rush into any decision until we
27 see a binding promise and we should consider alternate proposals."

28
29 Brad Baldridge eComment: "A 3-4 lane Doe Pass aimed directly at Comstock Lodge
30 with a traffic light in front of the building directly and negatively impacts the experience
31 of Comstock residents and guests. Lower DV currently is a quiet neighborhood but
32 increased congestion, noise and lights in front of our building will degrade the high
33 quality experience currently afforded . An alternative traffic pattern needs to be
34 presented. A new Traffic Study is required. I concur with Mr. Shepard's comments from
35 Dec 5."

36
37 Alex and Catherine Cimos eComment: "I am writing to voice my opinion against the
38 vacation of roadway along the Deer Valley Loop as petitioned by Alterra Corporation in
39 its present form for the following reasons: Park City Municipal Corporation is receiving
40 very little, if nothing in return for their gifting of land to Alterra. It should be the
41 responsibility of Alterra Corp. to move their customers and their employees to and from
42 their place of business. Also, it is Alterra's responsibility to house their employees or
43 pay wages that enable those employees to afford to live in the community. It should not
44 fall upon the taxpayers of this city to subsidize Alterra's operation. Alterra Corporation
45 paying money to the city for transportation and housing shifts the burden of those

1 programs away from Alterra and onto the taxpayers. The city will also have the burden
2 for maintaining and administering those operations at additional taxpayer expense.
3 When the money runs out and the infrastructure ages, only the city will have the
4 responsibility to come up with needed funds. Alterra initially estimated an additional
5 3500 vehicle trips per day as a result of this project. Those numbers may be true for the
6 first season but then will likely be exceeded - there is no penalty for their
7 underestimating the actual impact. The traffic as a result of Deer Valley operations
8 already exceeds what was expected for their current size. PC Muni states a desire to
9 become a green city in the near future; how can the city say this in good faith if it is
10 promoting additional auto traffic? Alterra Corp. should be required to undo the harm they
11 have already done to this city by permanently cutting vehicle trips by 3500/day. The
12 traffic plan is not acceptable for a residential neighborhood. If the roadway near the
13 resort is given to Alterra for their expansion, then Doe Pass Road should be turned over
14 to the city to realign the Deer Valley Loop. All Deer Valley Resort traffic should be
15 circulated within the confines of Alterra property and cycled back to the western portion
16 of Deer Valley Loop so as to minimize traffic, noise, and air quality impacts to nearby
17 residential areas. All proposed traffic controlling devices (traffic lights) should be on
18 Alterra property so that local residential traffic can continue to flow unimpeded. In return
19 for approval of their expansion plans, Alterra should abandon plans for an additional
20 phase of development at the resort base. The land that will not be developed in this
21 phase (what is now the northern-most parking lot) should be given to the city as like-
22 kind compensation for the roadway vacation the be designated as open space or a park
23 for the benefit of local citizenry. I believe the road vacation in favor of DVC is inevitable,
24 but I believe that the citizens of this town need adequate compensation and assurances
25 that the project will at the very least have a neutral impact on our quality of life.”

26
27 Debbie Disch eComment: “I would like to enter my objection to the ROW vacation
28 planned for Deer Valley. While I don't oppose the overall village plan, I oppose the
29 vacation and the plan for Doe Pass. I am a homeowner at Lakeside with Doe Pass in
30 my backyard since 1988. Nobody has said what Deer Valley will do to alleviate the
31 noise and light pollution that will now be put upon the owners who will lose enjoyment
32 and potential property value. Per regulations, I believe that any homeowner within a
33 certain distance must be given notice and I have never received anything from Deer
34 Valley. In addition, Deer Valley has offered to reduce day skier parking by 20%.
35 However, how much parking will they be dedicating to hotel(s) and condos proposed to
36 be built and any other miscellaneous parking for key staff, etc? The total amount of
37 traffic will go up significantly from its already high volume when this additional parking is
38 also considered. Deer Valley must be required to submit the total amount of parking
39 spaces they plan rather than simply stating that they will reduce day skiing parking by
40 20% as this may not alleviate anything. I realize that Alterra brings in great income to
41 the state. However, the homeowners of lower Deer Valley have been paying high taxes
42 for years and deserve consideration of their needs. It seems that there should be a
43 solution where the village can be built without such infringement to the well-being of
44 current lower Deer Valley residents. Adhering to a plan that continues to have buses
45 and a transit center up by the current Snow Park Lodge does not necessitate the

1 vacation and still allows for the building of the village with consideration to all of the
2 Deer Valley residents. Thank you in advance for your serious consideration of these
3 issues.”
4

5 James Gaddis eComment: “: December 13, 2023 To Whom It May Concern: I've been
6 coming to Park City since it opened in 1963 as a skier, coach, and for business. I've
7 been a resident in Park City for 24 years. I've watched all Park City resorts grow and
8 improve over the years. This necessary growth has benefitted every business in Park
9 City and improved the skiing experience for tourists and locals alike. Now Deer Valley
10 wants to expand and make improvements to the base area at Deer Valley. These
11 improvements include: • Better access to Deer Valley base area from Park City with the
12 road alignment. • New transit center which will lessen automobile traffic. • Paid parking
13 which will also lessen auto traffic (witness Park City and Solitude). • Building a walkable
14 village with shops and restaurants which will encourage guests and locals to stay longer
15 and spend dollars and provide a comfortable place for non-skiers and skiers alike. •
16 Build a new gondola with access to the new Mayflower. • Build covered parking. •
17 Cooperating with the new Mayflower which will take much of the traffic and parking from
18 the Deer Valley snow park base. In addition, Deer Valley, which will contribute
19 \$15,000,000.00 to the city to make future improvement in the Park City area, such as
20 improving roads, parking areas, and employee housing, etc. Park City and all involved
21 are giving up nothing and getting so much from this Deer Valley expansion and
22 improvement. Please approve this. It is long overdue and much needed.”
23

24 Andrea Barros eComment: “While I am in favor of the original MPD plan, I am truly
25 concerned that Deer Valley Residents like myself will have a great deal of difficult
26 coming off Royal Street to Deer Valley Drive. Even now, from December to April we
27 cannot leave our home from 3:15 PM until after 6:00 without being stuck in a huge traffic
28 jam. This is midweek and before the ski season gets underway. We haven't even
29 reached our “peak days”! None of the traffic reports reflect this .Sadly, these traffic
30 concerns only get worse each year. Additionally my concerns are that emergency
31 vehicles will not be able to get. through. - its a disaster waiting to happen! As I
32 understand the plans I do not see a separate designated safe area for each of bicyclists
33 and pedestrians. The traffic study Deer Valley presented was performed during the early
34 stage of the covid epidemic and does not represent what is reality. I hoped The Deer
35 Valley would come up with an alternative plan which does not require the city to give up
36 its control of the right of way on 2.6 acres of land. Indeed, despite repeated requests
37 from planning commission, staff and community members who requested that Deer
38 Valley present an alternative plan which would not require the vacation of the land,
39 sadly, Council has not made this request and no changes to the loop have been
40 submitted. Instead the Mayor took two members of Council into private meetings with
41 Deer Valley for the last year without letting citizens be aware of what was transpiring.
42 and not getting a single change to the proposed circulation There has been no
43 transparency about the 15 million dollars offered by Deer Valley which also requires 15
44 million dollars of tax payers funds. Deer Valley is not losing any money - they are getting
45 the 15 million dollars right back from the city. The original MPD already requires Deer

1 Valley to provide worker housing and the addition of a Deer Valley owned coffee
2 shop/bus stop is hardly worth what have been asked to give up. I have been associated
3 with Deer Valley as a skier and then as a volunteer since the year before the Olympics
4 which worked in the international press room at Deer Valley. Every year since I have
5 volunteered with the World Cup in that Capacity I have many friends who are employed
6 at Deer Valley and have come to know and like Todd Bennett. They are good people
7 and Deer Valley has ben an integral part of why we live here. Council would be remiss
8 in rendering a vote on something so significant and precedent setting, The is no
9 urgency to have this vote before the end of the year.”

10
11 Steve Nail eComment: “I live on Deer Valley Drive East and what I have heard over the
12 past year or so, is very comprehensive and a job well done by both Deer Valley Resort
13 and Park City Council. I like the proposal for road vacation and the expanded
14 development of Deer Valley Resort. Please vote in favor of the proposed development
15 and lets make Park City and Deer Valley Resort a world class resort ready for the
16 Winter Olympics and travelers from around the world.”

17
18 Casey Christ eComment: “As a full-time resident of Lower Deer Valley, I am writing to
19 extend my support for the proposed re-development plan for Deer Valley Resort. This
20 transformative plan not only aims to enhance our esteemed ski resort but also takes
21 crucial steps to address traffic and parking concerns. Deer Valley Resort is an integral
22 part of our community, attracting visitors from across the globe to experience our
23 unparalleled slopes and the breathtaking beauty of our region. The proposed re-
24 development plan showcases a visionary approach, particularly in its strategic initiatives
25 to alleviate traffic congestion and parking limitations. The incorporation of a gondola
26 system and the development of the Extell base area stand out as forward-thinking
27 solutions to mitigate those traffic and parking challenges. These initiatives not only
28 promise to streamline traffic flow and reduce parking demand but also present an
29 opportunity to enhance the overall guest experience. The implementation of a gondola
30 system represents a sustainable and scenic mode of transportation, reducing reliance
31 on vehicular traffic while providing guests with a unique journey to access the resort.
32 Additionally, the enhancements to the Extell base area not only offer alternative parking
33 solutions but also enrich the visitor experience by providing added convenience and
34 amenities. As a full-time resident, I am also concerned about the potential disruptions
35 caused by construction activities. I hope that Deer Valley Resort's leadership will
36 prioritize plans to ensure that construction traffic is as minimally disruptive as possible.
37 This consideration is crucial in maintaining the quality of life for residents in Lower Deer
38 Valley during the redevelopment phase. Moreover, this re-development plan
39 underscores a commitment to responsible growth and environmental preservation,
40 aligning with our community's values and aspirations for a sustainable future. I
41 respectfully urge the City Council to support this visionary plan, recognizing its
42 comprehensive approach to address traffic and parking concerns while enhancing
43 accessibility and appeal for Deer Valley Resort. This re-development is a pivotal step
44 towards creating a more sustainable and vibrant destination for our community and
45 visitors alike. Thank you for your thoughtful consideration of the profound impact this re-

development plan holds for our community's prosperity, environmental preservation, and the continued success of Deer Valley Resort."

Julie and Stephen Tolhurst eComment: "I am writing to express my concern with Deer Valley's ROW petition. As an owner in the Fawngrove neighborhood, I'm particularly concerned about traffic flow and impact to the natural environment around the loop. The existing plans as proposed by Deer Valley would have a substantial negative impact on the neighborhoods surrounding the Deer Valley ponds. When Deer Valley first proposed the right away vacation, I was hoping to see creative solutions to the traffic from the new village, instead residents of the area were promised more traffic and more inconvenience with the only winner being Deer Valley. I honestly was hoping for a robust gondola system similar to Telluride where you can park your car and not have to get in it and just take gondolas and it's a lovely experience. The current proposal with buses and inadequate parking is going to be a nightmare for everyone involved and I hope you vote against it. As an owner and resident of the area, I ask that you push Deer Valley to come up with more creative transit solutions in conjunction with the city. Regardless of how this process plays out, I ask for transparency and jurisprudence as well request that all written comment correspondence is made part of the public record."

Deb Rentfrow eComment: "The agenda for last night's Planning Commission meeting included a communication from staff regarding inactive applications. I assumed this was a result of Commissioner Suesser requesting clarification and information regarding inactive applications during the last Planning Commission meeting on November 29th, 2023. Unfortunately, this item was omitted from the meeting. As no one on the Commission pointed out the item had been inadvertently skipped, it leads one to believe it was omitted on purpose and the Commission was advised that there would not be any communication on the matter and to not inquire about it during the meeting. Consequently, this leads one to believe advice from legal or perhaps the Mayor and Council was given to avoid any clarification or discussion on the matter. If it was staff needed more time, why not state that as is the usual protocol? So again, why not address? Perhaps there was fear that the discussion might lend credence to the assertion the Deer Valley Snow Park application is indeed inactive and there are valid grounds for termination. Perhaps it would strengthen the argument that the ROW vacation before the Council tonight, December 14th is also inactive. There had to be a reason and it's not a very far leap to assume it was determined the timing was bad for an in-depth review or discussion of what makes an application inactive as it could negatively impact the Deer Valley applications and/or strengthen the public's assertions regarding the status of either or both applications. Whatever the reason, this again raises the issue of transparency or lack thereof and it is both concerning and disappointing. Please include this statement in the Public Record for the next Planning Commission meeting as well as the December 14th, 2023 City Council meeting."

Tina Quayle eComment: "I moved to Park City in 1980 to live at 8,500 feet in the original location of the Mid Mountain Lodge and started my Park City career by working for the Badami family and The Park City Ski Area. That was the beginning of spending many

1 years in ski marketing. I later served my community in the nonprofit sector as GM for
2 KPCW and oversaw the construction of the studio in Swede Alley. Later on, I became
3 the Executive Director of Swaner Nature Preserve. I also conducted GIS conservation
4 compliance for Summit Land Conservancy and worked on the conservation easement
5 for the McPolin property. Currently, I am the president of The Park City Sister City
6 Association with Courchevel, France. I only tell you my past, to show you that I have
7 been present and involved in the development and growth of Park City. Many of the
8 citizens who moved here in the 70s and 80s have tried to hold onto the way Park City
9 used to be but to no avail. Clearly, we can't stay stuck in the past nor can Park City. I
10 totally understand that folks don't want any change at the base of Deer Valley but we
11 cannot stop the growth nor the fact that we undoubtedly will be an Olympic host in 2034.
12 Deer Valley has been a good and conscientious neighbor to Park City City from day
13 one, when all the locals called it "Bambi Basin". The proposition on the table to propose
14 a more inviting and European-style commercial space will benefit us in every respect.
15 Todd Bennett has proven himself an able and caring leader for Deer Valley. I am sure he
16 will lead the development in the right direction. I simply want to tell all of you that your
17 hard and difficult work on this project has not gone unnoticed by us "old" ski bums. Pat
18 yourselves on the back. You have more support than you realize. Know that many of
19 your citizens have your back as you guide and make these difficult decisions for the
20 benefit of our wonderful ski town. Cheers to all of you and thank you for taking the
21 arrows on our behalf!"
22



pikegrain@sbcglobal.net
Tel 573-754-6256
Fax 573-754-6257

P.O. Box 550
Louisiana, Missouri 63353

December 14, 2023

To: Mayor Nan Worell and Park City Council

RE: ROW Vacating of Deer Valley Drives by Park City to Deer Valley Resort

From: William W. Sheppard, Jr.
1787 Lakeside Circle Dr.
Park City, UT 84060

Dear Mayor Worell and Council members,

We request this letter be entered into the public record: Utah Code 17-27(a) – 609.5 – Petition to vacate a public street.

(A). As per (2) (II), (2) (c) and (3) (b) we reside within 300 feet of the vacation request and have not consented to the vacation as per (2) (c)

(B). We are materially injured under (3) (b) if the vacation of Deer Valley Drive west is passed. We are injured as follows:

- a. Excessive bus and vehicle traffic on Doe Pass
- b. Environmental pollution from additional buses and vehicles on Doe Pass
- c. Noise pollution from buses and vehicles
- d. Light pollution from buses and vehicles
- e. Loss of privacy
- f. Nighttime disruptive traffic

We are in full support of the development of Deer Valley's SnowPark project as development is within the boundaries of Deer Valley or the "Loop" is maintained to ground level (where the curved parking lot tram unloads) and then allow a plaza development above the recessed Deer Valley Drive.

Respectfully submitted,

William W. Sheppard, Jr.
1787 Lakeside Circle Dr.
Park City, UT 84060
314-249-7453



December 13, 2023

To Whom It May Concern:

I've been coming to Park City since it opened in 1963 as a skier, coach, and for business. I've been a resident in Park City for 24 years.

I've watched all Park City resorts grow and improve over the years. This necessary growth has benefitted every business in Park City and improved the skiing experience for tourists and locals alike.

Now Deer Valley wants to expand and make improvements to the base area at Deer Valley. These improvements include:

- Better access to Deer Valley base area from Park City with the road alignment.
- New transit center which will lessen automobile traffic.
- Paid parking which will also lessen auto traffic (witness Park City and Solitude).
- Building a walkable village with shops and restaurants which will encourage guests and locals to stay longer and spend dollars and provide a comfortable place for non-skiers and skiers alike.
- Build a new gondola with access to the new Mayflower.
- Build covered parking.
- Cooperating with the new Mayflower which will take much of the traffic and parking from the Deer Valley snow park base.

In addition, Deer Valley, which will contribute \$15,000,000.00 to the city to make future improvement in the Park City area, such as improving roads, parking areas, and employee housing, etc.

Park City and all involved are giving up nothing and getting so much from this Deer Valley expansion and improvement.

Please approve this. It is long overdue and much needed.

Sincerely,



James Gaddis

D



CDR W.M. O'Connell, USN (Ret)
1307 Norfolk Ave
Park City, Ut 84060

06 Dec 2023

Dear Mayor / City Council

Provided for on-record review / standing. I am unable to attend the Dec 14 meeting, recently changed from Jan 2024, due to working the late / night shift.

As a former deputy Inspector General for the Chairman of the Joint Chief of Staff at the Pentagon during 9/11, I am respectfully requesting an Inspector General review of the "unsafe" conditions / driveway, which is lower Norfolk Ave, e.g., 1307 Norfolk Ave.

Very respectfully

W.M. O'Connell
26-year Veteran USMC / USN



HOUSING RESOLUTION

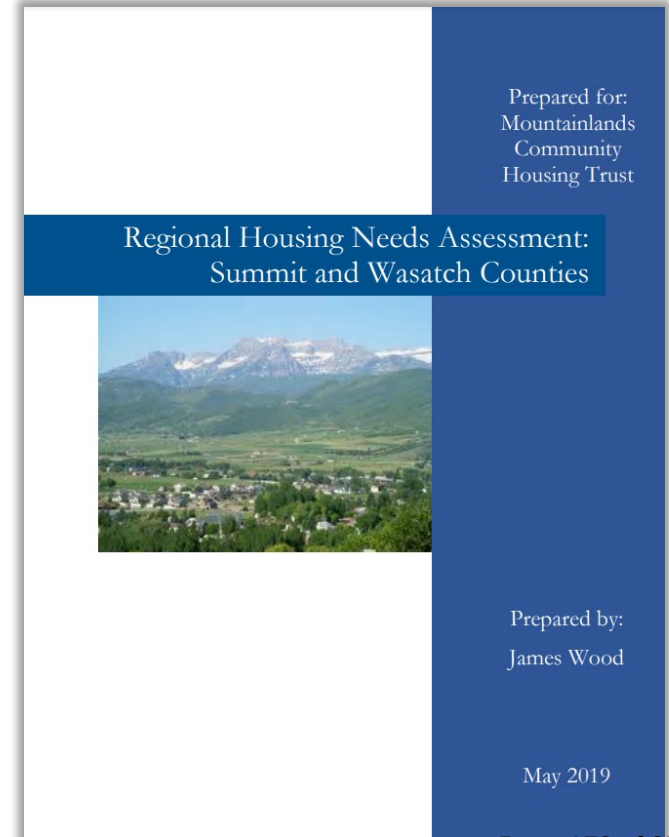
BIENNIAL REVIEW AND ANALYSIS

December 14, 2023



BACKGROUND

- Since 1991, Park City has facilitated the creation of new affordable housing using the **Housing Resolution**.
- It ensures that new developments **expand the availability of housing** affordable to the workforce and residents and **mitigate the impact** of new projects on the community.
- The current Housing Resolution provides guidelines and standards for developing affordable housing in Park City based on the **2019 Regional Housing Needs Assessment**.



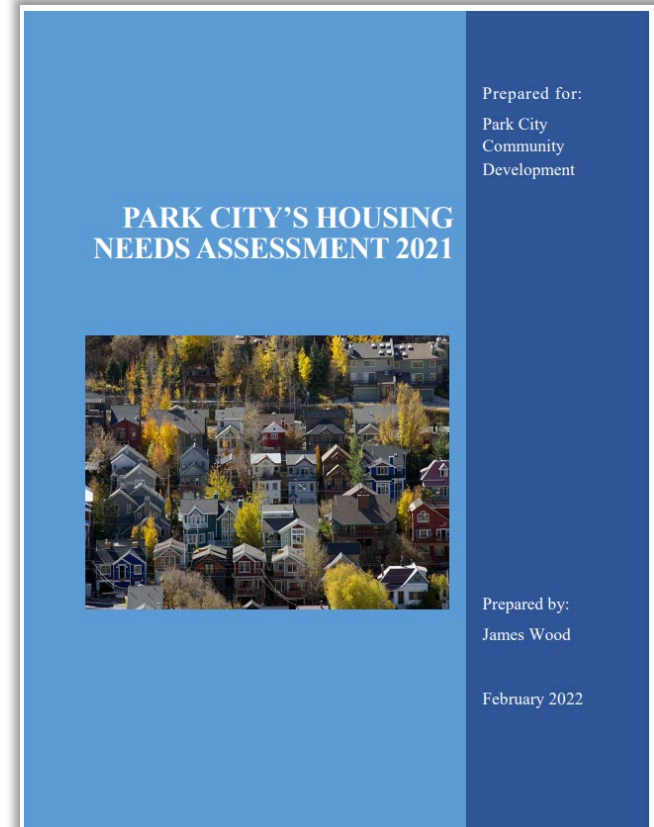
BACKGROUND

- The Housing Resolution specifies **essential parts** of Park City's housing **policy**, including:
 - Definitions of **housing costs** (less than 30% of a household's income)
 - Calculations of **minimum affordable housing requirements**
 - **Methods** to fulfill housing obligations
 - Minimum **unit dimensions**
 - **Occupancy** requirements.
- **Housing Mitigation Plans** are required for certain developments like **annexations**, **MPD** applications or modifications, and **AMPD** projects.
- These are reviewed and approved by the **Park City Housing Authority** to ensure compliance with the Housing Resolution.



BACKGROUND

- 2022: The city received an updated **Housing Needs Assessment**.
- It found that **more than half** of affordable housing units in Park City (293) are a **result of Housing Resolution obligations**.
- It also found that while the City was progressing towards its goal of creating **800 new affordable housing units** by 2026, the **projected supply** will still **fall short** of demand.



BACKGROUND

- The City has also moved forward with **two new affordable housing policies**:
 1. Enacting the **Affordable Master Planned Developments (AMPD)** chapter of the Land Management Code (LMC).
 - Provides incentives (density and parking reductions) for projects that provide at least fifty percent (50%) of the Residential Unit Equivalents as Affordable Units
 2. Council prioritized **Public-Private Partnerships (PPP)** as the preferred method to develop new affordable housing units.
 - EngineHouse was the first PPP project, which also utilized the new AMPD section of the LMC.

– 2023 AFFORDABLE HOUSING ANALYSIS –

- The 2023 Park City Affordable Housing Analysis (the “Analysis”) by the **Kem C. Gardner Policy Institute** covers four areas of analysis:
 1. Demographic and Workforce Highlights
 2. Review of Resolution 05-2021 Affordable Housing Guidelines
 3. Review of the Fee-In-Lieu and the Development Process
 4. Review of Employee Generation Formulas

– DEMOGRAPHICS & WORKFORCE –

- Park City has 10,200 jobs within City limits
 - 12.1% of the workforce currently lives in Park City
 - The General Plan's goal is for 15% to live within the City
- Of the **entire workforce**:
 - 55.8% live in the **Wasatch Back**
 - 37.2% live in the **Wasatch Front**
- Park City's **mean household income** (\$176,064) is **73.6% higher** than Utah
- Park City's **workers** have **lower average annual incomes** (\$41,729 – \$44,763).
- Park City has approx. 8,585 housing units
 - 32.9% are occupied and
 - 67.0% are vacant

	Occupied Units	Average HH Size	Median HH Income
Owner-Occupied Households	2,032	2.55	\$140,147
Renter-Occupied Households	795	3.85	\$79,295

-AFFORDABLE HOUSING GUIDELINES-

- The Housing Resolution **defines** affordable housing as units **affordable** to households with incomes **at or below 80% of AMI**.
- The Analysis found that new commercial development “will **employ low-wage workers...** but provide **relatively expensive** rental housing.”
- It found that since January 2022, only **5.21% of homes** sold in Park City (72 homes) were **affordable** to households making **80% of AMI**.
- It found that **less than 2% of homes** sold would be **affordable** to the **average teacher** or **local government worker**.
- Two **recommendations** from this section include evaluating why:
 - 2,000 square feet is used as one Residential Unit Equivalent
 - 20% is used as the standard for housing obligations.

–FEE-IN-LIEU CALCULATIONS–

- The Housing Resolution establishes **Fee-In-Lieu** as the lowest priority method that developers can propose to **fulfill housing obligations**.
- The current payment In Lieu of Development fee is **\$389,700** per Affordable Unit Equivalent (AUE).
 - Each AUE is equal to 900 square feet of Net Livable Space.
 - This assumes a **per-square-foot cost** of approximately **\$433**.
- The Analysis found that the **cost per square** foot in Park City is estimated at **\$445**, similar to the assumed value.

-EMPLOYEE GENERATION FORMULAS-

- For developments with commercial components, the Housing Resolution requires that the Developer mitigate 20% of the employees generated.

Existing Table:

Type of Use	Full Time Equivalents (2080 hours) per 1,000 Net Leasable Square Feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Professional	2.9
Other Professional Services	3.7
Personal Services	1.3
Real Estate/Property Management	5.9
Commercial/Retail	3.3
Recreation/Amusements	5.3
Utilities	2.9
Lodging/Hotel	.06/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4

Proposed Table:

		# of Employees
NAICS	Industry	per 1k Sq. Ft.
31	Manufacturing	1.7
42	Wholesale Trade	2.1
44	Retail Trade	6.7
48	Transportation and Warehousing	0.5
51	Information	1.7
52	Finance and Insurance	1.6
53	Real Estate and Rental and Leasing	6.8
54	Professional and Technical Services	3.1
55	Management of Companies and Enterprises	3.1
56	Admin., Support, Waste Mgmt, Remediation	1.9
61	Education Services	2.2
62	Health Care and Social Assistance	5.1
71	Arts, Entertainment, and Recreation*	2.6
722	Food Services and Drinking Places	

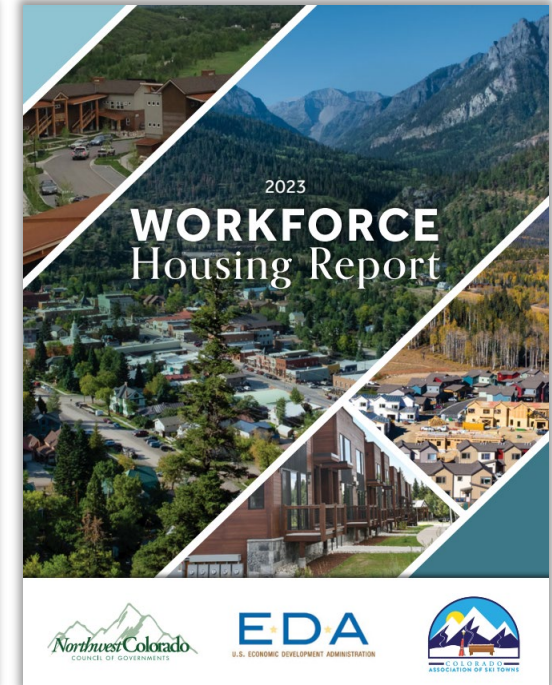
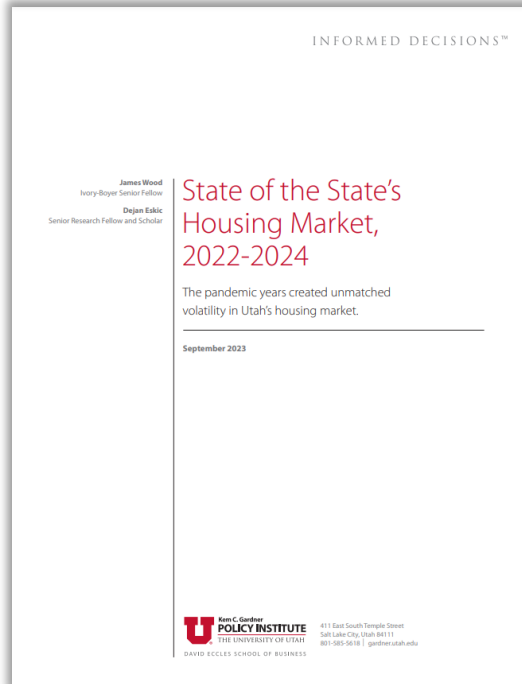
-EMPLOYEE GENERATION FORMULAS-

- “High-end” versus “average” hotel employee generation:
 - The “average” hotel employs **0.7 workers** per room.
 - “High-end” hotels employed on average **3.7 employees** per room.
- Short-term rental employee generation:
 - Each short-term rental listing accounts for an avg. of **0.4 full-time jobs**.
- Ski Resort employee generation:
 - There are approximately **0.44 employees** per skiable acre.
 - There are **63 employees** per ski lift.

— CONCURRENT ANALYSES —

The Housing team is conducting **interviews** with entities who have dealt with the **Housing Resolution**.

- Residents
- Businesses
- Stakeholders
- Developers
- Other interested entities



RECOMMENDATION

- Review the findings of the **Kem C. Gardner Policy Institute** review of Park City's Housing Resolution
- Consider **areas** of the housing policy for **potential changes** or updates.
- Following the Council's discussion, the Housing team will prepare a **working draft** for a new Housing Resolution or other housing policy and **return at a future meeting** for potential adoption.

An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with snow-covered evergreen trees. In the background, a steep, snow-covered mountain slope rises, showing some tracks or paths. The overall scene is a winter landscape.

SNOW PARK VILLAGE PROPOSED PUBLIC-PRIVATE PARTNERSHIP



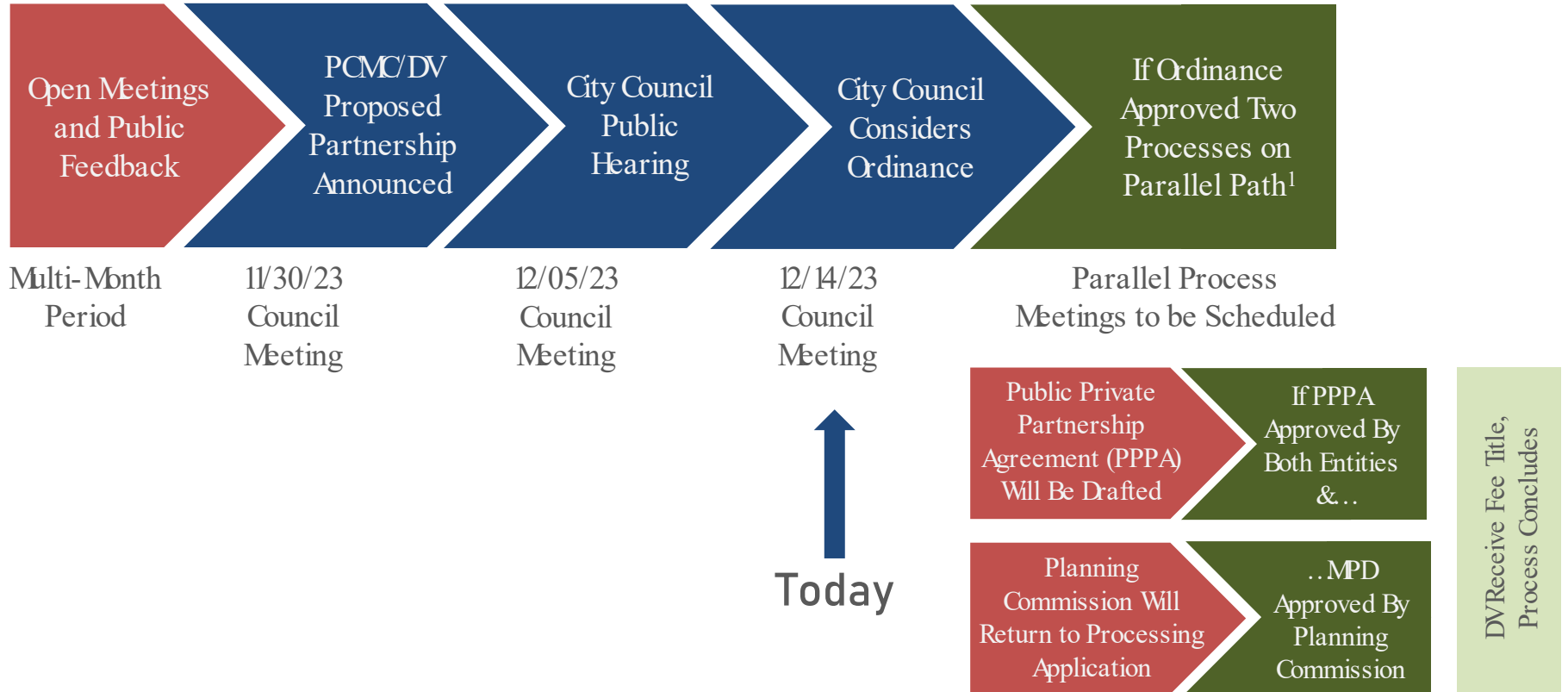
Proposed Public-Private Partnership

Full details of the proposed partnership are published on the City's website.

Scan the QR code with your phone to view today's Council packet.



The Public Process



Source: Park City Municipal Corporation. As of December 2023.

1. PPPA's broad terms to be outlined in ordinance for 12/14/23 should Council direct staff to prepare one.

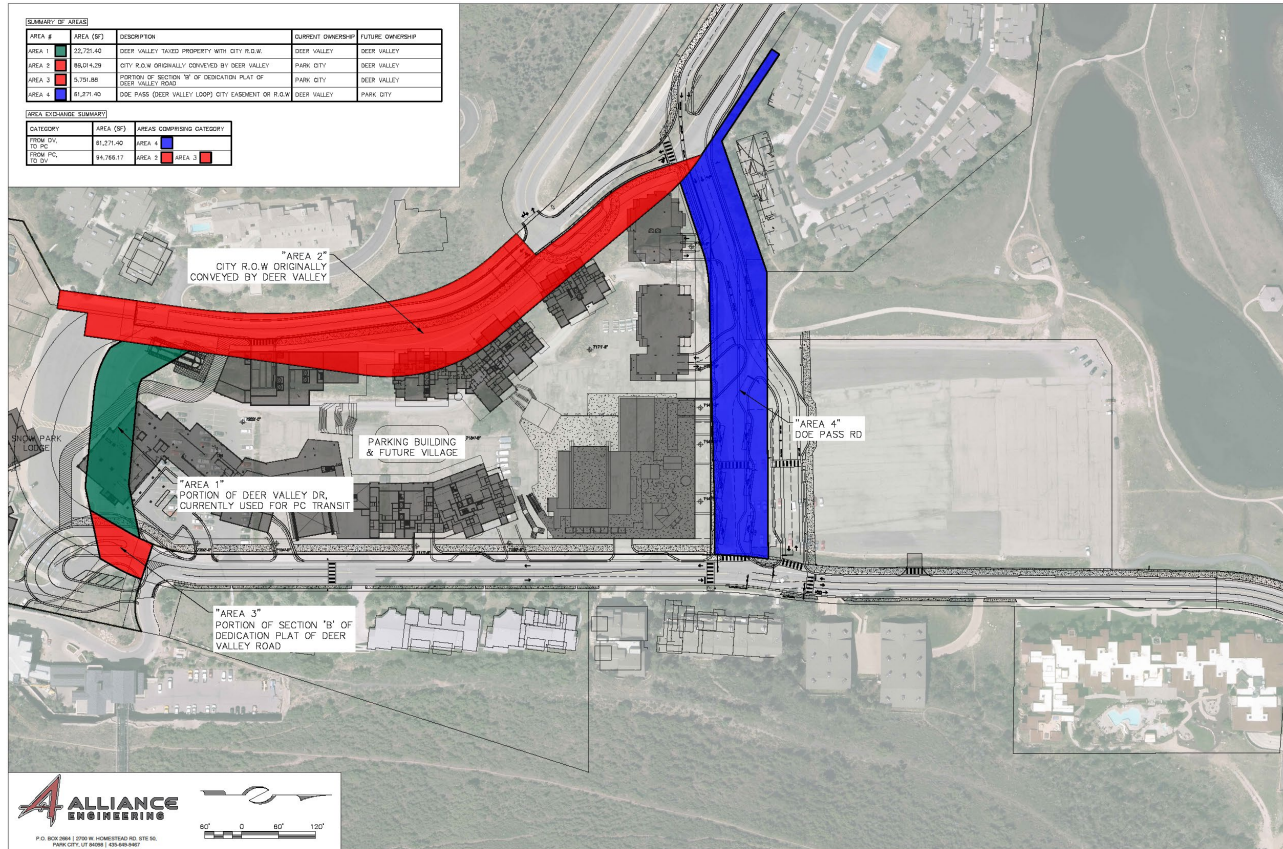
FAQs

FAQs

Which exact portions of Deer Valley Drive are under consideration for vacation?

Is Deer Valley trying to “take away” public access across portions of their property?

FAQs



FAQs

Will traffic lights be required on Deer Valley Drive?

FAQs

Will the cost to build required affordable housing come from Deer Valley's \$15 million contribution?

FAQs

What can Park City's \$15 million matching contribution be used for?

FAQs

Describe what the Planning Commission's review of the Snow Park MPD might entail?

FAQs

Clarify the expectations regarding soil mitigation measures

FAQs

How does something like the Pending Ordinance related to Support Commercial within MPDs potentially impact this project?

FAQs

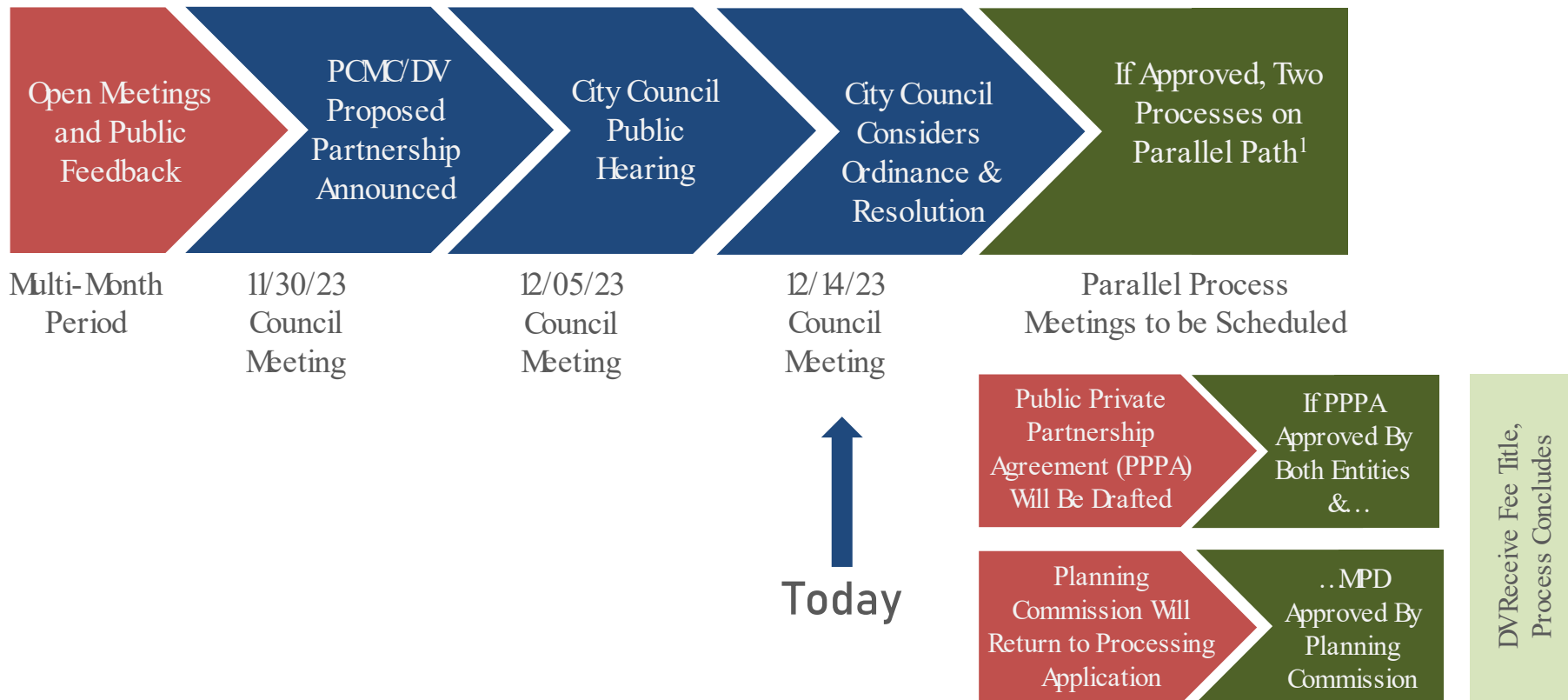
Good Cause

No Material Injury

FAQs

If Council moves forward tonight, when would the formal ROW vacation actually occur, and how?

The Public Process



Source: Park City Municipal Corporation. As of December 2023.

1. PPPA's broad terms to be outlined in ordinance for 12/14/23 should Council direct staff to prepare one.

An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with snow-covered evergreen trees. In the background, a steep, snow-covered mountain slope rises, showing some tracks or paths. The overall scene is a winter landscape.

SNOW PARK VILLAGE PROPOSED PUBLIC-PRIVATE PARTNERSHIP



Proposed Public-Private Partnership

HIGHLIGHTS

- **\$15 million partnership** to construct a regionally significant transportation and parking facility.
- **20% reduction in day skier parking** from current peak conditions.
- **Integration of gondola infrastructure with U.S. Highway 40** to distribute resort access more efficiently across the mountain.
- **67.1 Affordable Housing Unit Equivalents** built within Park City limits and with immediate access to public transit.



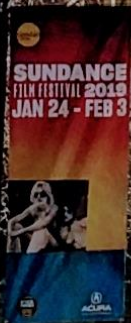
Proposed Public-Private Partnership

HIGHLIGHTS

- **Substantial infrastructure investments** at the project site — including roads, intersections, crosswalks, transit, parking structure, and more.
- **Ensure access to Doe Pass Road** for emergency, utility, and public vehicles.
- **Maintain public access to Deer Valley Drive** throughout construction and minimize construction traffic.

SUNDANCE FILM FESTIVAL

2024 SUPPLEMENTAL PLAN



RISK INDEPENDENCE



— 40 YEARS OF SUNDANCE —



THE EARLY YEARS



TODAY





40 YEARS OF SUNDANCE

- 40 Years in Park City
- Sundance Film Festival 2024
 - 17,000+ Festival Submissions
 - New for this Year
 - Premiere Screenings begin as early as 12pm on Opening Day
 - Open Captioning
 - Alumni programming during B Week

2024 CHANGES

- 11-day in-person festival
- Venue Changes & New Sponsors
- Updates since the report published
- Street Directionality
- Drop and Loading
- Extended Transit
- Parking Adjustments
- Outreach and Engagement



Sponsors

The Sundance Institute is proud to acknowledge and thank the official sponsors of the 2024 Sundance Film Festival. Their support reflects a commitment to sustaining the vitality of independent film, filmmakers, and audiences. Our sponsors enrich the Festival experience and help sustain the Institute's programs for artists throughout the year.

PRESENTING



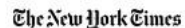
LEADERSHIP



SUSTAINING



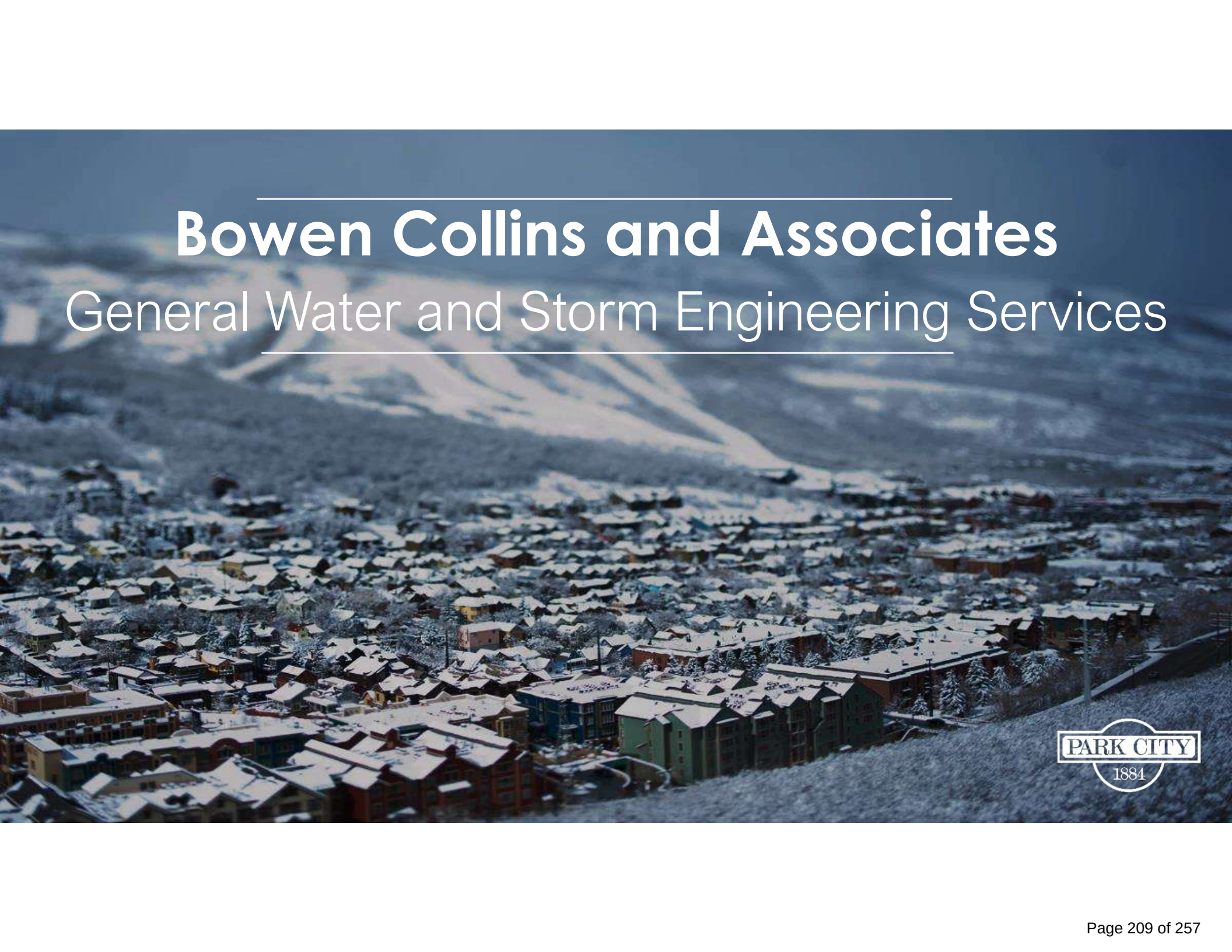
MEDIA





QUESTIONS & RECOMMENDATION

Hold a public hearing and consider approving a Level Five Permit for the 2024 Sundance Film Festival.

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with snow-covered mountains in the background. The houses and buildings are densely packed, and their roofs are covered in snow. The overall scene is serene and wintry.

Bowen Collins and Associates

General Water and Storm Engineering Services



Main Street Water Infrastructure

Background

- Current water piping installed in 1980
 - Iron pipe similar in age and material as Heber Avenue
 - Life span of iron pipe typically 50-75 years in good soils
 - Soils around Park City found to be highly corrosive
- In the last 5 years Main Street has had 19 water breaks
 - 9 being in 2023 (not counting Heber Avenue)
 - Most breaks on smaller diameter lines
 - Resulting breaks have caused substantial damage and costly repairs



Storm Drain

- Thaynes Canyon ditch and storm system
 - Culverts are showing extensive corrosion
 - Bottom fully corroded
 - Collapsing of culverts
 - Two culverts designed and Bid for replacement in Fall 2023
 - One bidder, 3x more than engineers estimate.
 - Staff elected to create larger project with additional replacements
- Silver Maple Claims
 - Required to supplement flows to wetlands as part of Judge Environmental study



Engineering Services

Main Street Replacement

- Develop replacement plans for new water infrastructure implementing materials to increase asset life span in corrosive soils.
- Work with stakeholders to minimize disruption to businesses and traffic
 - HPCA
 - Transit, Parking, Events, Economic Development, Fire, PD, Public Works, and Engineering
 - Potential street closures, traffic routing, pedestrian access
 - Other utilities
- Phased approach to take advantage of Spring shoulder season
 - April to July for 3 years



Consider authorizing the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Bowen Collins and Associates Inc., to provide engineering services for the Water and Storm General Engineering Service Project, in an amount not to exceed \$200,000.

———— **Questions?** ————





City Council Staff Report

Subject: Request for Approval of Special Event Temporary Alcoholic Beverage Licenses during the 2024 Sundance Film Festival
Author: Sydney Anderson, Business Licenses Specialist
Department: Finance
Date: January 4, 2024
Type of Item: Consent

Recommendation

We are requesting Council approval of the Special Event Temporary Alcoholic Beverage License (License) applications listed in Exhibit A for operation during the 2024 Sundance Film Festival (Festival).

Executive Summary

Exhibit A lists all License applicants to date pending approval. All requirements for application, including insurance requirements and applicable license fees, have been submitted and paid. All locations in Exhibit A have been considered vibrant or meet one of the one-year vibrancy exceptions listed in the code and are eligible to be approved for a Single Event Temporary Liquor permit. We are requesting approval of the attached applicants to serve alcoholic beverages during the 2024 Festival.

Analysis

As stated in Municipal Code [4-6-2-\(B\)1](#), all Single Event Temporary Liquor permit applications for the dates during the Sundance Film Festival are required to obtain Council approval no later than the last regularly scheduled meeting in the month of December.

After the Finance Department accepts completed applications, the applications are reviewed by multiple departments. After departmental review, the applications must receive City Council approval. Municipal Code [4-6-2\(B\)2](#), allows City Council to hear no more than twelve (12) applications for late approval after the December deadline noted above.

In accordance with [4-2-15: Vibrant Commercial Storefronts](#), locations that have been deemed “dark” for two or more consecutive quarters and which do not meet any of the one-year allowed exceptions will not be eligible for a Single Event Temporary Liquor permit at that location. All the locations listed in Exhibit A are either vibrant or have met one of the exceptions to vibrancy and are eligible to be approved for the Single Event Temporary Liquor permit.

Exhibits

Exhibit A- List of locations

LATE LIQUOR:

Event Name

"Sundance Film Festival Reception"

Event Address

1251 Kearns Blvd.

Regular Tenant

Kimball Art Center



City Council Staff Report

Subject: Request for Approval of Type 2 Convention Sales Licenses for Operation during the 2024 Sundance Film Festival
Author: Sydney Anderson, Business License Specialist
Department: Finance
Date: January 4, 2024
Type of Item: Consent

Recommendation

Review and consider approving the Type 2 Convention Sales License (CSL) applications listed in Exhibit A for operation during the 2024 Sundance Film Festival (Festival) contingent on passing the Final Inspection Post Application (FIPA).

Executive Summary

Exhibit A lists all the Type 2 Convention Sales License applicants to date pending approval. The applicants have obtained a pre-inspection prior to application (PIPA), provided a site/floor plan stamped by a design professional with occupant load, and paid the applicable license and trash fees. We are requesting approval of the applications for Convention Sales Licenses during the 2024 Sundance Film Festival.

Analysis

The Festival attracts an increasing number of businesses/entities which conduct business within the Park City (City) limits on a short-term basis. These entities are not affiliated with the Festival, nor are they official sponsors. The increase in the number of these entities has created health, safety, and wellness concerns for the City and its residents, including the City's ability to provide basic Police, safety, and emergency services. The Finance Department, as well as other departments, are inundated with Type 2 Convention Sales License applications in the months and weeks before the Festival starts.

The Municipal Code for Type 2 CSLs allows the City to address issues related to adverse impacts or carrying capacity issues related to the licensed activity and volume. It also allows service departments, event staff, and public safety to obtain a more adequate picture of the total public service demands for the Festival in a timeframe that provides for service level and cost adjustments.

Municipal Code [4-7-3 \(B\)\(2\)](#) states that Council retains authority to approve Type 2 CSL license applications. Prior to Council's consideration of the Type 2 CSL license applications, the applicant must have a pre-inspection prior to application (PIPA). This inspection will highlight any issues related to the space prior to their final inspection. The inspection must accompany the license application along with accurate floor plans stamped by a design professional, including the occupant load.

The process for a Type 2 CSL is as follows:

1. Obtain floor plans stamped by a design professional
2. Obtain a PIPA
3. Obtain receipt showing payment to Republic Services to cover trash impacts (one receipt *per applicant*).
4. Submit application with site plan, PIPA, and pay the appropriate fee
5. Finance requests approval from City Council
6. Obtain Council approval
7. Obtain a FIPA
8. Issue license

All of the attached applications have met the Municipal Code standards and have completed department review. No adverse impacts or carrying capacity issues have been identified with the applications.

Exhibits

Exhibit A - List of Locations

Event Name	Event Address	Regular Tenant
Brand Storytelling	2900 DV DR.	Deer Valley Resort
Inspire Lounge	268 Main Top floor	The Premiere
Nyu Tisch	317 Main ST.	The Eating Establishment
WaterBear Network BV	608 Main 3rd floor	Montgomery Lee
United Talent Agency	508 Main	Kaneo

Ordinance 2024-01

An Ordinance Giving Notice of a Regular Meeting Date, Time, and Location for Meetings of the City Council, Redevelopment Agency, and Housing Authority of Park City, Utah, for 2024

The regular meetings of the Park City Council, Redevelopment Agency, and Housing Authority shall be held on Thursdays at the Marsac Municipal Building in Council Chambers at 445 Marsac Avenue, Park City. Meetings will also be available online and may have options to listen, watch, or participate virtually. For more information on attending virtually, please go to www.parkcity.org. The 2024 meeting schedule for the City Council is as follows and the other bodies may meet at the same time and date as needed:

January 4, 11, 16 (Tuesday)
February 1, 15
March 7, 14
April 4, 11, 25
May 2, 16, 23
June 6, 20, 27

July 11
August 15, 22
September 5, 26
October 10, 24
November 7, 21
December 12, 19

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.

EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 4th day of January, 2024.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

City Attorney's Office



City Council Staff Report

Subject: CDBG Public Hearing
Author: Rhoda Stauffer
Department: Housing
Date: January 4, 2024
Type of Item: Informational

Remendation

The Housing Team recommends that the City Council take public comment regarding potential applications for Community Development Block Grant (CDBG) Small Cities Program funding, a federal program administered by the Mountainland Association of Governments (MAG).

Summary

The [CDBG Program](#) is a federal grant program for municipalities and nonprofits. Only 20% of the funding can be awarded to nonprofits and the remainder goes to municipalities. Park City Municipal Corporation ('City') is eligible to apply for the CDBG, provided that Park City meets the applicable program requirements. CDBG can fund a broad range of activities to benefit low- and moderate-income households as well as protected classes such as seniors. Eligible activities include construction projects such as replacement of water or sewer lines, street reconstruction, construction of homeless facilities, community centers, parking facilities, day care centers, sidewalks, fire stations and equipment, senior centers, to name a few. Eligible affordable housing projects include rehabilitation of existing units, lead paint abatement, and modernization of public housing units. CDBG can be used for economic development purposes as well for infrastructure development, land/property acquisition, and micro-enterprise assistance. Regional and community planning are also eligible activities. In past rounds, typical projects that received funding in Summit and Wasatch Counties were infrastructure projects such as installation and/or replacement of water and sewer lines.

The City has applied for CDBG funding before and the only grant Park City received was in 2004 to complete an Affordable Housing Plan Study. The request was for \$30,000, and the \$25,500 award was matched by the city bringing the total study budget to \$51,000. In 2005, the City requested \$108,000 in CDBG funding for ADA upgrades to the Marsac building and no funds were awarded. And finally, in 2006 the City sponsored the Boys & Girls Club of Park City to request funding from CDBG for a transport van and no funds were awarded.

One specific requirement is that Park City host an open public hearing. The City can not discuss any specific projects during the public hearing. Rather the hearing is solely to provide the opportunity for citizens to submit ideas and suggestions regarding possible projects.

If the City chooses to apply for CDBG funding, a second public hearing will be held to discuss and approve the specific project(s) for which funding is requested. Just under

\$600,000 is expected to be available to Summit and Wasatch County Small Cities projects for the 2024 funding year. The amount varies each year and is always oversubscribed. Requests will far exceed the funding since there are so many planned capital projects by municipal governments throughout Summit and Wasatch Counties. This year the staff at MAG encouraged the City to apply since we haven't participated in so long.

On October 3, 2023, the Mountainland Association of Governments (MAG) held a mandatory "How To Apply" workshop for the Summit and Wasatch Counties Small Cities Program. The City was represented by staff and elected officials as is required.

Important dates:

- **January 31, 2024:** Applications are due.
- **February and March:** MAG and The State Department of Community and Culture staff review applications.
- **March:** The Ratings and Rankings Committee made up of representatives from Wasatch and Summit Counties completes their work.
- **April:** The Ratings and Rankings results and funding awards are announced.
- **May:** Applicants are notified of funding awards.



City Council Staff Report

Subject: Main Street Area Plan Advisory Committee
Author: Erik Daenitz
Department: Economic Development and Analytics
Date: December 5, 2023
Type of Item: Work Session

Summary

At City Council's September 2023 Strategic Planning Retreat, the Council discussed several options in contemplating the next phase of strategic planning and investment in Park City's Historic Main Street area. After receiving direction to initiate a planning process, this report seeks to confirm key planning milestones and obtain additional direction on public engagement and outreach methodology.

The opportunity to convene a strategic and investment planning process for the Main Street area is an exciting opportunity to work with businesses, stakeholders, and residents. We are excited to begin the process, yet we seek some additional direction given the importance of Main Street to Park City.

Key Goals of a Renewed Main Street Plan

Following Council's September 2023 Retreat, we believe several key goals reflect the sentiment expressed by Council to plan for Main Street's future thoughtfully and diligently. To that end, any plan should seek to achieve the following:

- **Preserve** the character of one of Park City's and Utah's unique cultural and economic assets;
- **Develop** additional infrastructure to improve and contemplate the future of transportation access to Main Street;
- **Improve** the quality of life for residents by mitigating tourism impacts;
- **Stabilize** access and accessibility for a workforce that enables business activity and success in Park City; and
- **Enhance** economic vibrancy and competitiveness within Park City's historic commercial core to counterbalance regional changes and challenges.

Confirmation of the high-level goals will help guide our future planning process.

Region for Analysis

In the September 2023 Council Retreat, a specific region of focus was left as an open question. After considering the set of opportunities for evolution in the area, we illustrated a potential boundary for the area plan. This boundary encompasses the core of Main Street and Swede Alley, but also allows for analysis of connections to Park City's Historic core along Park Avenue. In addition, some residential streets to the West of Main Street are included.

We believe the inclusion of a few residential streets is essential to create the opportunity to improve traffic flow analysis and adequately contemplate alternatives. Yet, significant or material changes for the built environment of these residential areas are not likely to be recommended.

A potential boundary for the area of analysis is included below.

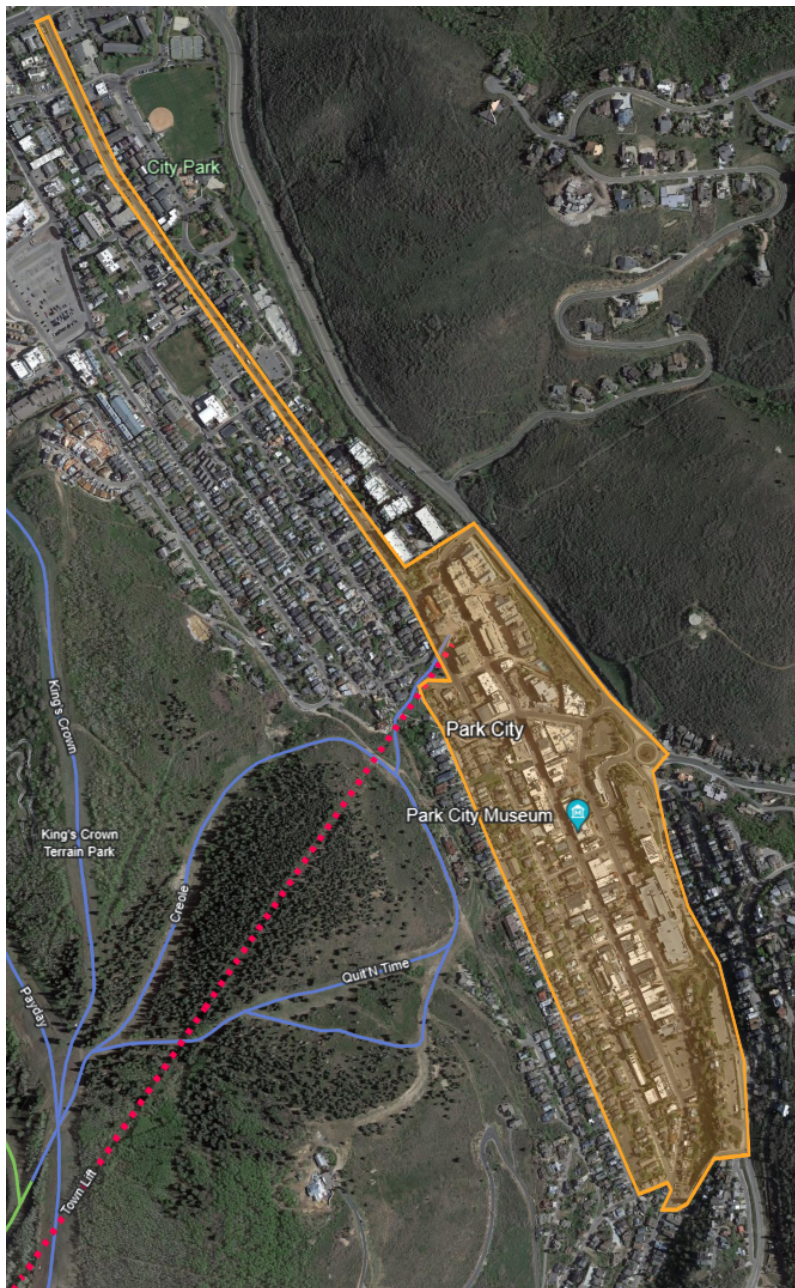


Figure 1. Potential Main Street Area Plan Boundary Map. Source: PCMC as of November 2023.

Work Approach for the Plan

Next, in addition to the key values above, Council expressed a willingness to move forward with a relatively nimble process, without a multi-year, consultant-driven process. Yet, this remains a valid path forward if Council prefers that option. We are often criticized for moving too fast or too slow, and nothing is arguably more sensitive than a Main Street area planning exercise.

In considering options, we look to past successful models and action plans for the Main Street area. In particular, in 1998, the community-group-representative model seen in the **1998 Downtown Action Plan stands out as a primary example of an efficient and very effective process.** This plan drove a legacy of important infrastructure change and success in the Main Street area.

Currently, we propose two options, detailed below:

- **Option 1** – City Staff organizes and drives an advisory committee-based planning process utilizing the knowledge, expertise, and feedback of key representative stakeholders in the community. Representatives include local board, business group, members of the public, and key staff (Police, Fire, Utilities, and Public Works). At minimum, a Council member and Planning Commissioner actively incorporated on the committee.
 - This advisory committee will have capacity to hire external consultants for focused tasks if necessary. If hypothetical visual renderings for site options and/or if traffic modelling needs arise, external consultant may be necessary. Yet, the primary analyses and recommendations will be driven directly by committee members. Further, similar to the 1998 Downtown Action Plan, we expect representation from:
 - **Park City Council**
 - **Park City Planning Commission**
 - **Historic Park City Alliance**
 - **Park City Resident(s)**
 - **Park City Chamber of Commerce**
 - **Park City Area Lodging Association**
 - **Park City Area Restaurant Association**
 - **Park City Historic Preservation Board**
 - **Park City Municipal Staff**

As part of this option, the Council could have a Council member participate directly as a voting member of the advisory committee. Alternatively, Council members could act more in the capacity of an observer and advisor while also providing key context and information to the group on Council's higher-level priorities. We believe either path is feasible and seek the Council's input in this regard.

Key responsibilities of committee members include:

- **Providing Knowledge** of current business conditions and geographic and environmental needs;

- **Support the Target Outcomes** enumerated by Council;
 - **Represent Their Organization** and proactively serve as a liaison between their organization and the advisory committee;
 - **Provide Project Recommendations** deliver change and progress to the targeted outcomes; and
 - **Support Implementation** of the projects that the advisory committee recommends.
- **Option 2** – Source the professional services of an external consultant to oversee and facilitate the entire planning process. As mentioned, this is a valid path and benefits from the dedicated focus of an external consulting team. If preferred, we can propose a budget, timeline, and technique (similar to the Bonanza Park Small Area Plan). This process requires a public procurement.

Through the lens of efficiency and direct community representation, we recommend Council pursue Option 1, led by the Economic Development Director.

Potential Sub-Streams of the Plan

While the entire proposed geographic area provides the physical boundaries of analysis, specific areas for capital improvement are expected. Four key work sub-streams, or areas of focus, stand out as opportunities to examine and emphasize, and are provided below:

- **Utility Infrastructure**
 - As mentioned in the previous Staff Report, water utilities are needed on Main Street. This group will work to understand sequencing, timing and communication of these efforts. This is a very important area of focus and need.
- **Land Management Code**
 - While not expected to make large recommendation for the area, the committee may study and make proposed refinements to the land management code in the are.
- **Economic Enhancement**
 - Perhaps the largest, positive, opportunity for the committee is the potential redevelopment or enhancement of underutilized parcels in the area. This will be a specific focus of the committee.
- **Transportation**
 - The committee will investigate possible improvements to Park City's Old Town Transit Center, potential traffic flow improvements, enhancements for walkability in Historic Park City, and other related opportunities to promote accessibility, support progress, and continue to mitigate neighborhood impacts.

Conclusion

Historic Park City Main Street and Old Town remain a top destination within Park City and Utah. In the context of current and future development, internal and external to the

City, Park City is in a prime window to guide the future evolution of its most iconic asset. With the momentum of existing small area plans and General Plan activities underway or beginning, we are prepared to collaborate directly with the community to drive forward planning efforts on Main Street should Council desire.

Funding to conduct this planning initiative is available and unrestricted, presenting a unique opportunity to continue to invest in Historic Park City.

Department Review

This report has been reviewed by Economic Development and Data Analytics, City Attorney's Office, and City Manager.

Exhibits

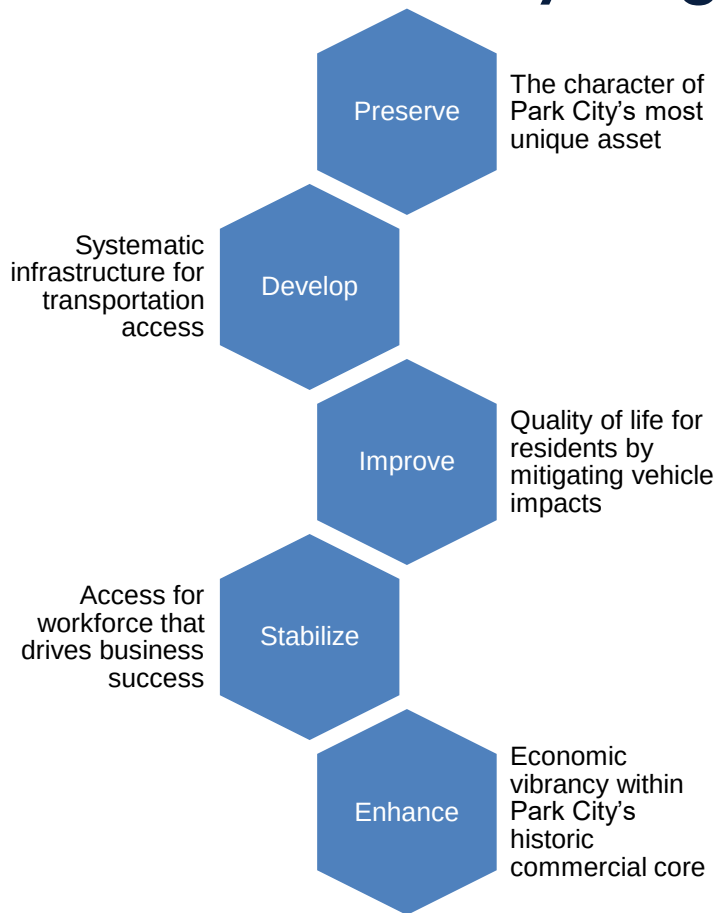
A – Main Street Area Historical Capital Investment and Potential Main Street Area Plan

B – 1998 Downtown Action Plan



Main Street Area Plan Advisory Committee

Main Street Future: Key Targets



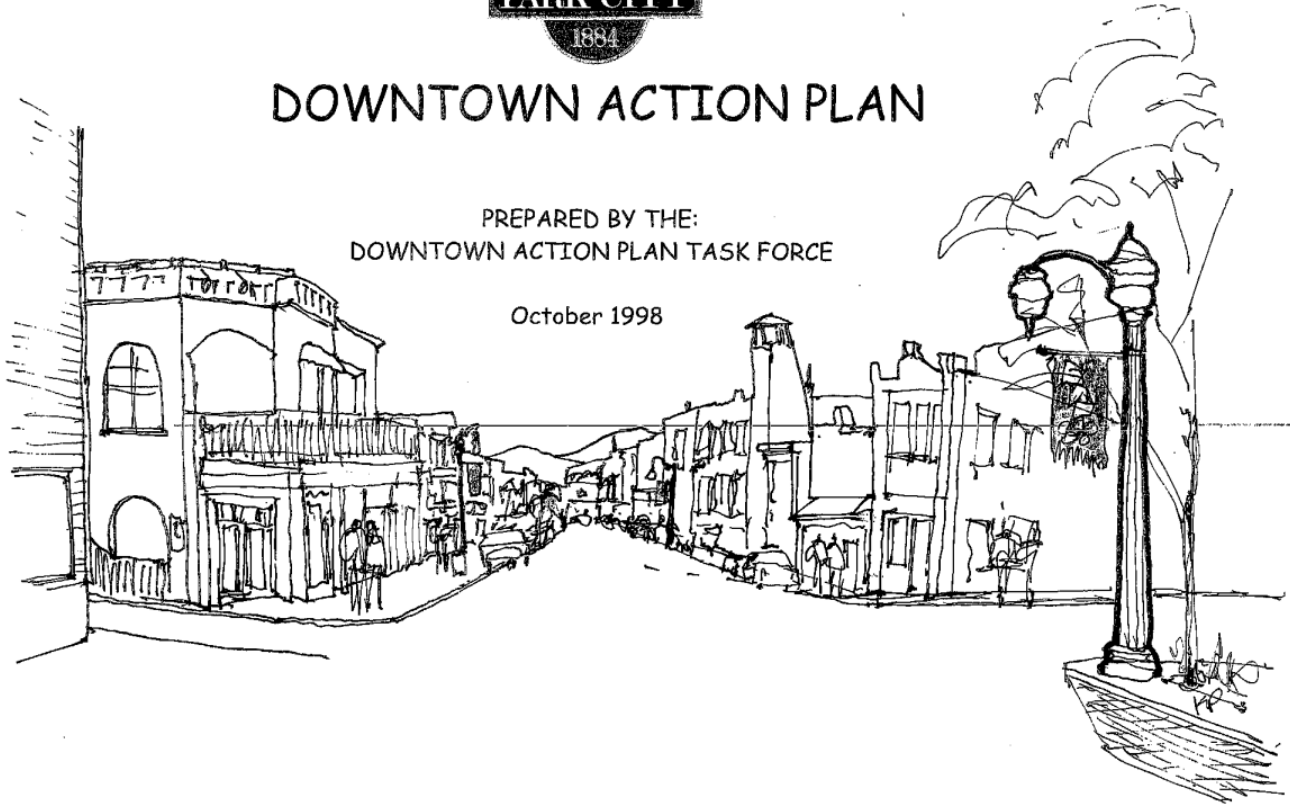
Predecessor



DOWNTOWN ACTION PLAN

PREPARED BY THE:
DOWNTOWN ACTION PLAN TASK FORCE

October 1998



Predecessor

Downtown Action Plan Task Force Members:

Fred Jones, Chairman, Representing the Planning Commission
Chuck Klingenstein, Representing the City Council
Jim Petrie, Representing the Historic District Commission
Steve Hooker, Representing the Main Street Merchant Association
Neil Breton, Representing the Restaurant Association
Jan Wilking, Representing the Chamber of Commerce

Other members serving as alternates:

Hugh Daniels, Representing the City Council
Joan Calder, Representing the Chamber of Commerce
Paul Brown, Representing the Restaurant Association
Mac McQuoid, Representing the Historic District Commission

Park City Municipal Corporation Staff Members:

Richard E. Lewis, Director of Community Development
Pat Putt, Planning & Zoning Administrator
Nora Shepard, Special Projects Planner
Myles Rademan, Director of Public Affairs
Eric DeHaan, City Engineer
Hope Bleeker, Transportation Director
Kurt von Puttkammer, Architectural Review and Graphics
Thomas Barlow, Planning Intern, Graphics Support

Main Street Future: Work Approach

Methods to Proceed

Council Acts Directly on
Staff Advice Only

No Public Feedback

Advisory Committee
Represents Community

Recommended Path

Consultant-Based
Process

Council Has Signaled
to Not Follow this Path

Main Street Future: Work Approach

Advisory Group Approach

Represented Body

City Council (Either Direct or Advisor)

Planning Commission

Historic Park City Alliance

Park City Chamber of Commerce

Park City Area Lodging Association

Park City Area Restaurant Association

Park City Historic Preservation Board

Resident Community Member

Park City Municipal Staff

Main Street Future: Work Approach

Advisory Group Responsibilities

Provide Knowledge

Of current industry/geography conditions and needs

Support the Target Outcomes

That Council has specified

Represent Their Organization

Serve as liaison between industry group, advisory group and Council and represent the public interest

Provide Project Recommendations

That seek to deliver on targeted outcomes

Support Implementation

Provide information to the public

Main Street Future: Key Streams

Key areas of focus

Utility Infrastructure

Needed uplift of Main Street water infrastructure

Land Management Code

Potential code revisions to target affordable housing, vibrancy, chain businesses, etc.

Economic Enhancement

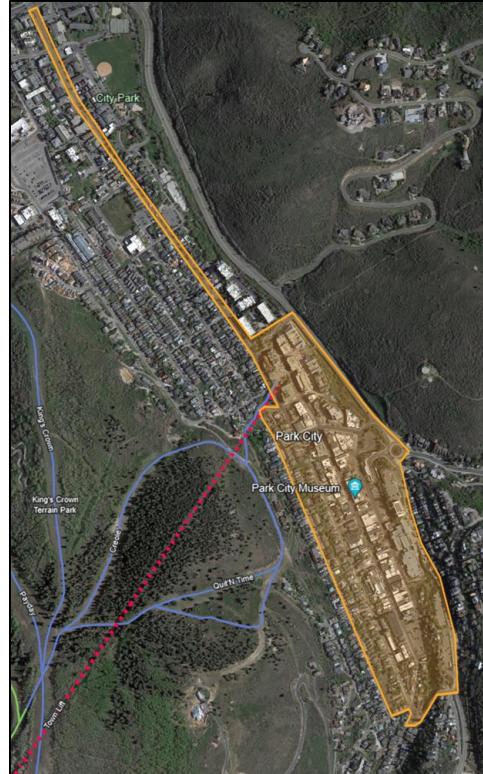
Potential asset development opportunities to stabilize demand base and recirculate customers of Main Street

Transportation

Potential traffic flow revisions, streetscape infrastructure and uses

Plan Boundaries

Option to consider Park Ave. corridor as part of project.



3 Regions - Timing

Seeking to Prepare a Global Recommendation



Target timing to coincide with close of BOPA process.

- Regionally significant parking facility
- 248 dedicated BRT, direct routes to resorts, Main Street
- Higher frequency express routes to resort bases, Main Street
- Parking reductions in Main Street core, Bonanza Park



Appendix



Main Street Future: Key Takeaways

Renewed Investment in Main Street Is Needed

Some things must be done...



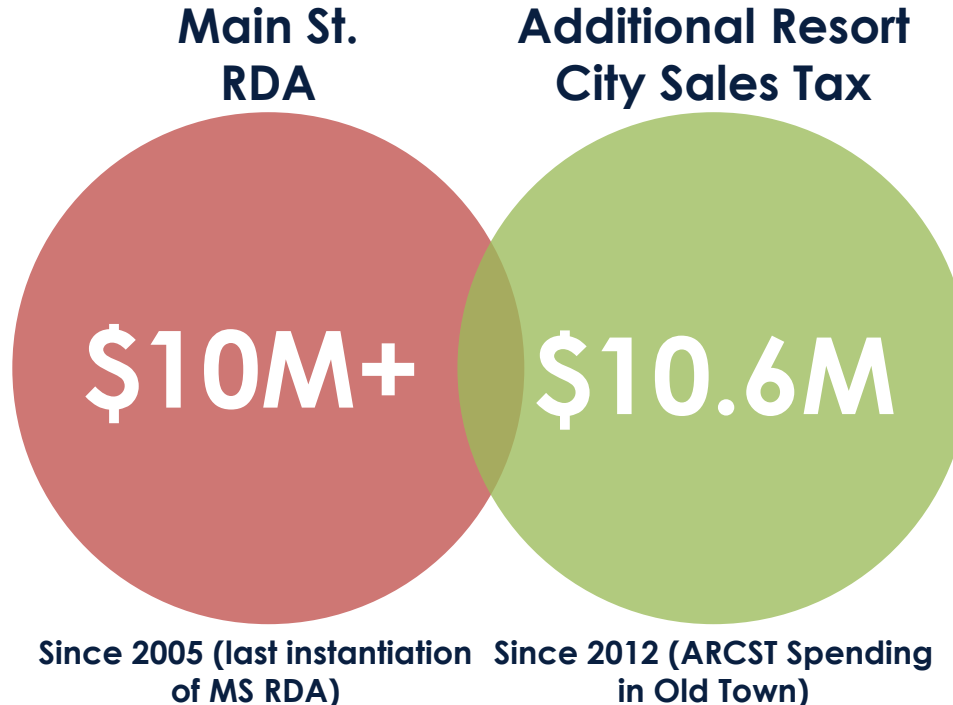
Scale & Scope of Change is Dependent on Council Priorities

...while other opportunities are discretionary.



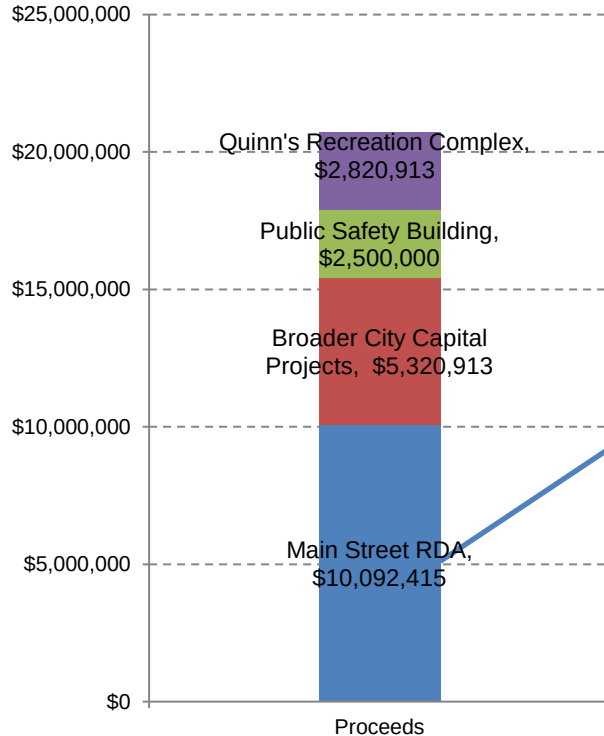
A Look Back: Funding Over Time

Primary sources of expense for downtown capital projects have traditionally come from Main Street RDA and Additional Resort Sales Tax.



Main Street RDA History

2005A Sales Tax Revenue Bond Proceeds



Project	Actual Expense	Budgeted Future Expense
SWEDE ALLEY/MARSAC (CHINA BRIDGE)	\$ 6,249,974	
SHELL SPACE (KPCW, Liquor Store)	\$ 1,823,037	
DOWNTOWN REVITALIZATION	\$ 426,704	
OLD TOWN STAIRS	\$ 424,606	\$ 284,253
MAIN STREET BOLLARDS PHASE I	\$ 88,282	
ECONOMIC STUDY	\$ 45,413	
HISTORICAL INCENTIVE GRANT	\$ 41,434	
HISTORICAL INCENTIVE GRANTS	\$ 32,500	
SANDRIDGE PARKING LOT	\$ 29,700	
ABATEMENT FUND	\$ 15,380	
TOWN GREEN COMPLEX	\$ 8,520	
DOWNTOWN REVITALIZATION	\$ 6,833	
ADDL PARKING MAIN AND SWEDE	\$ 5,342	
RELOCATED UTILITIES	\$ 930	
PROPERTY IMPROVEMENTS	\$ 350	
OLD TOWN ACCESS & CIRCULATION PLAN		\$ 60,000
PAVEMENT MANAGEMENT IMPLEMENTATION		\$ 52,000
CITY-WIDE SIGNS PHASE 1		\$ 20,000
MAIN STREET BOLLARDS PHASE I		\$ 11,718
Total Historical & Budgeted Projects		\$ 9,626,977

Additionally, FY22 budgets small operational expenses and projects an ending balance of ~\$100K

Additional Resort City Sales Tax History

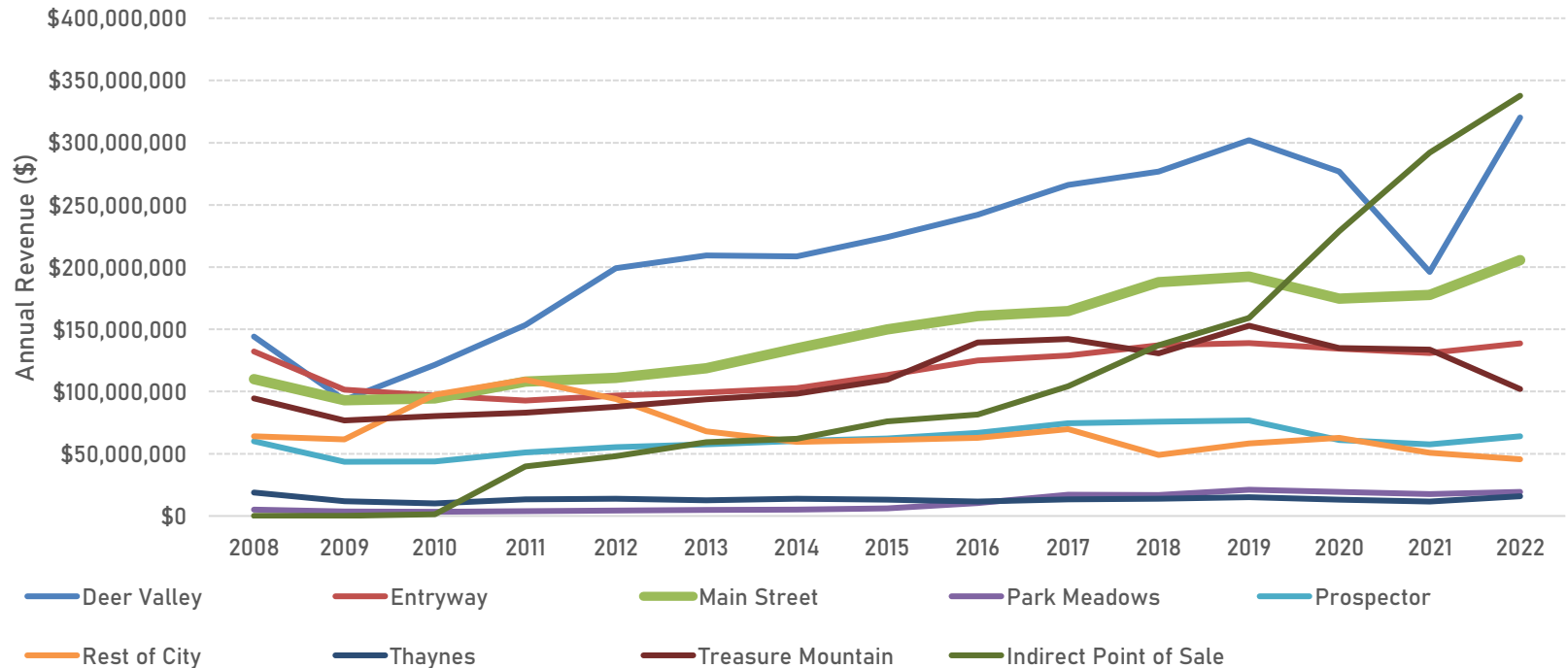
Historical Spending on ARCST-Related Capital Projects							
Category	Project	ARST Cash Spend	2014 STR Bond Proceeds	2015 STR Bond Proceeds	2017 STR Bond Proceeds	2019 STR Bond Proceeds	Total
Open Space/Land	TREASURE HILL				\$6,000,000	\$8,128,142	\$14,128,142
Open Space/Land	OPEN SPACE ACQUISITION	\$17,709	\$3,974,140	\$6,403,619			\$10,395,468
Open Space/Land	LAND ACQUISITION/BANKING PROGRAM	\$4,725,155					\$4,725,155
Downtown Infrastructure	DT ENHANCEMENT PHASE 2	\$34,703	\$489,174	\$3,874,470	\$16,608		\$4,414,955
Downtown Infrastructure	OTIS PHASE II(A)	\$500,000	\$1,556,919	\$375,177			\$2,432,096
Downtown Infrastructure	OTIS PHASE III(A)	\$2,236,589		\$0			\$2,236,589
Stormwater	STORM WATER IMPROVEMENTS	\$2,021,416		\$8,678			\$2,030,094
Downtown Infrastructure	DEER VALLEY DR PHS II	\$97,656		\$719,981			\$817,637
Downtown Infrastructure	DOWNTOWN PROJECTS PLAZAS	\$61,005			\$231,828		\$292,833
Open Space/Land	PRIVATE LAND ACQUISTION #1	\$258,522					\$258,522
Downtown Infrastructure	MS INFRASTRUCTURE MAINT	\$252,098					\$252,098
Stormwater	LITTLE BESSIE STORM DRAINS			\$217,005			\$217,005
Downtown Infrastructure	DOWNTOWN PROJECTS - PHASE III	\$430		\$165,228			\$165,658
Stormwater	PROSPECTOR AVE STORM WATER	\$137,870					\$137,870
Downtown Infrastructure	PARK AVE. RECONSTRUCTION	\$300					\$300
Total With Open Space		\$10,343,454	\$6,020,233	\$11,764,158	\$6,248,436	\$8,128,142	\$42,504,422
Total Ex Open Space		\$5,342,067	\$2,046,093	\$5,360,539	\$248,436	\$0	\$12,997,136

Total of Downtown Infrastructure lines = \$10.6M

Main Street Trends: Sales Tax

Positive historical trend, but losing market share.

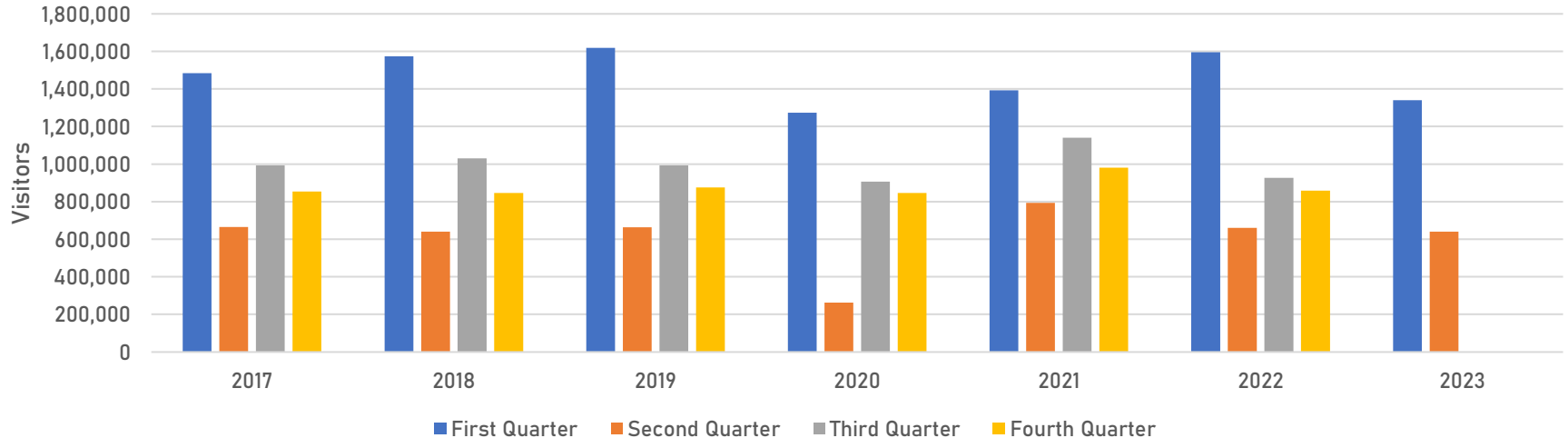
Annual Revenue By PCMC Fiscal Year and Geographic Region of City



Main Street Trends: Visitors

COVID bump is fading.

Estimated Main Street Visitors by Calendar Year and Quarter



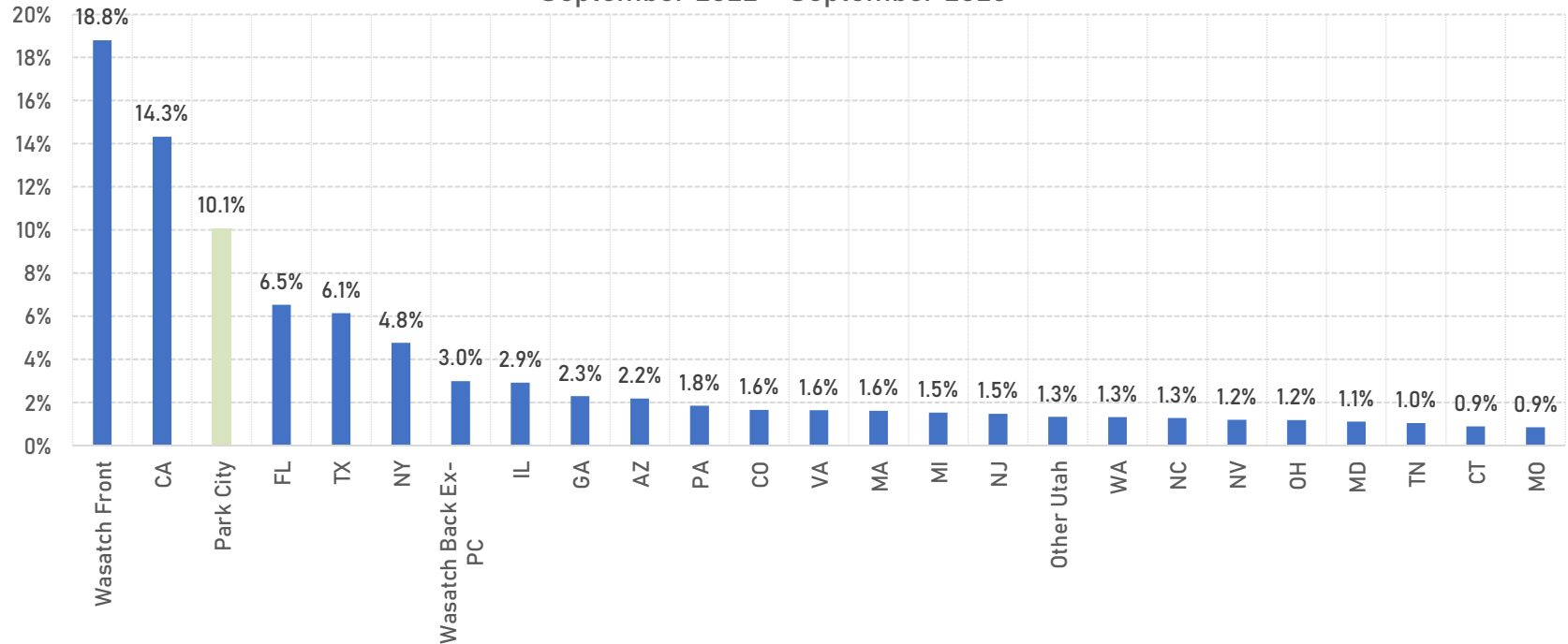
Calendar Year	Main Street Visitors				
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
2017	1,483,161	665,538	993,336	853,676	3,995,711
2018	1,573,286	640,188	1,030,691	845,928	4,090,093
2019	1,618,275	663,881	992,946	875,761	4,150,863
2020	1,273,540	262,389	906,242	846,605	3,288,776
2021	1,391,936	793,237	1,139,918	981,176	4,306,267
2022	1,594,725	659,935	926,687	858,567	4,039,914
2023	1,339,568	640,027			

Calendar Year	Main Street Visitors, YoY % Change				
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
2018	6%	-4%	4%	-1%	2%
2019	3%	4%	-4%	4%	1%
2020	-21%	-60%	-9%	-3%	-21%
2021	9%	202%	26%	16%	31%
2022	15%	-17%	-19%	-12%	-6%
2023	-16%	-3%			

Main Street Trends: Visitors

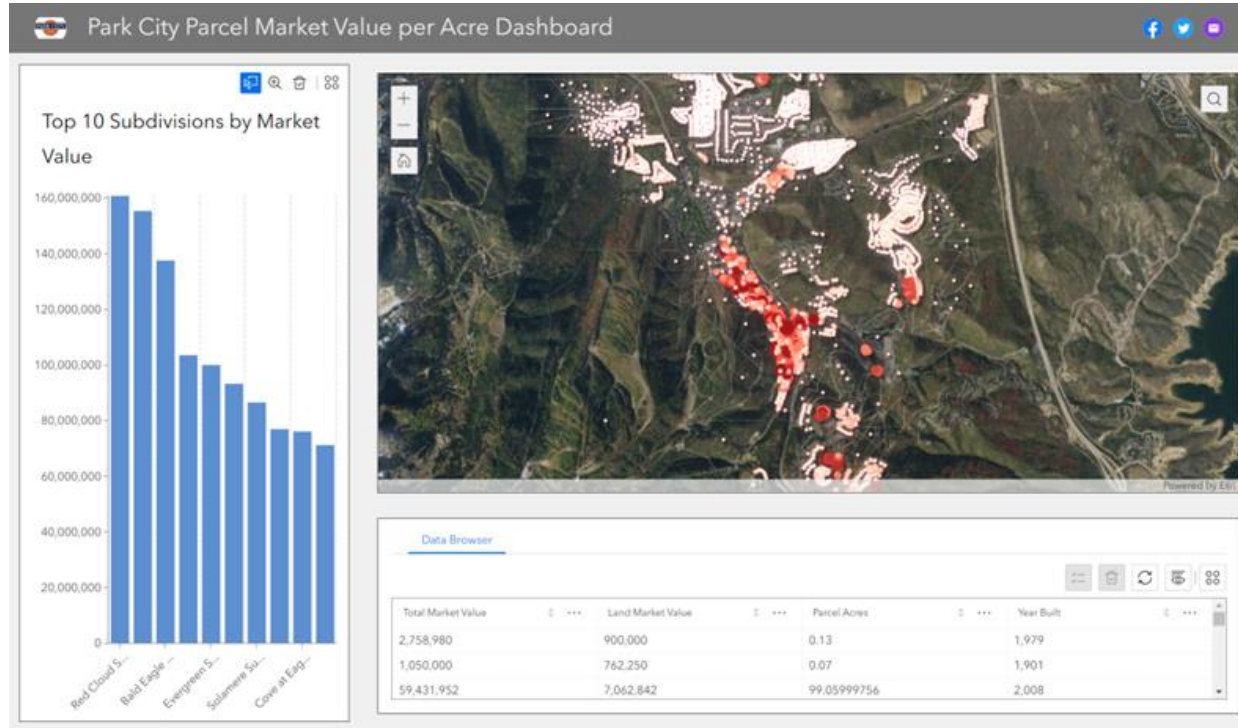
Wasatch Front, California, Florida, Texas and New York remain important.

Top 25 Sources of Main Street Visitors
% of Total Visitors by Home Location
September 2022 - September 2023



Data Science: Early New Products

\$700M - \$1B of new, complementary, assessed value could be added in Park City's historic core, which can aide PCMC in its Transportation and Housing goals.



Infrastructure Needs

Water, Storm Water, Sewer

- \$10M+ Systematic replacement of main lines, laterals
- Minimum two, possibly three season, capital project
- Storm water improvements would be paired with the project
- Snyderville Basin Water Reclamation District would collaborate to replace sewer in Main Street north of Heber Ave.

Natural Gas, Electrical, Telecom

- These utilities were paired with Main Street granite sidewalks improvements
- However, work stopped at Heber Ave., lower Main Street could be reviewed

Streets

- A crown correction, grind, and overlay are needed on Main Street barring any change in vehicle traffic use
- A seal coat may provide temporary extension
- Park Avenue Reconstruction outreach is in progress, remains a need, and costs are increasing since last estimate

Parking Maintenance

- Planned conditions assessment on China Bridge parking and related infrastructure

Waste Management

- Council approved waste management contact as of August 2023.

Key Questions That Could be Considered in an Area Plan

Evaluate Existing Conditions in Detail

- Set clear baseline on existing land use, historic property information, traffic patterns, parking uses, etc.

Redevelopment of Swede Alley

- Potential redevelopment and expanded use of PCMC owned parcels on/near Swede Alley
- Sidewalk and pedestrian infrastructure

Traffic Flows

- Study current and potential future traffic flows through the district

Pedestrianization

- Potential pedestrianization and/or active transportation on Main Street

Lower Main Street

- Inclusion of Lower Main in infrastructure planning discussions

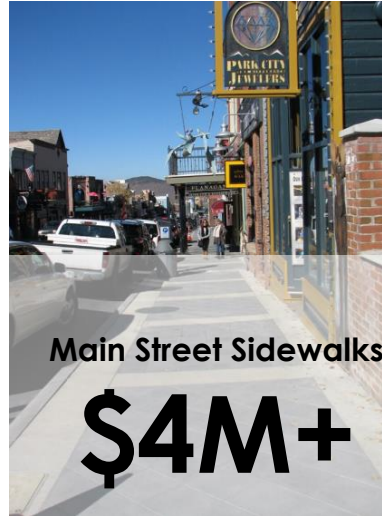
Asset-Level Analysis

- Similar to 5-Acre site in Bonanza Park, asset-specific feasibility analysis could be included

2012 Downtown Improvements

Café Terigo Plaza

\$500k+



Main Street Sidewalks

\$4M+

Swede Alley Crosswalks

\$200k+



Lights, Furnishings, Streetscape

\$300k+



Bob Wells Plaza

\$650k+



Bear Bench Walkway

\$731k+



Main Street RDA History

Last Renewed

2005

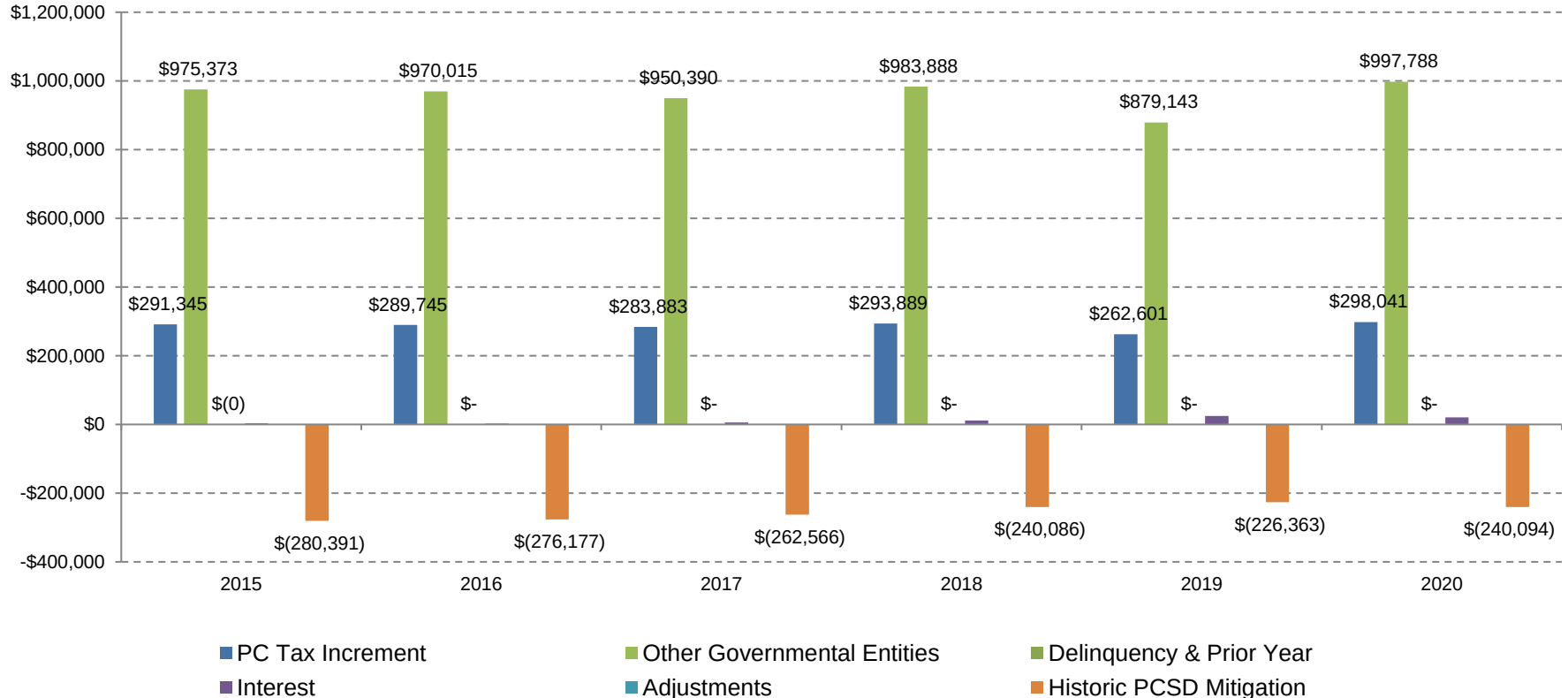
2021

Expired



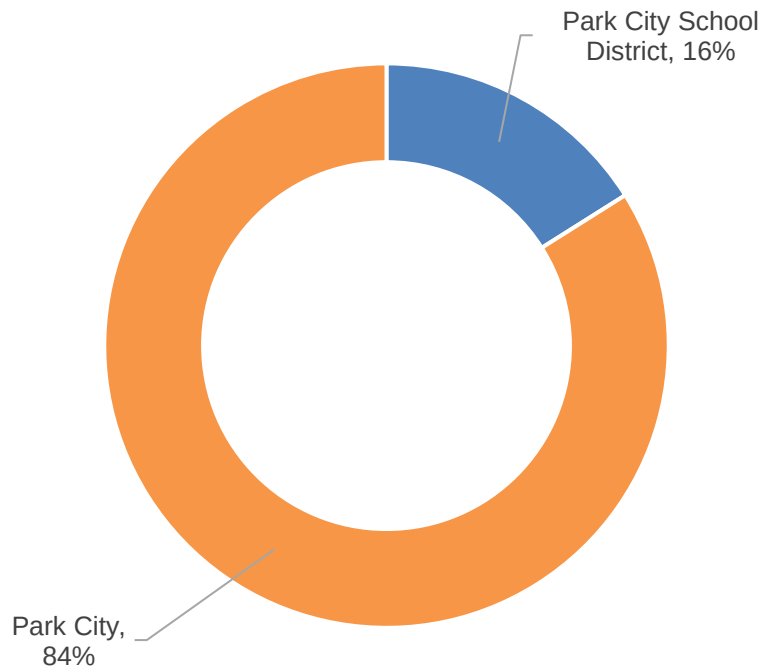
Main Street RDA History

Breakdown of Main Street RDA Revenue Flows - Last 5 Years

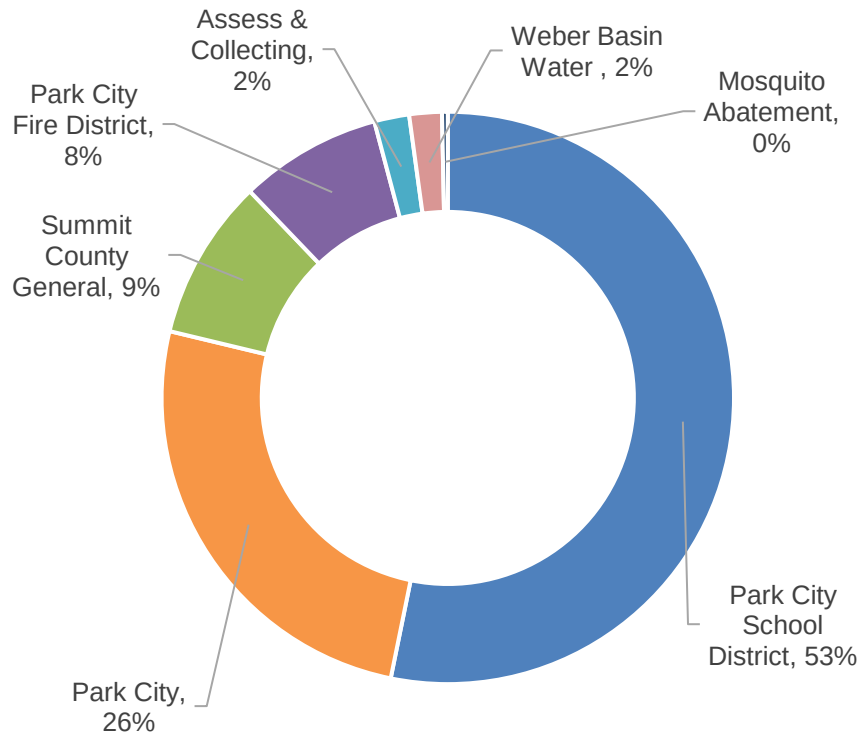


Main Street RDA Revenue Distribution

Tax Increment Distribution (W/RDA)



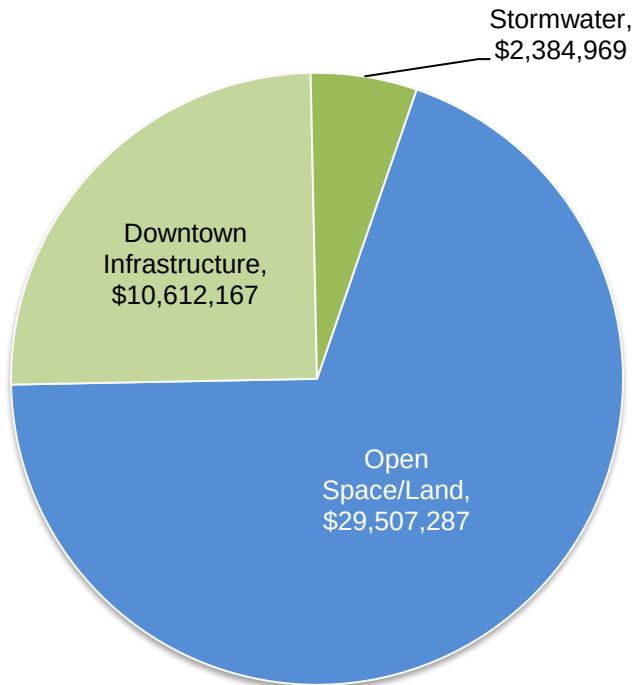
Tax Increment Distribution (No/RDA)



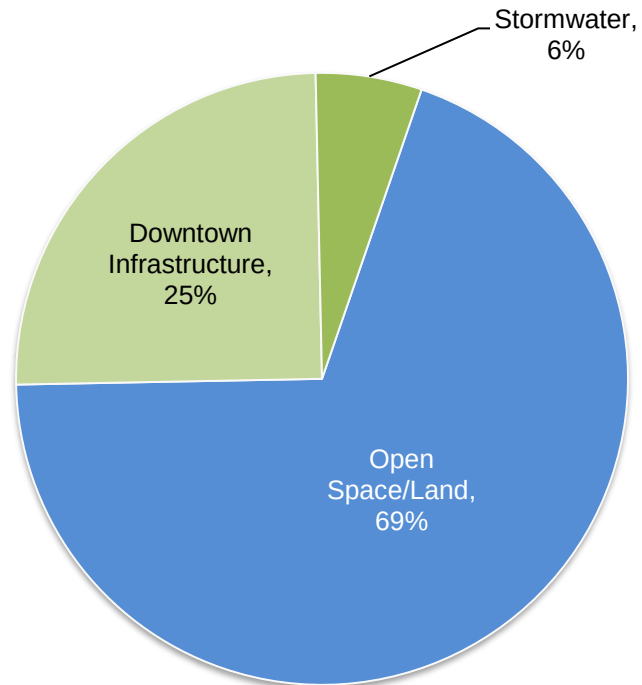
Historic ARST Cash & Bond Proceed Spend

The below encompasses ARST capital project cash expenditures by project type in \$ and % since 2012.

ARST Historical Cash Spend by Project Type, \$



ARST Historical Cash Spend by Project Type, %

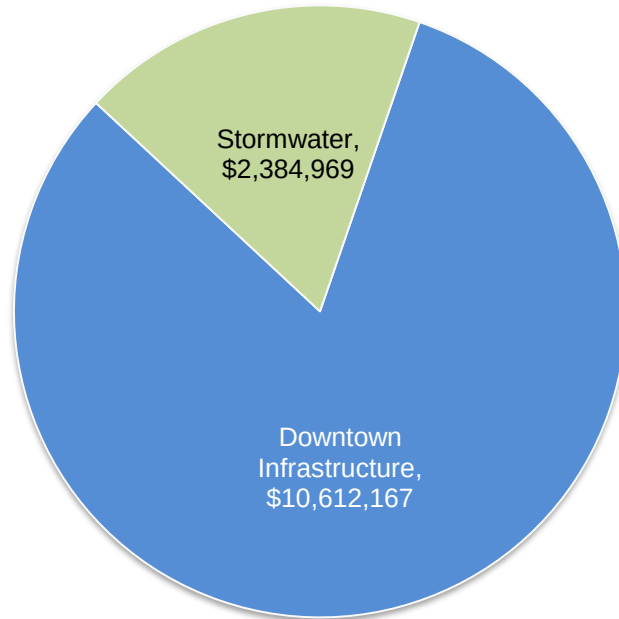


A Look Back:

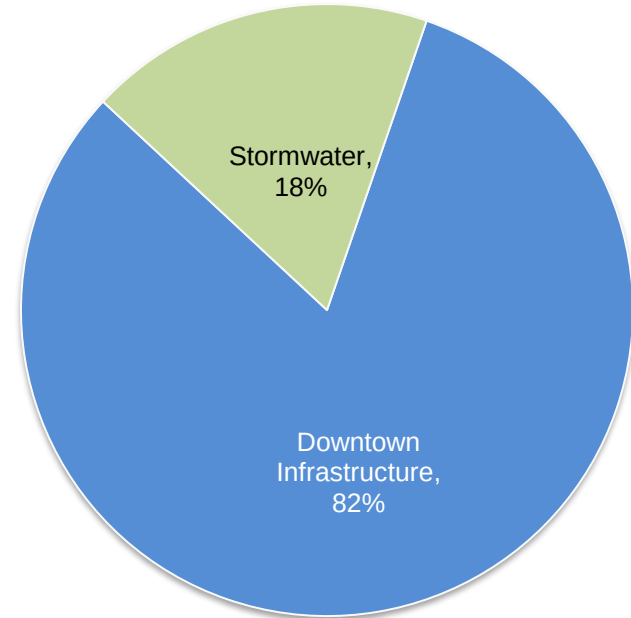
Historic ARST Cash & Bond Proceed Spend

The below encompasses ARST capital project cash expenditures (excluding Open Space) by project type in \$ and % since 2012.

ARST Historical Cash Spend by Project Type, \$



ARST Historical Cash Spend by Project Type, %



Resolution No. RDA 1-2024

A RESOLUTION ESTABLISHING A REGULAR MEETING DATE, TIME, AND LOCATION FOR 2024 MEETINGS AND APPOINTING OFFICERS OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF PARK CITY, UTAH

BE IT RESOLVED by the Redevelopment Agency of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meeting of the Redevelopment Agency shall be held on January 4, 2024, and thereafter as determined by the board at the Marsac Municipal Building in Council Chambers at 445 Marsac Avenue, Park City. Meetings will also be available online and may have options to listen, watch, or participate virtually. For more information on attending virtually, please go to www.parkcity.org.

SECTION 2. NOTICE OF PUBLIC MEETINGS. Notice shall be given, including the agenda, date, time, and place of the meeting. The agenda will be posted at least twenty-four (24) hours prior to each regular meeting, and delivered to the local news media. The agenda for special or emergency meetings shall be noticed in the best manner practicable. The Board of Directors may meet socially at an announced location after the meeting, but City business will not be conducted.

SECTION 3. WORK SESSIONS. Work sessions are open informational meetings, where new items are introduced or regular meeting agenda items are discussed for clarification prior to action. Typically, no formal action is scheduled or taken during a work session, but formal actions may be made to conduct the Agency's business, if it is deemed to be in the best interest of the public.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-204 and 52-4-205 of the Utah Code. A closed meeting may be held if a quorum is present and upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-202. No closed meeting is allowed except for purposes expressly allowed under Section 52-4-205; provided no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. A record of closed meetings shall be created and maintained in accordance with Section 52-4-206 of the Utah Code, as amended.

SECTION 5. SPECIFIC MEETING DATES. The meeting schedule for the Redevelopment Agency in 2024 is as follows: January 4, 2024, at 5:30 p.m. and thereafter as determined by the board.

SECTION 6. APPOINTMENT OF OFFICERS. The officers of the Board of Directors of the Redevelopment Agency of Park City, Utah shall be as follows: The elected Mayor shall be the Chairperson; the Mayor Pro Tempore shall be the Vice-Chairperson; the Alternate Mayor Pro Tempore shall be the Alternate Vice-Chairperson; the City Manager

shall be the Executive Director; the City Recorder shall be the Secretary; and the Deputy City Recorder shall be the Deputy Secretary.

PASSED AND ADOPTED this 4th day of January, 2024.

PARK CITY REDEVELOPMENT AGENCY

Chair Nann Worel

ATTEST:

Michelle Kellogg, Secretary

Approved as to form:

City Attorney's Office

Resolution No. HA 1-2024

A RESOLUTION ESTABLISHING A REGULAR MEETING DATE, TIME, AND LOCATION FOR 2024 MEETINGS AND APPOINTING OFFICERS OF THE BOARD OF DIRECTORS OF THE HOUSING AUTHORITY OF PARK CITY, UTAH

BE IT RESOLVED by the Housing Authority of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meeting of the Housing Authority shall be held on January 4, 2024, and thereafter as determined by the board at the Marsac Municipal Building in Council Chambers at 445 Marsac Avenue, Park City. Meetings will also be available online and may have options to listen, watch, or participate virtually. For more information on attending virtually, please go to www.parkcity.org.

SECTION 2. NOTICE OF PUBLIC MEETINGS. Notice shall be given, including the agenda, date, time, and place of the meeting. The agenda will be posted at the Marsac Municipal Building at least twenty-four (24) hours prior to each regular meeting, and delivered to the local news media. The agenda for special or emergency meetings shall be noticed in the best manner practicable. The Board of Directors may meet socially at an announced location after the meeting, but City business will not be conducted.

SECTION 3. WORK SESSIONS. Work sessions are open informational meetings, where new items are introduced or regular meeting agenda items are discussed for clarification prior to action. Typically, no formal action is scheduled or taken during a work session, but formal actions may be made to conduct the Board's business, if it is deemed to be in the best interest of the public.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-204 and 52-4-205 of the Utah Code. A closed meeting may be held if a quorum is present and upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-202. No closed meeting is allowed except for purposes expressly allowed under Section 52-4-205; provided no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. A record of closed meetings shall be created and maintained in accordance with Section 52-4-206 of the Utah Code, as amended.

SECTION 5. SPECIFIC MEETING DATES. The meeting schedule for the Housing Authority in 2024 is as follows: January 4, 2024, at 5:30 p.m. and thereafter as determined by the board.

SECTION 6. APPOINTMENT OF OFFICERS. The officers of the Board of Directors of the Housing Authority of Park City, Utah shall be as follows: The elected Mayor shall be the Chairperson; the Mayor Pro Tempore shall be the Vice-

Chairperson; the Alternate Mayor Pro Tempore shall be the Alternate Vice-Chairperson; the

City Manager shall be the Executive Director; the City Recorder shall be the Secretary; and the Deputy City Recorder shall be the Deputy Secretary.

PASSED AND ADOPTED this 4th day of January, 2024.

PARK CITY HOUSING AUTHORITY

Chair Nann Worel

ATTEST:

Michelle Kellogg, Secretary

Approved as to form:

City Attorney's Office