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

June 22, 2023

The Council of Park City, Summit County, Utah, met in open meeting on June 22, 2023, at 3:15 p.m. in the City Council Chambers.

Council Member Doilney moved to close the meeting to discuss property and advice of counsel at 3:15 p.m. Council Member Gerber 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 4:21 p.m. Council Member Dickey seconded the motion.

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

WORK SESSION

Discuss Ground Lease with JF EngineHouse Developer, LLC for the City-Owned Property Located at 1875 Homestake Road:
Jason Glidden, Housing Development Manager, and Rory Murphy and Ryan Davis, J. Fisher Development, were present for this item. Glidden reviewed the City entered into a memorandum of understanding (MOU) with J. Fisher in December 2021, and it was amended June 2022. The proposed affordable housing development would have 123 total units, of which 99 would be affordable. No exceptions to the Land Management Code (LMC) were requested. He stated soil remediation would begin soon and construction was scheduled to begin in August. He indicated the electric and magnetic fields (EMF) were studied and the analysis found there were no associated health risks with this project.

Glidden stated there would be a request to waive permit and impact fees on July 13. He indicated the lease would be for 65 years with possible lease extensions that would total 99 years. Regarding rental rates, the affordable units would be rented at 60% average median income (AMI) and would change annually to adjust to that percentage. He reviewed the site improvements for the area, including parking spaces, bike storage, electric vehicle charging stations, space for bikeshare, and a sewer line extension. Park City would provide access to water, update the road, relocate the Recycle Center, provide a sewer line easement, and remediate the contaminated soils. Glidden stated J. Fisher could refinance at any time. If they wanted to sell, the City would have the first right to make a purchase offer. Before approving the lease, a public benefit analysis was required and those results would be presented later tonight.

Mayor Worel expressed concern for the aesthetics of the 12-foot concrete wall planned for the area. Murphy stated they wanted to shield the substation, and there would be murals of railroads and trains on it to make it more appealing.

Council Member Rubell asked how the substation would tie into the small area plan. Glidden stated it would be great to see the substation removed but it wouldn't affect any of the master plans. Council Member Rubell asked if there was a timeline for removing the substation, to which Glidden stated he did not know. Council Member Rubell asked to see a timeline before the final approval on this project. He asked why the lease structure and the length of the lease was being proposed. Glidden stated the financial partners wanted a 65-year minimum lease. Davis stated the land use restriction was a 50-year requirement and the lenders wanted to see a 15-year tail on that. A longer lease would allow a longer time period that the units would be affordable. Council Member Rubell asked if all the developer's other projects were 99-year leases, to which Davis affirmed and noted another common breakdown was signing a 75-year lease with a 24-year extension.

Council Member Toly asked about the construction and temporary parking plan. Glidden stated the parking plan was presented as a staff communication report on the June 15th meeting packet. They would pave the area and they would also utilize parking behind the former Kimball building for employee parking. The area would be used for construction mitigation for several projects in the area. This would prevent any impacts to residents on Homestake. There would also be parking on Munchkin Drive. Council Member Toly didn't think that space would be sufficient parking for this project. Glidden stated half of the Bonanza area would be paved and J. Fisher felt the unpaved area was sufficient for their vehicles. Council Member Toly asked if no construction would be occurring in the arts and culture district during the Homestake construction. Jen McGrath, Deputy City Manager, stated she was confident that nothing would be constructed during the next 18 months and reviewed the timeline for the feasibility study. Glidden stated the lease would come to Council on July 13th for approval.

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 (via Zoom) Council Member Tana Toly (via Zoom) Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II. APPOINTMENTS

1. Appoint Emma Zevallos and Reappoint Austin Lau and Amir Vonsover to the Police Complaint Review Committee for Three Year Terms Beginning June 30, 2023:
Michelle Downard and Chief Carpenter presented this item. Downard indicated there were five voting members and three of the terms were expiring.

Council Member Gerber moved to appoint Emma Zevallos and reappoint Austin Lau and Amir Vonsover to the Police Complaint Review Committee for three-year terms beginning June 30, 2023. Council Member Doilney seconded the motion.

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

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Dickey noted the July 4th drone show would begin at 10:00 p.m. Council Member Gerber indicated the Latino Arts Fest was last weekend and it was great. Mayor Worel indicated they had 8,000 attendees at that event. Council Member Toly stated a Wildfire Risk Assessment open house would be held June 27th. Council Member Rubell indicated the Barn Door event was last week and it was well attended.

Mayor Worel indicated Council received a lot of public comment regarding the Snow Park Right-of-Way Vacation item. She appreciated the courtesy of the comments from residents, HOAs, and others. Currently, the existing Deer Valley (DV) plan was insufficient to find good cause. Some of the Council was meeting with DV to negotiate to find good cause. This item would come back and be presented in a public meeting. She noted other project transactions were resolved after hours of negotiations and hours of public comments in public meetings. There would be another public hearing regarding this issue on July 6th.

Staff Communications Reports:

1. Fourth of July Event Reminders:
Mayor Worel asked if the drone show could be seen at the same distance as regular fireworks. Diersen stated the launch site was at Deer Valley so it would be elevated. She recommended viewing the show from the golf course and Park City Mountain Resort (PCMR) for the best view.

2. Emergency Management Update:

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

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

Mya Drexler lived in Park City for 23 years. She found her second home at the Kimball Art Center (KAC). She took various classes there and she asked Council to reconsider a home for KAC in the arts and culture center.

Lisa Shine 84060 KAC Board Chair, believed everyone should have access to the arts. She supported the Council action taken in 2017 to sell land to KAC.

Joel Shine 84060 was a real estate developer and a photographer. He thought the vacant Bonanza Park site was a hole in the City. Cities with art and theatres had a positive impact on the community.

Jocelyn Scudder, 84060, Arts Council Director, worked in the art sector for 10 years. She was proud of the Council when they announced a plan to have an arts and culture district. She asked Council to champion the arts.

Sadie Abuhaidar supported the building of the arts and culture district on the Bonanza Park parcel. It was difficult to find art opportunities and the KAC filled that need. She felt KAC helped children who had a passion for art, but not the resources.

Maggie Abuhaidar 84060 KAC Board Member, stated in 2017 Mayor Thomas announced the arts and culture district and she encouraged the Council to recommit itself to honor that vision.

Mary Bourke 84060 KAC board member, was excited to see KAC fill its vision of constructing a permanent home in the arts and culture district.

Emma Brake supported arts and culture in Bonanza Park.

Kelly Gallagher 84098 advocated for a larger home for the KAC. She learned her profession at KAC and now had a business. The temporary home was too small and not everyone could participate in the classes.

Katy Wang 84098, Executive Director of Park City Film, supported art and thought the arts and culture district should be built and KAC should build their home there.

Joann Stack 84060 supported the KAC and stated art built bridges and brought the community together.

Josh Pickus 84098 stated he was surprised and delighted there was so much art in Park City. He hoped art would continue to be a priority and that art in the City would be a world class area.

Brad Senet 84098 worked providing fine art to hotels. He thought KAC was important to the community, and he supported having a permanent home for them.

Mitch Bedke 84098 stated KAC was a treasure for the community. He hoped they could get their property and build their facility.

Logan Whitesong 84060 thanked law enforcement. He felt residents lived in a bubble and he felt lucky to live here. He was against the LGBTQ+ flags flying on Main Street and asked for the Council's resignation.

Matt Nagie thanked the Council for supporting the LGBT community.

Karen Teurzian supported and loved the KAC. It was a great asset to the community and visitors. She asked Council to support a new home for KAC.

Aldy Milliken 84098 Executive Director of KAC, thanked Council for sharing the values of an inclusive community. He indicated KAC had outgrown its space. In 2017, KAC and the City signed an agreement to have the KAC building on the planned arts and culture district. He asked for those commitments to be honored.

Karen Kendall 84098 supported KAC and was excited in 2017 when the arts and culture district was announced. The KAC was an asset to the community. She taught art at the National Ability Center (NAC) and noted that was one of the things the organization did.

Lance Peto eComment: "My wife & I are traveling in Europe, home on July 2nd. We watched the City Council meeting after the fact due to the time differences. I would like to point out the PTL position of on demand shuttles vs public buses is a rather selfish position. We in Fawngrove were particularly upset with "Becky's" position & statements with regard to our complex. The majority of owners support Altera & strongly favor development of the unsightly parking lots. Snow Park actually offers “on demand” shuttle service & several complexes such as “Pinnacle” participate. They pay a minimal fee, shared by the homeowners & because they are not on the public bus route, it offers residents & guests a wonderful transportation alternative. Fawngrove used to participate in the shuttle but terminated it a few years ago due to the $12,000 expense. Our 60 units on 10 acres would be charged an insignificant amount of $20/mo. which I supported but the Board did not. Now we take the VERY convenient public bus service. I also feel that if the City needs a 6’ right or way to expand Deer Valley North to accommodate a bus lane, Fawngrove should cooperate. We live in the closest building to the street & have NO objection. Since the City is going to negotiate with Altera, I would suggest the PTL HOA's be offered an expanded PAID “on demand” shuttle by Snow Park. This would allow the public system to continue and combine it with a shuttle option. The tremendous convenience greatly outweighs the minimal expense. I am offering this email since the Council may not know about the existing shuttle service & it was not brought up at the meeting last week. Not mentioned by anyone but a huge alternative offered by PTL. It currently exists & could be easily expanded.”

Mayor Worel closed the public input.

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Water Conservation Software Contract with WaterSmart Software, Inc., Not to Exceed $213,111.29, in a Form Approved by the City Attorney:

2. Request to Approve a Film Permit "Amazing Grace" to be Finalized by the Special Events Department at the McPolin Farm in a Form Approved by the City Attorney:

3. Request to Authorize the City Manager to Enter into a Contract with Computer Sciences Corporation for Risk Management Software, Not to Exceed $146,000 for Three Years, in a Form Approved by the City Attorney:

4. Request to Relocate Two Pieces of Public Art, "Dogs of Bark City" and "Up in Flames," Due to the Reconstruction of the Park Avenue Bus Shelters:

5. Request to Authorize Two Utility Easements with Rocky Mountain Power Company across Property Owned by Park City Municipal Corporation:

6. Request to Adopt Resolution 04-2023, Approving the Public Treasurer's Investment Fund Entity Resolution:

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

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

VI. OLD BUSINESS

1. Consideration to Approve Resolution 11-2023, a Resolution Authorizing the Below-Market Ground Lease for the Engine House Affordable Housing Project located at 1875 Homestake Road:
Cate Brabson, Deputy City Attorney, and Erik Daenitz, Economic Development Manager, presented this item. Daenitz reviewed the plans for the J. Fisher Engine House Development on Homestake. In the analysis, it was determined the City would receive a significant number of affordable housing units, and Council made affordable housing a priority. Additional benefits included public green space, accommodations for Summit County Bike Share, rideshare integration, e-bike charging, and more. Staff found a below-market ground lease was justified by the tangible and intangible benefits.

Mayor Worel opened the public hearing.

Joann Stack supported the Engine House Affordable Housing Project. She stated it would provide more housing for the workforce. The concern regarding the EMF was analyzed by experts and it was determined they were below a level of concern.

Mayor Worel closed the public hearing.

Council Member Toly did not think health, safety, and wellness were being achieved with this development since it was next to the substation. Experts stated EMFs were the cigarettes of decades ago. It was not dangerous until it was dangerous. She would not support the ground lease. Council Member Rubell noted Council was only asked to approve a step in the process. Brabson clarified this step would approve a one dollar a year lease rate. Council Member Rubell stated he wanted answers around moving the substation when the project came to Council for approval. Council Member Dickey noted there were unique perspectives on the presentation, such as a median income family could not get a mortgage in Park City since 2007. Council Member Gerber stated the housing was needed to create better relationships and lower the stress of the workforce.

Council Member Doilney moved to approve Resolution 11-2023, a resolution authorizing the below-market ground lease for the Engine House Affordable Housing Project located at 1875 Homestake Road. Council Member Gerber seconded the motion.

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

Davis indicated they received $4 million in tax credits for this project.

2. Consideration to Approve a Contract, in a Form Approved by the City Attorney, with J.W.W. Excavation LLC, for Soil Remediation Services on City-Owned Property Located at 1875 Homestake Road, Not to Exceed $740,250:
Jason Glidden, Housing Development Manager, Ryan Blair, Environmental Regulatory Manager, and John Russell, Stantec, presented this item. Glidden reviewed the RFP was put out in April and two bids were received. J.W.W. Excavation received the highest score from the evaluation committee based on their work experience in Park City.

Russell reviewed Stantec would provide three services: soil testing, neighboring ambient air monitoring during the remediation, and health and safety concerns. The soil had lead in excess of the soils ordinance. They would take that soil to a certified facility and they would have dust and stormwater control. They would test the soil to make sure the lead was removed. They would also establish a daily air monitoring project where levels would be analyzed and compared to background levels. The health and safety contractor would be responsible for its own environmental due diligence and they would be liable for their personnel onsite and their operations off site. Park City would not be liable for anything that had environmental implications. Glidden stated there would be multiple levels of monitoring with staff and Stantec to ensure the safe removal of the soil.

Council Member Doilney asked how these practices compared to past projects in terms of mitigating impacts. Glidden didn't know about past projects and stated they relied on Stantec for the highest level of monitoring. Council Member Doilney asserted the City was exceeding any other project in Park City. Russell indicated the Rio Grande Building project on Park Avenue had a high level of monitoring as well.

Mayor Worel opened the public input.

Sean Parker stated monitoring needed to go from end to end and suggested following the dump truck to make sure there was a cover on it. He thought the monitoring should be explicit.

John Kenworthy 84060 asked where the courtyard and green space in the Homestake project would be and wanted a comparative analysis between this project and the other project. He also wanted a discussion on the new Affordable Master Planned Development (AMPD). Mayor Worel indicated the public input was only for soil remediation.

Mayor Worel closed the public input.

Council Member Dickey indicated he thought the cost to remediate the soil would be a lot more and he thanked staff for getting the cost down. Council Member Doilney stated there were many conversations on how to safely mitigate soils. He was happy to see a great plan and looked forward to seeing progress. Council Member Rubell agreed with Council Member Doilney and stated it was a great creative solution for the soil problem. The remediation would have to be done no matter what was built on the parcel. Council Member Dickey stated the value of the parcel was increased with the soil remediation. Council Member Toly hoped the solution could be used in other areas of town as well.

Council Member Gerber moved to approve a contract, in a form approved by the City Attorney, with J.W.W. Excavation LLC, for soil remediation services on City-owned property located at 1875 Homestake Road, not to exceed $740,250. Council Member Doilney seconded the motion.

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

3. Consideration to Approve the Microtransit Service Agreement with High Valley Transit (HVT) for Service July 1, 2023 - April 13, 2024, in a Form Approved by the City Attorney, Not to Exceed $1,297,010:

Sarah Pearce, Deputy City Manager, presented this item and reviewed the discussion from the last meeting, including that Council decided summer data would be useful and requested a relaunch of the pilot.

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

Council Member Rubell stated they were trying to find the right solutions for the community. He thought they could look at route configurations in the fall and tailor that to the community. He hoped to work with UDOT and the regional partners to get the microtransit vans access to the express lanes on SR 248. Council Member Doilney thought this was evidence that the City was trying new things to solve problems. He asked the community to be patient as solutions were tested. The City showed it was flexible and willing to try new things. Council Member Toly asked if there was a timeline for seeing updates throughout the year. Pearce stated she could give an update at the end of summer.

Council Member Dickey moved to approve the microtransit service agreement with High Valley Transit for Service July 1, 2023 - April 13, 2024, in a form approved by the City Attorney, not to exceed $1,297,010. Council Member Rubell seconded the motion.

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

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2023-32 an Ordinance Adopting a Revised Budget for Fiscal Year 2023 and Final Budget for Fiscal Year 2024 for Park City Municipal Corporation:
Jed Briggs, Penny Frates, and Kirsten Darrington, Budget Department, presented this item. Briggs reviewed last week's direction from Council to allocate $1 million for childcare and noted he would come back later to discuss how those funds would be allocated. He also indicated Council approved a GO Bond going on the ballot for $30 million to cover the MARC expansion, an outdoor ice sheet, and the Quinn's Sports Complex. He outlined the next steps for putting the bond on the ballot.

Council Member Rubell stated there was a Quinn's Recreation account and asked what the strategy was for that account. Briggs stated that was started about 18 years ago and it was to keep track of the ice arena's revenues over time. He could clean up the fund and would come back and look at it at a future meeting. Council Member Rubell stated the budget process this year was great and he was pleased.

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

Council Member Doilney stated the Council spent the last couple months focusing on finding money to help with the childcare shortfall. Council Member Gerber spent a lot of time working on this. They also spent time discussing recreation facilities. He didn't think one area was prioritized over another. Both things were needed. They asked the community to vote on whether they wanted the additional recreational facilities.

Council Member Gerber moved to approve Ordinance No. 2023-32 an ordinance adopting a revised budget for Fiscal Year 2023 and final budget for Fiscal Year 2024 for Park City Municipal Corporation. Council Member Doilney seconded the motion.

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

2. Consideration to Approve Ordinance 2023-31, an Ordinance Establishing Compensation for the Elected and Statutory Officers for FY 2024:
Kirsten Darrington, Budget Department, stated she brought the compensation for FY24 to Council for discussion on June 1st.

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

Council Member Gerber moved to approve Ordinance 2023-31, an ordinance establishing compensation for the elected and statutory officers for FY 2024. Council Member Doilney seconded the motion.

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

3. Consideration to Adopt Resolution 09-2023, a Resolution Amending the Fee Schedule:
Kirsten Darrington, Budget Department, presented this item and noted the fee schedule was brought to Council at a previous meeting and was discussed in detail.

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

Council Member Doilney moved to adopt Resolution 09-2023, a resolution amending the Fee Schedule. Council Member Gerber seconded the motion.

Council Member Rubell did not want to subsidize recreation services outside of the City limits and wanted to discuss this again next year.

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

4. Consideration to Adopt Resolution 10-2023, a Resolution Adopting the Park City Comprehensive Emergency Management Plan:
Mayor Worel opened the public hearing.

John Greenfield stated the City was lucky to have Mike McComb and Council should do what he advised.

Mayor Worel closed the public hearing.

Council Member Gerber moved to approve Resolution 10-2023, a resolution adopting the Park City Comprehensive Emergency Management Plan. Council Member Rubell seconded the motion.

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

5. Consideration to Approve Ordinance 2023-33, an Ordinance Amending Section 13-1-1, Metered Service:

Jason Christensen, Water Resources Manager, presented this item and stated the fees were just adopted in the fee schedule. That would allow users to adjust their base rate. Adjusting the base rate would require a code change and he proposed that the following code be adopted.

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

Council Member Rubell asked for numbers of people who self-selected and if it was worth the cost of administration. He asked for a six-month check in with Council. Christensen stated they would be tracking that and would present the numbers to Council.

Council Member Dickey was concerned about the water rates, especially for properties with a lot of common areas. He thought if those areas were divided into single family homes, far less water would be used. He thought those communities were being impacted and wanted to look at the rates to see if that was the effect they wanted. Council Member Doilney thought the use would be tracked. In theory, that use could happen, but there weren't that many in the lower income category that would be affected, and he thought the impact would be beneficial. Council Member Dickey didn't think the rates were fair for condos in terms of water rates and the mitigation costs to decrease water rates. He suggested amending the "Cash for Grass" incentive by scaling the payments to meters. Council Member Doilney agreed the City was trying to level the playing field and thought the rates could be looked at over the next nine months, but he stressed the City was getting better.

Council Member Gerber agreed with Council Member Dickey and stated families in condos would see a water bill increase and would also see a big jump in irrigation rates. She wanted to look at the rates for condos since the City was moving away from single family homes to condos. She thought this would affect affordability. Council Member Doilney stated the LMC code was being adjusted to ensure single family homes would not have large land management needs. He agreed the projects needed to be looked at and assist them in reducing their water usage.

Council Member Rubell stated people would not be paying twice. These were multifamily properties who were paying indoor water and then common area landscaping split between the users. He wanted to make sure that percentage was inline with other properties. He agreed it should be looked at. He also noted that although these units were more affordable, they were not affordable housing units, and they had large green spaces.

Council Member Dickey was not referring to deed restricted affordable properties, but Council needed to be conscious of those increases for other condo properties. Council Member Rubell suggested having Christensen return in late fall with an analysis. Christensen stated base rate shopping would be a good thing for the developments Council Member Dickey was talking about. The Council agreed to bring this item back for further discussion in the fall. Matt Dias asked if Council wanted to add water conservation measures in the future discussion, to which they affirmed.

Council Member Dickey moved to approve Ordinance 2023-33, an ordinance amending Section 13-1-1, Metered Service. Council Member Doilney seconded the motion.

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

6. Consideration to Approve an Updated Transportation Plan for Special Events at Deer Valley, including Deer Valley Music Festival (DVMF), Deer Valley Concert Series (DVCS), and the FIS World Cup (WC):

Jenny Diersen, Special Events Manager, and Victoria Schlaepfer, Deer Valley Resort (DV) Transportation Director, presented this item. Diersen reviewed there were transportation changes for these event plans and indicated DV had collaborated with the City for many years. After the World Cup event, they debriefed and received public comments. The recommendations were short-term changes for specific events. One change was overflow parking was switched to the inside of the loop. Doe Pass would be closed to traffic when it was parked out. Transit would be prioritized on the opposite side. Police would communicate with Transit. Taxi staging would only be available for World Cup. The Communications team would encourage attendees to travel ahead of time to decrease congestion. Schlaepfer felt the new plan would be very effective in moving traffic.

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

Council Member Dickey asked what the plan did to reduce traffic outflow by cars parked at DV. Diersen stated the two-way traffic would take an hour to get cars out of Deer Valley, but one-way turns reduced the time to 20 minutes. Council Member Gerber asked if the cars flipped around to park on the inside of the loop. Andrew Leatham explained the outer loop was not optimal since the sidewalk was on the other side of the street, which was a public safety issue. This plan was developed in 2018 and it worked very well.

Council Member Doilney moved to approve an updated transportation plan for special events at Deer Valley, including Deer Valley Music Festival, Deer Valley Concert Series, and the FIS World Cup. Council Member Gerber seconded the motion.

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

7. Consideration to Authorize the City Manager to Execute a Design Professional Services Agreement with Horrocks Engineers, Inc., in a Form Approved by the City Attorney, Not to Exceed $135,000 to Provide Cost Engineering and Design Review Services of the Snow Creek Tunnel:
Gabe Shields, Transportation Engineer, presented this item and explained this contract was just for the cost engineering to determine the budget depending on what year it was built. This project was part of the walkability bond. He stated they would look at soils, utilities in that area, and the construction economy. They would look at value engineering the project to see where costs could be reduced. There would also be cost estimating from companies who had done similar projects. He indicated there were small area plan considerations because there were several projects going on in that area. He usually didn't wait for studies to finish since there were always ongoing studies.

Council Member Rubell thought the cost analysis was site specific. Shields indicated if the tunnel moved, they would still have site characteristics from the analysis for other areas. These were things that could be done now without having an exact tunnel location. Council Member Rubell asked how this analysis would play into the discussion about undergrounding utility lines. John Robertson, City Engineer, stated they could leverage that at that location. Council Member Gerber asked if this was done early to apply for grants, to which Shields affirmed.

Mayor Worel opened the public input.

Sean Parker, 84060, supported bike infrastructure and indicated he voted for the bond. During the outreach period, staff gave two alternatives: build a bridge or dig a tunnel. They didn't give other alternatives such as a HAWK installation. A HAWK signal would save millions of dollars. He also criticized the way the outreach was performed and stated a committee was reconvened from 2007. He stated there were no connections to the upstream trails. He thought it would be a tunnel to nowhere.

Ed Parigian 84060 stated he was on the Walkability II Committee and the goal was to get a safe crossing for bicyclists. He thought it was worth the money to find out the cost of the tunnel and to find out what was underground.

Mayor Worel closed the public input.

Council Member Rubell had a hard time with the contract since a strategic area plan was in the works. He didn't want to do spot projects while this was going on. He was opposed to doing this out of order and didn't think waiting a few months would hurt. Shields stated the risks included moving project momentum, lengthening the project and going into future seasons, and forfeiting all the work done in the field. If the value engineering said to relocate the gas line to save money, they could work on getting a contract for that next year. If it was delayed, it would not be until 2025.

Council Member Toly heard a light signal would be put on Homestake Road and Kearns. Shields stated a signal was permitted at that location, but requirements were needed. The City could not meet those requirements at this time. The Snow Creek driveway was not a permitted location for a signal by UDOT. Council Member Rubell asked if that could be an outcome of the small area plan. Shields stated the plan could suggest there would be enough traffic generation to warrant a signal, but a signal would not be put in until the traffic met the criteria. Jen McGrath, Deputy City Manager, clarified the small area plan and feasibility studies wouldn't be completed until January-March of 2024. Council Member Rubell asked when they would know enough to make informed decisions. McGrath stated she would have to look at the timelines to see the traffic recommendations, but the final recommendations would not be ready until next year. The plan would not give opinions on specific projects and she felt the work proposed was applicable regardless of if the site needed to be shifted.

Council Member Doilney stated they had looked at this for at least 10 years, and this was the property that made the most sense. This contract would help the City move quickly when the time was right. He thought this study could inform the small area plan. He didn't want to hold back. Council Member Dickey asked if knowing about a light at Homestake would eliminate the need for the tunnel or the location of the tunnel. Council Member Toly felt there would be a lot of traffic with Homestake and in the small area, and a signal would be needed. Council Member Dickey stated he would rely on staff's expertise and thought the contract could be reusable.

Council Member Doilney moved to authorize the City Manager to execute a design professional services agreement with Horrocks Engineers, Inc., in a form approved by the City Attorney, not to exceed $135,000 to provide cost engineering and design review services of the Snow Creek Tunnel. Council Member Gerber seconded the motion.

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

VIII. ADJOURNMENT

PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

Attendee Name	Status
Chair Nann Mayor Worel Board Member Ryan Dickey Board Member Max Doilney Board Member Becca Gerber Board Member Jeremy Rubell (via Zoom) Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present**
Board Member Tana Toly	**Excused**

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

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

III. NEW BUSINESS

1. Consideration to Approve Resolution RDA 02-2023, a Resolution Adopting the Fiscal Year 2023 Revised Budget and the Fiscal Year 2024 Budget for Park City Redevelopment Agency:

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

Board Member Gerber moved to approve Resolution RDA 02-2023, a resolution adopting the Fiscal Year 2023 revised budget and the Fiscal Year 2024 budget for Park City Redevelopment Agency. Board Member Doilney seconded the motion.

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

IV. ADJOURNMENT

PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING

I. ROLL CALL

Attendee Name	Status

Chair Nann Mayor Worel Board Member Ryan Dickey Board Member Max Doilney Board Member Becca Gerber Board Member Jeremy Rubell (via Zoom) Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present**
Board Member Tana Toly	**Excused**

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

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

III. NEW BUSINESS

1. Consideration to Approve Resolution MBA 01-2023, a Resolution Adopting the Fiscal Year 2023 Revised Budget and the Fiscal Year 2024 Budget for Park City Municipal Building Authority:
Chair Worel opened the public hearing. No comments were given. Chair Worel closed the public hearing.

Board Member Dickey moved to approve Resolution MBA 01-2023, a resolution adopting the Fiscal Year 2023 revised budget and the Fiscal Year 2024 budget for Park City Municipal Building Authority. Board Member Doilney seconded the motion.

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

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

1875 Homestake Road

Ground Lease

Recommendation

- Review, discuss, and provide feedback on the draft terms of a potential ground lease with JF ENGINEHOUSE DEVELOPER, LLC (an affiliate of J. Fisher) to create 99 units of affordable rental housing on City-owned property at 1875 Homestake Road (Property).

- The ground lease is also scheduled for a public hearing and action at the next City Council meeting or on July 13, 2023.

J·FISHER COMPANIES

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Background

- MOU with J. Fisher was approved in December of 2021 and amended in June of 2022.

- City gathered feedback from other communities as well as retained outside counsel to assist in negotiation (Ballard Spahr)

- Staff along with Housing Liaisons have been working to draft a ground lease.

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1875 Homestake Road

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EngineHouse

Unit Mix	Count	SF
1 Bedroom	28	650
2 Bedroom	88	880
3 Bedroom	7	1,100
Total	**123**	**103,340**

Total EngineHouse Parking in Approved Plan	140
EngineHouse Underground Parking	128
EngineHouse Surface Parking	12
LMC Parking Requirement	127.5
AMPD Parking Reduction not requested	*77*

Design to meet an Energy Use Intensity (EUI) score of 28.

J·FISHER COMPANIES

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Timeline

AMPD/CUP Application Submittal – June 2022 – **COMPLETE**
Application for Low-Income Tax Credit – July 2022 – **COMPLETE**
Planning Commission Approval of AMPD – October 2022 – **COMPLETE**
Planning Commission Ratification of Development Agreement – **COMPLETE**
Construction Documents Submitted for Review – May 2023 – **COMPLETE**
Finalize Ground Lease – June 2023
Site Remediation Commences – June 2023
Close on Financing – Early August 2023
Start Construction – August 2023
Complete Construction – December 2024

J·FISHER COMPANIES

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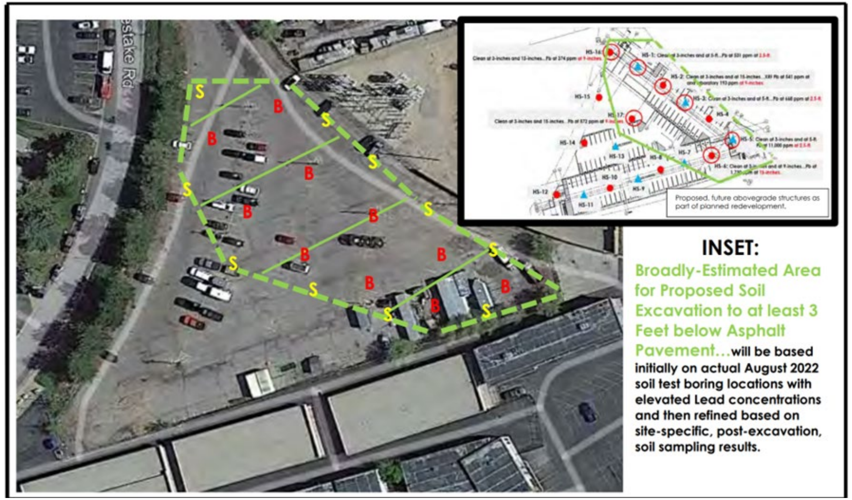
Soil Mitigation

- RFP was advertised and the City received two proposals.
- Work expected to take four weeks.
- Soil remediation costs around $800K.
- Currently, $1.5M is budgeted for soil remediation.
- Contract approval hearing scheduled for June 22nd.



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Fee Waivers

- City’s fee waiver policies proactively allow for a request to waive or reduce development fees to maximize project affordability.

- Fee waiver requests were contemplated in the MOU, and are processed through an established and transparent process.

- Engine House will accumulate over $1.8 million in waivable fees.

- Fee Waiver Request is scheduled for July 13th.

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Term of Lease

- MOU, but was mentioned in relation to the length of affordability of the project, which required a minimum of 50 years or the length of the lease, whichever was longer.

- To date, and working with Ballard Spahr, we propose Council consider a 65-year lease, with three automatic extensions, unless J. Fisher affirmatively opts out:
  - Two 11-year extensions; and
  - One 12-year extension.
  - Total of 99 years

Rental Rates

- Original RFQ and MOU state that the project will deliver rental rates at 60% AMI (individual earning $56,574 annually)
- Rates will increase on an annual basis based on adjustments made by HUD.
- HUD caps increase to no more than 4.9% annually.

Detailed Unit Mix & Rent			
Unit Type	**Count**	**Avg. SF**	**AMI Rent**
1 Bed Affordable	23	650	$1,504.00
1 Bed Market	5	650	$2,400.00
2 Bed Affordable	71	880	$1,806.00
2 Bed Market	17	880	$3,000.00
3 Bed Affordable	5	1100	$2,085.00
3 Bed Market	2	1100	$4,000.00
Total/Average	**123**	**840**	**60%**

*Based on 2022 HUD AMI levels for Summit County

J·FISHER COMPANIES

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Site Improvements

1875 Homestake Site Improvements		
J. Fisher		**Park City Municipal**
• Develop 123 Total Units • 99 affordable units • 128 underground parking spaces • 12 surface parking spaces • Bike storage for 50 bikes • 15 bike racks on the property • 2 Electric Vehicle Charging Stations • Conduit for 50 Electronic Vehicle Charging Stations • Space prep for Bikeshare • Gate Accessible Parking Technology • 12-foot concrete wall along the property line next to the substation • Sewer line extension		• Access to Water - Waterline upgrade • Update Homestake Road • Recycle Center Relocation • Sewer line easement • Contaminated Soil Remediation

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Transfers

J. Fisher would have the right to refinance at any point.

J. Fisher would have the right to re-syndicate to provide funding for major property upgrades when needed. UHC and LIHTC requirements would apply.

For other transfers, we propose using a "Qualified Transferee" concept that identifies objective standards for the transferee. These may include experience, financial capacity, past practices (i.e., no criminal conduct, no lawsuits against the City), plans to keep up the property, and other appropriate standards. This could also include a list of prohibited transferees that identifies specific parties or categories.

If a transferee was presented that does not meet the criteria, they would need to seek City approval before the transfer could occur.

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Right of 1st Offer

- City will have right of 1st offer to purchase at price set by J. Fisher.
- If the City passes on the offer to purchase, J. Fisher can sell the property to the market to an approved owner, at or above the stated price and financing terms. (Limited to 6 months to enter into a purchase agreement)
- If the purchase price offer is lower than the original offer price or the financing terms change, the City would again have right of first offer to purchase the property.

Financials

- There is a potential financial gap between $500K-900K.
- J. Fisher has applied for State Tax Credits.
- If awarded would likely eliminate any financial gap.

PC Funding Contributions		W/ Add Site Work
Soil Remediation	$ 800,000.00	$ 800,000.00
Impact Fee Waivers	$1,824,459.00	$ 1,824,459.00
Land Lease	$5,800,000.00	$ 5,800,000.00
Temporary Parking	$ 85,000.00	$ 85,000.00
Additional Site Work		$ 300,000.00
Total Contribution	**$8,509,459.00**	**$ 8,809,459.00**
$/ Affordable Unit	**$ 85,954.13**	**$ 88,984.43**

J·FISHER COMPANIES

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Financials

PCMC Relative Value Housing Strategy Analysis

	Purchase Price Buy Down	Lite Deed Restriction	City Build & Sell	Rent to Own	Shared Equity	Public Private/Non-Profit Partnership
Configurable Model Parameters						
Funding Access, $	$25,000,000	$25,000,000	$25,000,000	$25,000,000	$25,000,000	$25,000,000
Assumed 2022 Market Price, $	$850,000	$850,000	$850,000	$850,000	$850,000	-
Assumed Discount Factor, %	47%	25%	47%	0%	20%	-
Assumed Number of Executable Transactions/Year, No.	10	3	15	8	10	-
Assumed Monthly Rent Charged, $	-	-	-	$2,500	-	-
Assumed Cost per Acre, $	-	-	-	-	-	$5,000,000
Assumed Buildable Units per Acre, Acres	-	-	-	-	-	60
Assumed Annual Growth Rate of PC Home Prices, %	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Key Outcomes						
Units Acquired, No.	50	50	54	26	94	300
Acquisition Cost Per Unit, $	$500,000	$500,000	$462,963	$834,038	$265,957	$83,333
Years for City to Acquire Affordable Units, Yrs.	5.00	16.67	3.60	5.67	9.40	5.00
City Revenue or Equity Generated, $	($25,000,000)	($25,000,000)	($25,000,000)	$28,315,000	$24,688,515	($25,000,000)
Strategy Single Criteria Rank						
Maximize Units Acquired	4	4	3	6	2	1
Minimize Acquisition Cost Per Unit	4	4	3	6	2	1
Minimize Years for City to Acquire Affordable Units	2	6	1	4	5	2
Maximize City Revenue or Equity Generated	3	3	3	1	2	3
Council Defined Sentiment - Community Benefit	1	1	1	1	1	1
Weighted Average Score	**2.8**	**3.6**	**2.2**	**3.6**	**2.4**	**1.6**
Strategy MiniMax Regret						
Overall MiniMax Rank	**4**	**5**	**2**	**5**	**3**	**1**

J·FISHER COMPANIES

Public Benefit Analysis

- Under Utah Code § 10-8-2, a formal analysis of the benefits received by PCMC in exchange for the benefit provided to Developer is required.

- Based on the analysis, below-market ground lease for the City-owned Property in exchange for the delivery of 99 units of affordable rental housing is an appropriate use of City resources.

J·FISHER COMPANIES

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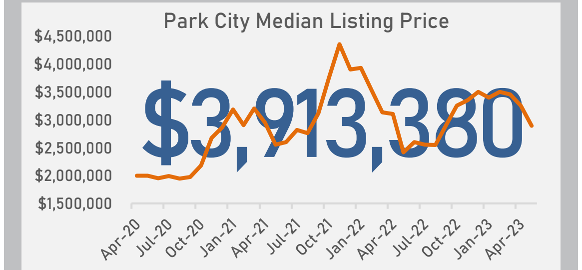
Questions

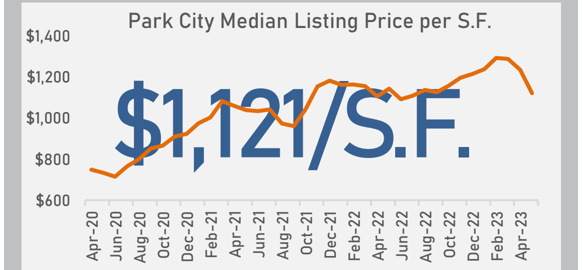
1875 Homestake Road

Public Benefits Analysis

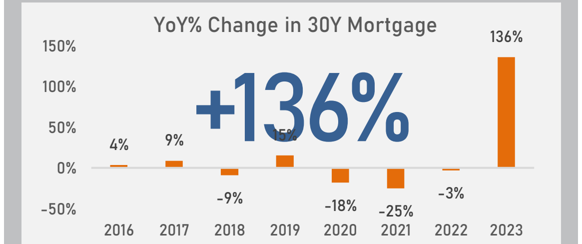
Park City Real Estate Backdrop



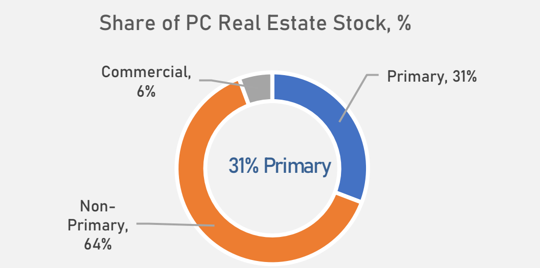
Q1 '23 P.C. Median Home Price



May '23 P.C. Median Listing Price/S.F.

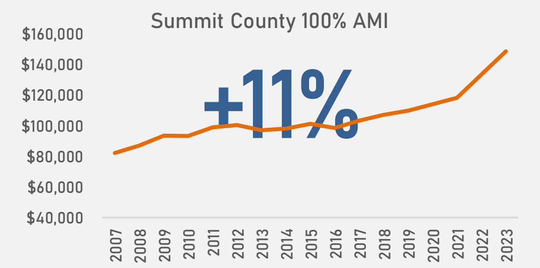


YoY% Change in Primary Mortgage Rate



Primary vs. Secondary Homes

May '23 Active Listings



YoY% Change in Summit County AMI

Source: PCMC, St. Louis Federal Reserve, Realtor.com, Park City Board of Realtors. As of June 2022.

JF Engine House

123 Total Housing Units

99 60% AMI Units

Fully Compliant with AMPD Code

128 Underground, 12 Surface Parking Spaces

Source: PCMC, J. Fisher LLC. As of June 2022.

Summary of Legal Framework

- Municipalities may appropriate funds for "corporate purposes only."
- Value received determined on a project-by-project basis.
- The legislative body may consider intangible benefits received by the municipality in determining net value received.
- Factors considered in a benefit study
  - What identified benefit the municipality will receive in return for any money or resources appropriated;
  - The municipality's purpose for the appropriation, including an analysis of the way the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality;
  - Whether the appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of the municipality in the area of economic development, job creation, affordable housing, blight elimination, job preservation, the preservation of historic structures and property, and any other public purpose.

Source: PCMC. As of June 2022.

Public Benefit

99 Affordable Housing Units

24 Market Rate Housing Units

Publicly Accessible Courtyard and Greenspace

- 500 Square Feet of Bicycle Storage and E-Bike Charging (50+ bikes)
- Guest Bicycle Parking and Storage (15 bikes)
- Future Accommodation for Summit County Bike Share
- Rideshare Integration
- Electric Vehicle Chargers

Music and Child Playrooms for Residents

Accommodation for Future Roadway Infrastructure on Homestake Road

Source: PCMC, J. Fisher LLC. As of June 2022.

Soil Remediation

1875 Homestake Road

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Recommendation

- Consider approving a contract, in a form approved by the City Attorney's Office, with J.W.W Excavation LLC, for soil remediation services not to exceed $740,250.

- This contract provides the proper remediation of environmentally sensitive soils on City-owned property at 1875 Homestake Road (the "Property"), compliant with Chapter 11-15 of the Park City Municipal Code: Park City Landscaping and Maintenance of Soil Cover and overseen by the City's Environmental Regulatory Program Manager.

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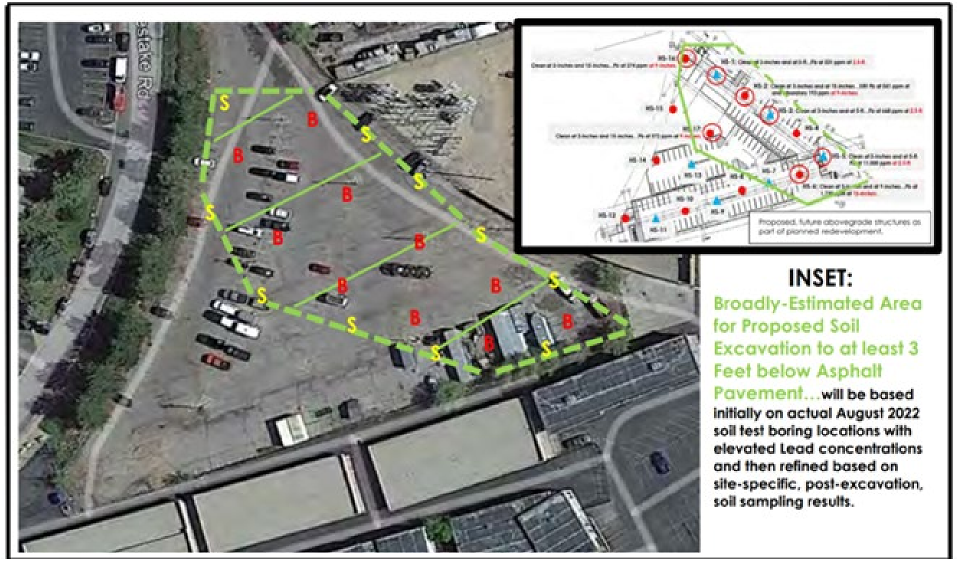
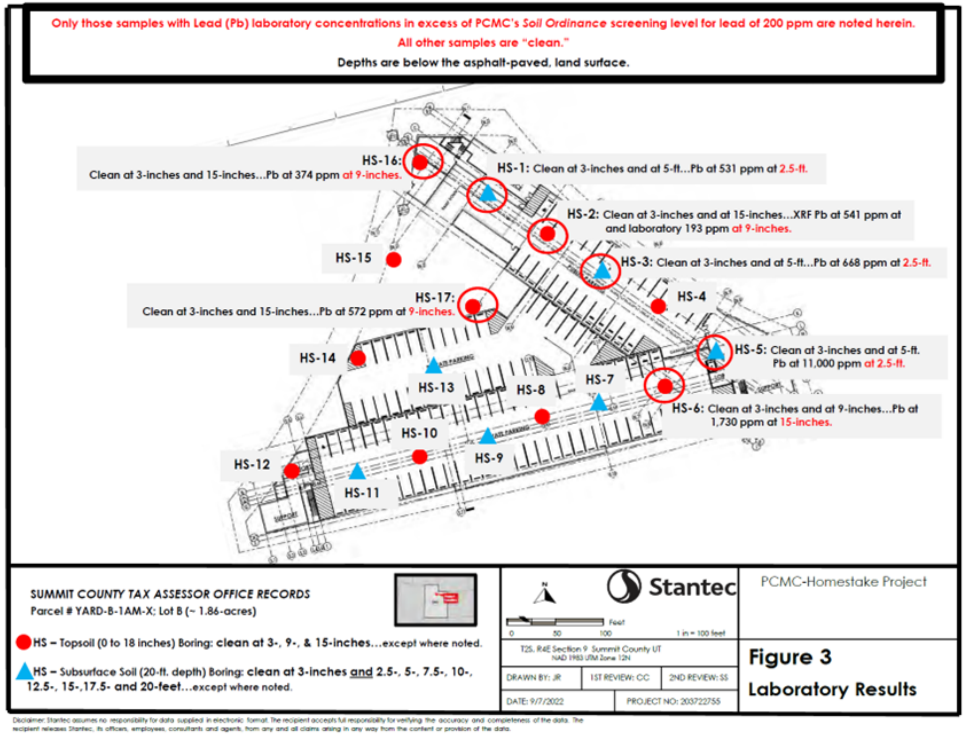
RFP

- City advertised Request For Proposals (RFP) in April.
- The City received two proposals.
- The Selection Committee scored J.W.W. Excavation highest based on experience working in Park City and work plan.
- Fee proposed is not to exceed $740,250.



Soil Testing



- Conducted last fall
- Contaminated soils limited to 40% of the site
  - Remove all soil to 2.5'
- Incremental confirmation sampling
  - Sidewalls and bottom of the trench
- Final sign-off by Stantec

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Air Monitoring

- Establish Background levels
- Active Daily Monitoring
- Real-time data
- Perimeter monitoring on all sides

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Site Safety

- Excavator Responsible for
  - Dust control
  - Runoff control
  - Daily covering
  - Construction Mitigation
- Site Visits from Staff
- Stantec Monitoring

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Recommendation

- Consider approving a contract, in a form approved by the City Attorney's Office, with J.W.W Excavation LLC, for soil remediation services not to exceed $740,250.

- This contract provides the proper remediation of environmentally sensitive soils on City-owned property at 1875 Homestake Road (the "Property"), compliant with Chapter 11-15 of the Park City Municipal Code: Park City Landscaping and Maintenance of Soil Cover and overseen by the City's Environmental Regulatory Program Manager.

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Final Budget Adoption

Agenda

1. Final Budget Adoption Ordinance
2. Compensation Ordinance
3. Fee Schedule Resolution
4. RDA/MBA Budget Adoption Resolution

Childcare

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Childcare

Funding (Council)	Amount
Marsac Remodel	-$200k
Capital Fund Balance	-$350k
Operating Reallocation	-$100k
Main St Bollards	-$350k
Total	**$1M**

Recreation GO Bond

GO Bond Scenarios

Amount	Project	Scen A	Scen B	Scen C	Scen D	Scen E
$15M	City Park Bldg	Fund	Fund	Fund	Fund	Fund
$6M	Aquatics	Fund	Fund	Fund	Fund	Fund
$8M	MARC Expansion	GO	Delay	GO	GO	Delay
$9M	PCSC (Pickleball, Nordic)	GO	GO	Delay	GO	GO
$7M	PCSC (Outdoor Ice)	GO	GO	GO	Delay	Delay
	GO Total	$30M	$20M	$20M	$20M	$10M

PC Single Family Median						
Annual	Primary	$291.13	$194.08	$194.08	$194.08	$97.04
	Non-Primary	$529.32	$352.88	$352.88	$352.88	$176.44
Monthly	Primary	$24.26	$16.17	$16.17	$16.17	$8.09
	Non-Primary	$44.11	$29.41	$29.41	$29.41	$14.71

*Ballot language can be all-inclusive or more specific

Recreation G.O. Bond - Timeline

June — Adopt FY24 Budget

July-Aug — Adopt Bond Resolution

Sep
- Hold a public hearing
- City submits an argument in favor of bond
- Eligible voters may file an argument for/against

Oct
- Post Election Notice
- Voter pamphlet mailed by City
- City holds a public meeting

Nov — Bond Election

Dec — Start Bond Issuance Process

June | July-Aug | Sep | Oct | Nov | Dec

Water Base Rate Code Changes

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DETAILS

- The water fee schedule adopted this evening anticipates allowing Commercial, Multi-Family, and Irrigation users to self-select their base rate.
- A municipal code change is necessary to allow for this change.

Good to Know

- Single Family Residential is not included in this change.
- This supports the policy goal of matching water use with the cost of water.
- In the future, to maintain the target 50/50 split between base rate revenue and variable consumption revenue it is likely that changes will be required.

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RECOMMENDATION

Review the proposed modifications to Park City Municipal Code 13-1-1, hold a public hearing, and consider adopting Ordinance No 2023-33, which would allow Multi-Family, Commercial, and Irrigation customers to self-select their water base rate.

Dear Mayor and City Councilors,

Fawngrove Condominiums are located on the north side of the Deer Valley parking area and ponds. Deer Valley Drive North is the northern boundary of Fawngrove, and it separates Fawngrove and the Pinnacles.

Fawngrove is very concerned that the proposed traffic plan and expansion of Deer Valley Drive will cause additional nuisances to Fawngrove in the form of increased traffic, noise, and light. We already have complaints from residents about the noise and light from vehicles. For this reason, Fawngrove is not supportive of any expansion of Deer Valley Drive North which would require the reduction of the existing buffer between it and the existing Fawngrove buildings.

It is important that any future expansion first take advantage of the existing Publicly Dedicated 60-foot-wide right of way (ROW) . The width of Deer Valley Drive North (including gutters and sidewalks) is only 44 feet in this area. This means that there are 16 feet of ROW still available. No expansion onto private property should be necessary.

Applicant should be required to complete a full survey of the existing 60-foot ROW around the entire Deer Valley Drive loop before any further plans are accepted. Importantly, the current centerline of the road is not necessarily where the centerline of the ROW is located.

Though the proposed “shared mobility lane” may help with traffic in the afternoon from Snow Park to the “Y”, it will also cause frustration for local residents due to the road expansion, safety of crossing extra lanes of traffic, and unneeded bicycle and pedestrian expansions.

Finally, with regard to transit, many Fawngrove unit owners and their guests use public transit. At present, the north side of Deer Valley Drive North has no proper bus stops. Riders have to stand on the shoulder or on snowbanks to wait for the bus or exit the bus. Proper standing area for the bus stops on this side of the road must be made a priority this year. In general, please ensure that Applicant’s project does not affect the current efficient public transportation to and from Snow Park and Park City Mountain. Public transit has been very good between Fawngrove and the ski areas.

Thank you,

Tom Miller
Fawngrove HOA President

To the Park City Town Council (and for inclusion in the public record):

We are 18-year residents of Solamere, writing to express our opposition to Alterra's application for the road vacation associated with the Snow Park Development. To be clear, we are supportive of Alterra's intent to improve the Snow Park base – but not the plan that has been presented requiring new entitlements that are not provided within their existing rights.

We remain disappointed that Alterra seemingly refuses to provide alternative plans. Their recent comments – we will build "a condo village" – were an unfortunate and disrespectful retort to the serious concerns raised by a large coalition of HOA's who will bear the brunt of the increased traffic and risks associated with the current plan. And while we understand members of the community who tout the broader economic benefits of an improved Deer Valley resort experience, there appears nothing in their comments that requires <u>this specific</u> Alterra plan.

In the interest of being constructive, we suggest a few ideas:

1. Trial the new traffic patterns – specifically three traffic lanes (and turning lanes at Queen Esther and Solamere) on DV Drive - before committing to something permanent. The city could temporarily set up a real time experiment of this proposed traffic pattern during peak and non-peak summer and winter days. Models should not be fully relied on. A live experiment could go a long way to determine the real impact of the new traffic proposal.
2. Provide more visibility to potential plans involving the Mayflower resort, the Jordanelle Gondola, and Richardson Flats (park and ride) as access points for Deer Valley guests.
3. Require that Alterra meets with the coalition of HOA's and city council members to review the "Protect the Loop proposal" shared at the June 15th meeting.
4. Insist that Alterra bring forward credible alternative plan(s) that do not require road vacation and potentially reduce overall traffic to the Deer Valley neighborhoods and adjacent traffic chokepoints (e.g. Marsac rotary, Bonanza, Routes 224 and 248). If they continue to refuse, then perhaps it's time to deny the application.

Respectfully submitted,
Stacey and Steven Rauch
Solamere

June 28, 2023