PARK CITY COUNCIL MEETING MINUTES
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

<table>
<tr><th>Attendee Name</th><th>Status</th></tr>
<tr><td>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</td><td>Present</td></tr>
</table>

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.

NEW BUSINESS

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

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

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

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

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

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

Council Member Gerber asked how the county was involved in the project since this was an MOU between the City, seniors and county. Glidden stated the county would be informed of the project since they ran the operational side of the senior center. Wheatley indicated the seniors gave an update to the county and they made a formal operations budget request to the County to upgrade the staffing and a capital request of $750,000 to support the new center. No commitment had been given to date.

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

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

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. APPOINTMENTS

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

<u>1. Public Utilities Voice of the People Award in the Transformation Category:</u>
Clint McAffee, Jason Christensen, and Michelle DeHaan, Public Utilities Department, presented this item. McAffee 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. McAffee 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 McAffee and his team for achieving this award.

<u>2. Republic Services Winter Waste and Communication Update:</u>
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.

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

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

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

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 2 and 14, 2023:

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

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

VII. CONSENT AGENDA

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:

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

3. Request to Authorize the City Manager to Amend the Professional Services 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 McAffee, Public Utilities Director, and Scott Paxman and Darren Hess, Weber Basin, were present for this item. Paxman stated Weber Basin covered five counties

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

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

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

Council Member Gerber moved 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. Council Member Doilney seconded the motion.

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

IX. OLD BUSINESS

1. Consideration to Adopt Resolution 21-2023, a Resolution Approving a Policy to Waive or Adjust Construction, Development, and Impact Fees, Park City, Utah:
JJ Trussell, Deputy Building Official, reviewed the discussion from a few weeks ago. He looked at other municipalities' policies and there were no consistencies. Regarding the scoring process, the City Attorney's Office advised him there should not be a specific scoring policy because it could limit future Council decisions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Council Member Doilney moved to continue the 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) to December 5, 2023. Council Member Gerber seconded the motion.

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

X. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

Mixed-Used Development located at 1361 Woodside Avenue

November 30, 2023

PARK CITY
1884

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

PARK CITY 1884

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 1884

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.

PARK CITY 1884

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.

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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

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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.

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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?

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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.

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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;

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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.

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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

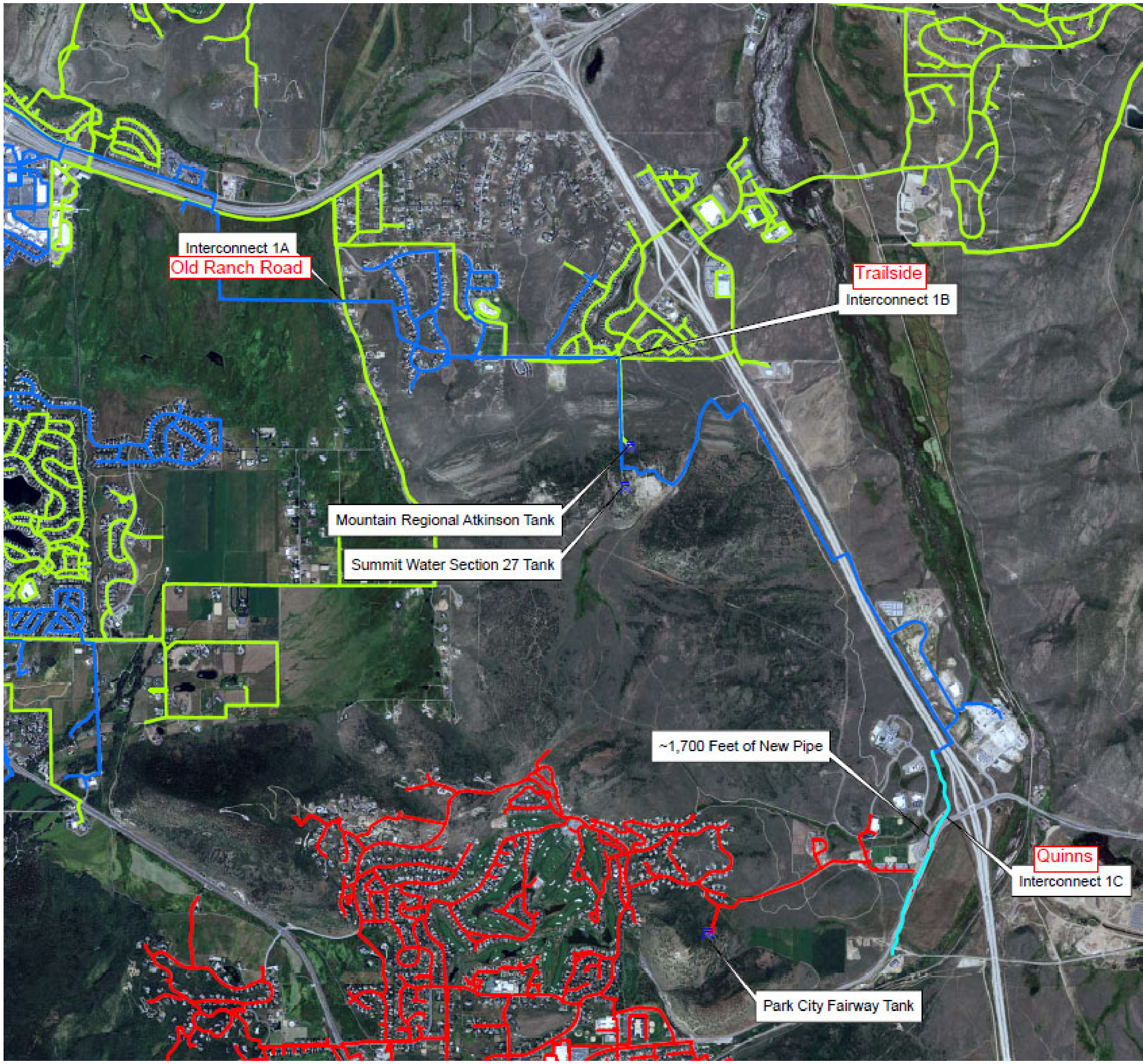
- ✓ Phase 1 – Temporarily use existing surplus water delivered through interconnects
- Phase 2 – New large water importation project

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

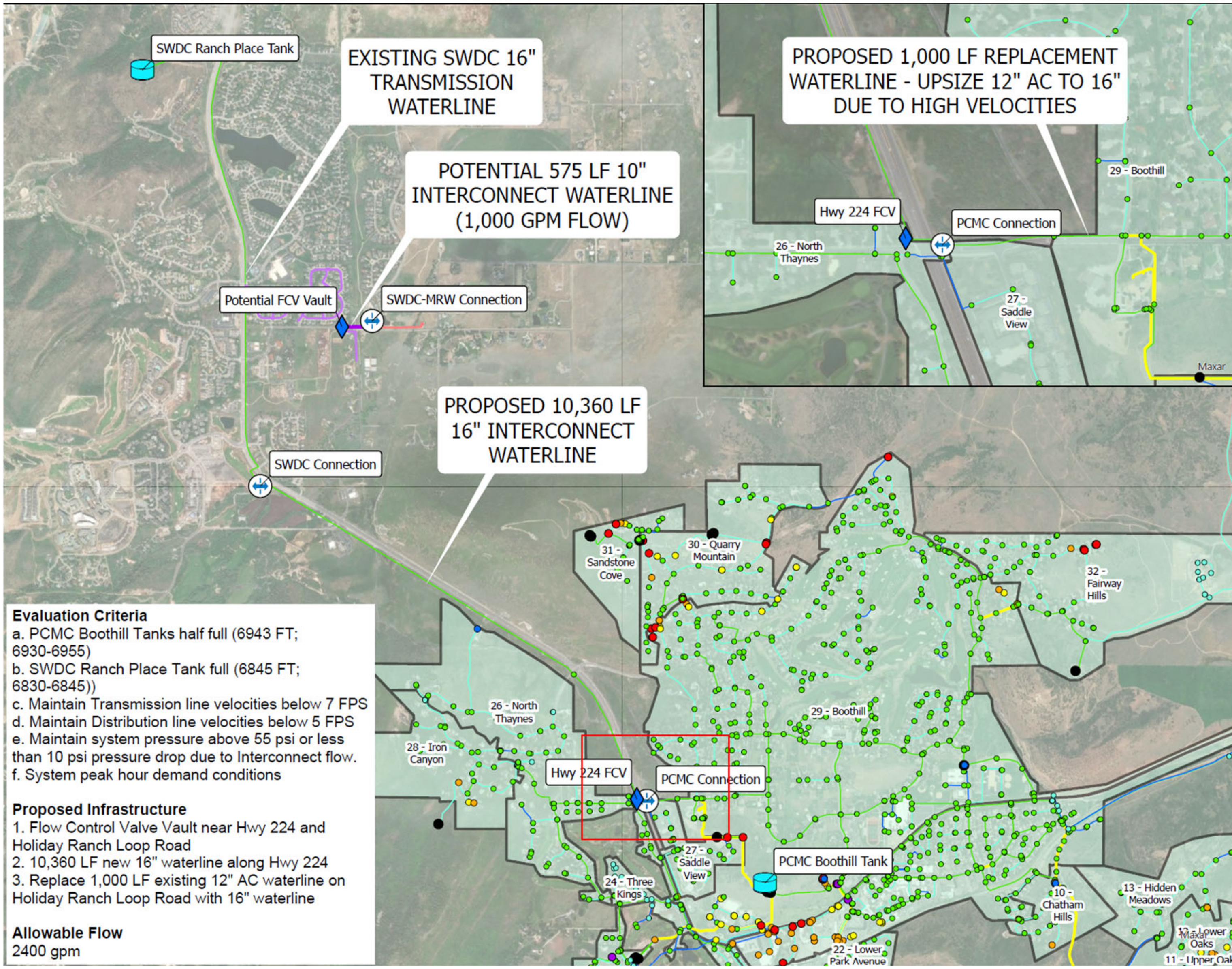
Adds a redundant connection to Park City

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

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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.

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Water Supply

Dry Year Water Supply
(Gallons per Minute**)**

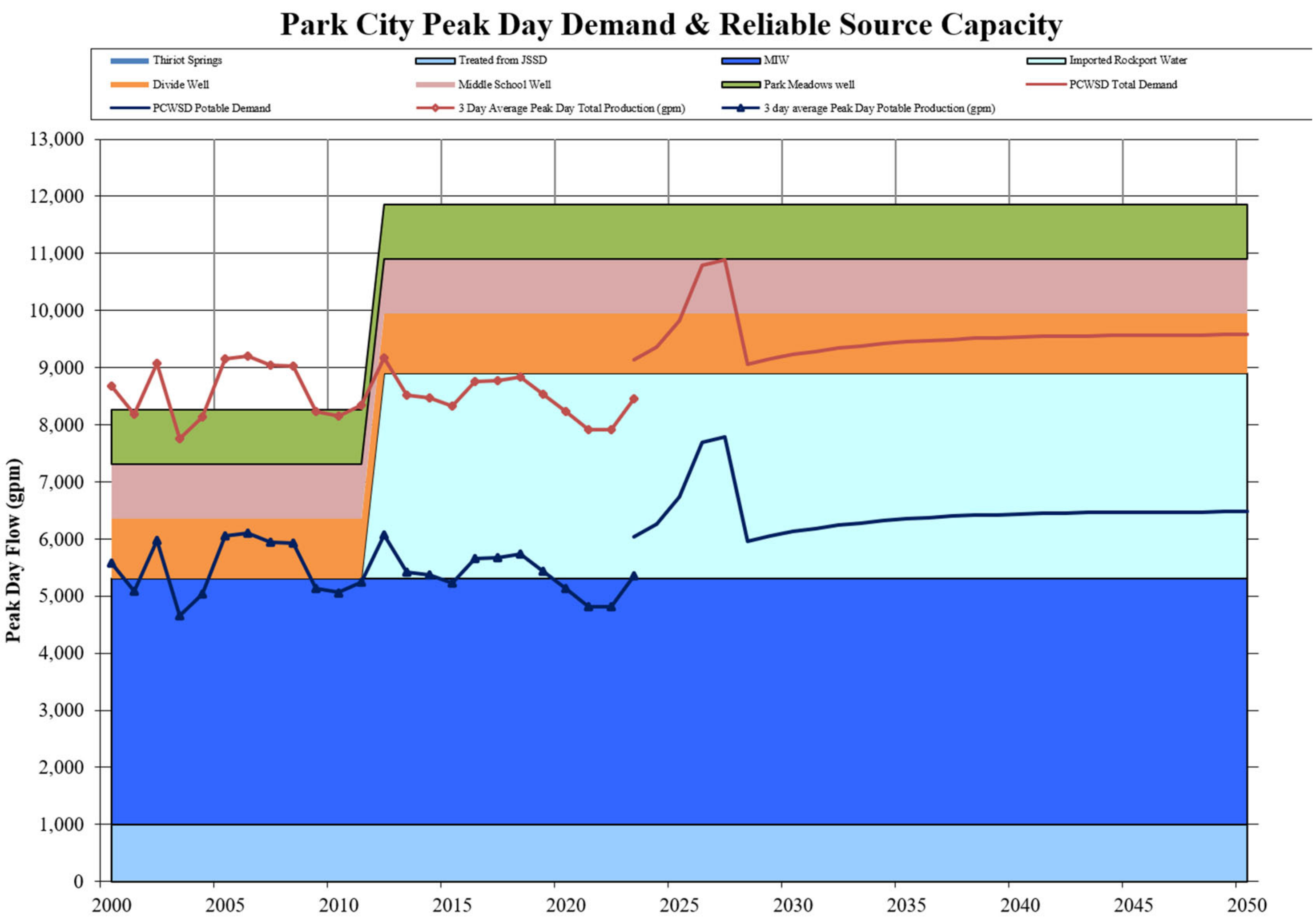
Source	Dry Year Source Capacity	Percent of total water capacity
Divide Well	950	8%
Park Meadows Well	1,000	8%
Middle School Well	1,000	8%
Ontario Drain Tunnel	1,000	8%
Judge Tunnel	662	6%
Spiro Tunnel	3,670	31%
Rockport	3,596	30%
Thiriot Spring	0	0%
Total	**11,878**	100%

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



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

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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.

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Park City Mountain

60th Anniversary Celebration

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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.

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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.

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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
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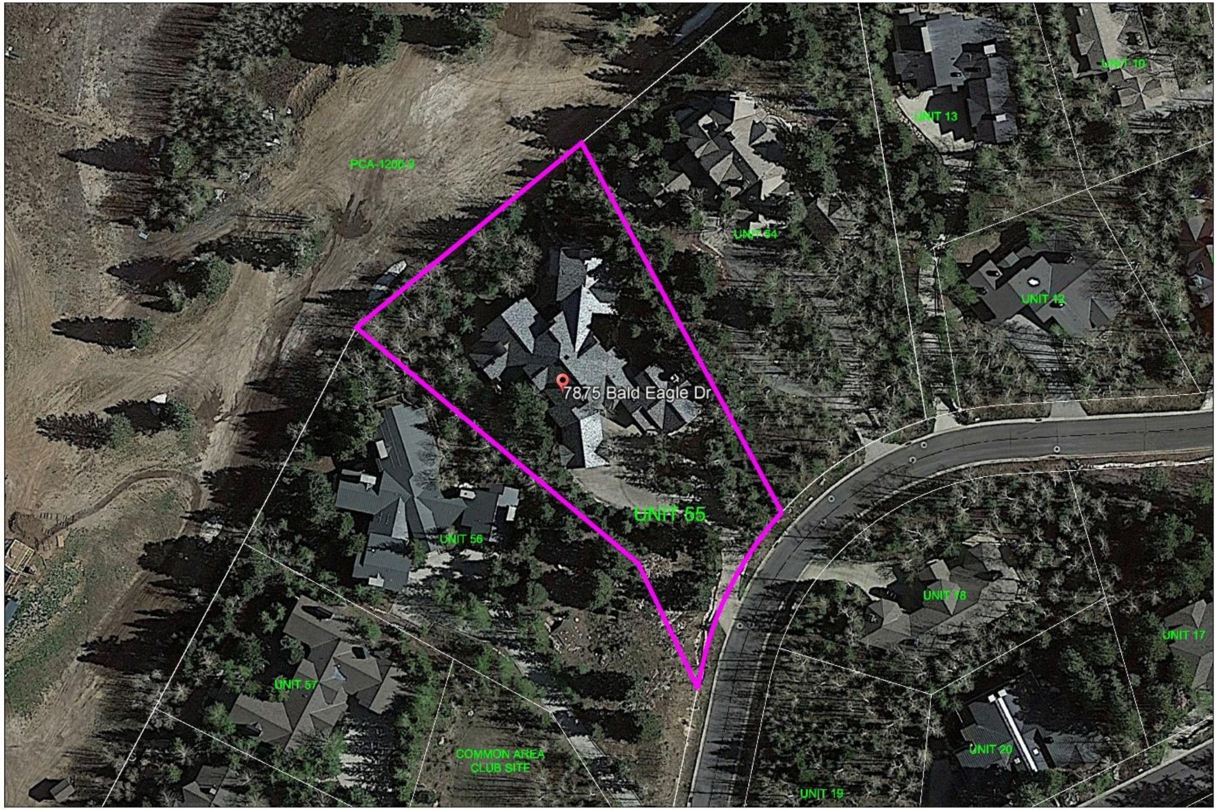
7875 BALD EAGLE DRIVE



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.

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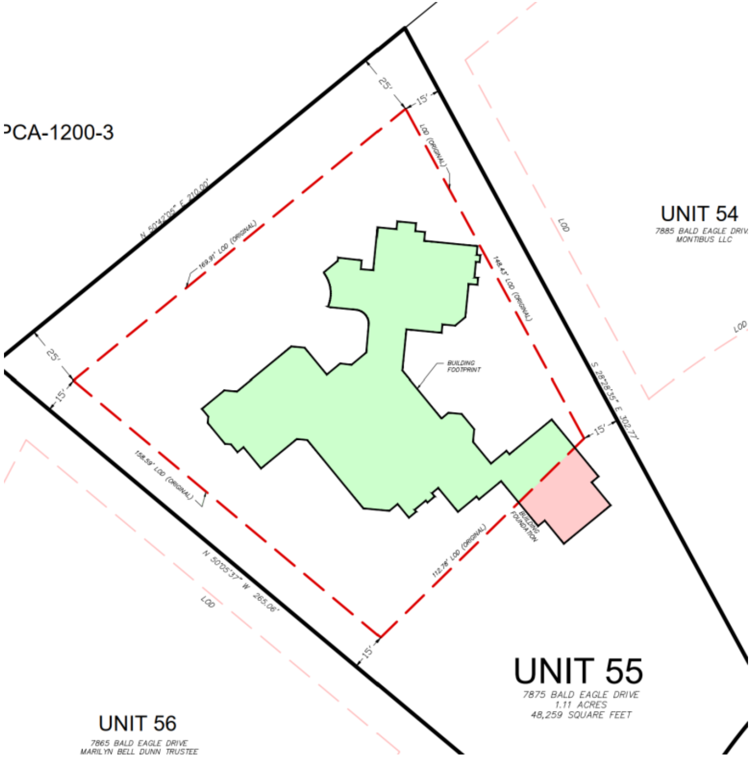
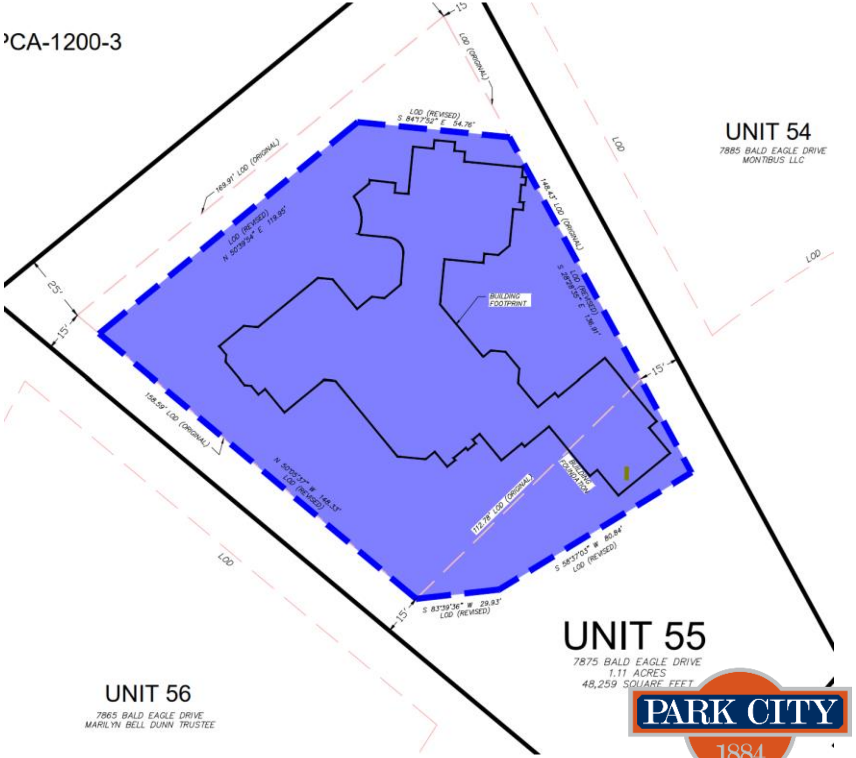
7875 BALD EAGLE DRIVE





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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

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7875 BALD EAGLE DRIVE

Recommendation

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

SNOW PARK VILLAGE PROPOSED PARTNERSHIP

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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

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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

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NEXT STEPS

December 5
City Council
Public Hearing

December 14
City Council
Public Hearing
and Potential
Vote

If Approved
Planning
Commission
Process
Resumes

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