



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
January 11, 2024**

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

Zoom Link: <https://us02web.zoom.us/j/85213012729>

WORK SESSION

4:45 p.m. - Appeal Panel Interview

5:00 p.m. - Discuss the 2024 Legislative Policy Platform

5:15 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Recreation Advisory Board Youth Engagement Strategy
2. November Budget Monitoring and September Sales Tax Report
3. Bonanza Park Brownfield Grant Award

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from December 14, 2023

V. CONSENT AGENDA

1. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2024 Sundance Film Festival
2. Request to Approve the City Sponsorship of Proposed Special Events to be Held at McPolin Farm

VI. OLD BUSINESS

1. Bonanza Planning Studies Phase II Engagement Update

(A) Public Input

VII. CLOSED SESSION

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

VIII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

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



City Council Staff Report

Subject: Appeal Panel Interviews
Author: Michelle Downard
Department: Executive Department
Date: January 11, 2024
Type of Item: Administrative

Summary Recommendation

At the request of the Mayor and City Council, the City Council will briefly interview one remaining Appeal Panel applicant, Elyse Kats, to help appoint three open seats.

Background

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

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

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

Analysis

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

Applications were received from Adam Strachan, Elyse Kats, Esteban Nunez, Matthew Day, and Michael Collins. On [January 4, 2024](#) (p.4), Adam Strachan, Esteban Nunez, Matthew Day, and Michael Collins were interviewed. Elyse Kats was not available to interview and will be interviewed on the date of this staff report.

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

City Council Staff Report



Subject: 2024 Legislative Policy Platform
Author: Matt Dias
Department: Executive
Date: January 11, 2024
Type: Informational and Legislative

Summary Recommendations:

Review, discuss, and consider approving the proposed “2024 Legislative Platform.”

Park City’s representation at the Utah Legislature includes both a primary and secondary lobbyist and active participation and leadership roles in the Utah League of Cities and Towns, Utah City Manager Association, Utah Association of Building Officials, Utah Municipal Clerks Association, and the Utah Chiefs of Police Association.

Background:

With the 2024 Legislative Session about to get underway on January 16, 2024, we anticipate continued focus in the areas of land use, building and development codes, housing affordability, sales tax formula adjustments, special financing tools, water conservation, and more.

For example, in the past, we have managed efforts to curtail local government’s authority to regulate the pace and scale of growth and development, spot-zoning, preemption of local land management codes, historic districts, and building codes. Many of these initiatives purport to make it easier to develop both residential and commercial projects.

Monitoring the State’s legislative activities requires considerable commitment throughout the 45-day annual Session. For example, PCMC’s elected officials meet regularly with Senator Winterton and Representative Kohler, attend the Utah League of Cities and Towns (ULCT) weekly legislative strategy meetings, and hold an annual PC Leadership Day at the Capitol with a myriad of important intergovernmental stakeholders.

Despite the unpredictable nature of future legislative actions, we recommend Council review and consider the proposed “**2024 Legislative Platform.**” The Platform is a broad policy framework under which professional staff and PCMC elected officials lobby, support/oppose public policy initiatives, and protect Park City’s independence and community interests.

2024 Legislative Platform:

The Legislative Platform was drafted to proactively define the City's legislative strategies by providing a foundation for City-led advocacy efforts at the Federal, State, and local levels. The Platform was created several years ago to help identify legislative subject areas of general concern and make recommendations to Council on specific legislation using overarching policy guidelines. In addition, Park City's legislative team relies on the Platform to respond to time-sensitive proposals before receiving formal Council direction between Council meetings. A list of tracked bills is also provided to Council weekly during the Session.

Policy Guidelines

Park City Municipal generally supports:

1. Legislation that leads to greater financial independence from Federal and State entities and protects local resources from Federal, State, and other governmental controls;
2. Legislation maintaining maximum local flexibility in all areas of its day-to-day responsibilities, municipal operations, and local land use authority;
3. Legislation that advocates fair and proportionate representation on regional/interlocal boards/commissions; and
4. Legislation that fosters understanding and promotes more equitable access to resources for all residents, visitors, and community workforce.

Park City Municipal generally opposes:

1. Legislation that makes the City more dependent on Federal, State, and other governmental agencies for policy direction;
2. Legislation that erodes the City's broad public safety authority or interferes with local decision-making regarding land use control;
3. Legislation that imposes intrusive, unnecessary, or unfunded mandates that preempt local authority; and
4. Legislation that impedes the equitable administration of public services, justice, and social well-being.

Policy Team

Generally, the City's Legislative Team is led by the Mayor, a Council Liaison, and the City Manager and City Attorney. This year, the Team includes Councilor Toly, Resident Advocate Downard, and a myriad of other managers in a supporting role. These include Chief Building Official Thacker, Chief of Police Carpenter, Planning Director Ward, Housing Manager Glidden, and Economic Development Director Daenitz.



City Council Staff Communications Report

Subject: RAB Youth Engagement Strategy
Author: Tate Shaw, Assistant Recreation Director
Department: Recreation
Date: January 11, 2024

The Park City Recreation Department provides a variety of youth engagement and recreational program offerings for teens in our community. Examples include free access on early-out school days and holiday breaks, youth-specific fitness classes, and facility teen space.

In the October Recreation Advisory Board (RAB) meeting, dialogue and an interest in current and expanding future youth engagement was shared. The emphasis was ongoing programming, facility use, and strategies at the PC MARC and for the future Community Center at City Park.

The RAB recommended the formation of a temporary sub-committee to help develop and assess new youth engagement opportunities, including a special task force of Park City teens. The teen task force aims to involve 14-17-year-olds in shaping their recreation activities, programs, and facilities.

The sub-committee presented to RAB in November and December, and RAB hopes to continue the task force throughout the construction of the City Park Community Center project. The intent is to empower young individuals to help us shape and share their preferences, interests, and ideas, fostering a sense of ownership over a new recreational facility.

We envision task force participants going through an application process, serving a year long term to keep continuity. As a value for their service, participants would receive a free youth pass to the PC MARC during their service along with receiving a certificate documenting their service and community involvement upon completion of their term.

The new RAB Youth Engagement Sub-Committee intends to begin soliciting task force applicants in early 2024, with a kick-off meeting in the spring. Information will be shared through local media sources and on the City's website.



Staff Communication

Subject: Sales Tax, Budget Monitoring, and Operating Insights
Author: Budget and Economic Development Teams
Department: Budget
Date: January 4, 2024
Type of Item: Informational

September Sales Tax Update

Park City's economy showed slight signs of growth in September as the City's sales taxes, excluding Transit and Transient Room taxes, were up 2.9% from September FY23. On the lodging front, Transient Room taxes were flat in September FY24, up 0.3%. Transit sales taxes posted an increase of 2.2% from last September.

In the City's General Fund, these effects translated into a similarly sized 3.3% increase in sales tax revenues from the previous September. General Fund sales tax revenues were 23% above the FY24 budget.

Trends in the City's Capital and Transportation funds, which also receive sales tax revenues, broadly mirrored the trends seen in the General Fund.

November Year To Date State Compliance Monthly Budget Reporting

The attachments to this report show monthly revenue and expenditure reports detailed by fund and major object type.

Notable Observations:

Revenues

- Overall revenue, excluding Bond and Debt transactions, is within 3% of the budget.
- Property tax is tracking under the estimated monthly budget. Still, we expect this to align by the end of February, when we have received the majority of revenue from Summit County.
- Planning, Building, and Engineering fees in the General Fund are tracking \$1.2M above budget due to a few large residential projects in the first few months of the fiscal year.
- Special Event revenue is tracking below projections due to the timing of billing and receiving payment from events earlier in the fiscal year.
- County revenue is tracking above budget in the Capital Improvement Fund due to the Trails department receiving a RAP grant for Rail Trail Phase II

and a new ditch bank mower.

- Water is tracking \$240k above budget in miscellaneous revenue due to higher returns on our interest-bearing accounts.
- Golf Fees are up \$480k vs. budget and above FY23 YTD levels. Historically, we have budgeted these revenues conservatively, but this will be reviewed as part of the FY25 budgeting process, as Golf Fees have surpassed the budget for several years. We are using these resources to plan for a multi-year capital improvement phase as part of next year's budgeting process.
- Variance in Federal revenue within the Transportation Fund due to timing and payment of federal grant projects.

Expenditures

- Personnel expenses are tracking below budget but as expected.
- Utility expenses are tracking under budget across all funds due to seasonality and timing of billing. We expect this to true up as the year progresses.
- Special Service Contracts are tracking under budget in the General Fund as we have yet to expend the \$1M in childcare funding for FY24. As the program begins, we expect expenses to begin yet come in well under the budgeted amount by year-end due to the delay.
- Typical variances in Capital expenditures in various funds due to project timelines, invoicing, and completion dates.

Exhibit A: Revenue Summary by Object and Type

Exhibit B: Expense Summary by Object and Type

Exhibit C: September Sales Tax Update

YTD Revenue - November	FY22	FY23	YTD Estimated Budget	YTD Actuals	YTD Variance vs Estimated Budget \$	YTD Variance vs Estimated Budget %	FY24 Orig Budget
- 011 GENERAL FUND							
Property Taxes	1,196,430	994,239	2,022,901	1,059,965	-962,936	-48%	13,109,914
Sales Tax	3,880,014	4,133,270	4,644,194	4,237,949	-406,245	-9%	18,759,861
Franchise Tax	713,366	624,845	715,080	786,290	71,210	10%	3,591,845
Licenses	250,271	271,738	285,115	320,508	35,393	12%	412,920
Planning Building & Engineering Fees	2,269,440	2,760,729	2,152,407	3,332,310	1,179,903	55%	4,137,954
Special Event Fees	60,265	64,401	89,518	41,195	-48,323	-54%	322,924
Federal Revenue	5,875	11,750	4,447	9,500	5,053	114%	48,362
State Revenue	4,500		3,210		-3,210	-100%	68,086
County/SP District Revenue		15,000	10,914		-10,914	-100%	21,827
Cemetery Charges for Services	11,830	14,214	131,546	17,212	-114,335	-87%	228,269
Recreation	989,530	993,798	1,022,824	1,005,343	-17,482	-2%	2,715,675
Ice	-1,594				0		
Other Service Revenue	16,627	23,346	16,982	30,876	13,894	82%	56,768
Library Fees	7,912	6,337		7,806	7,806		
Misc. Revenues	130,140	171,471	92,725	58,751	-33,974	-37%	686,242
Interfund Transactions (Admin)	931,375	1,108,335	1,186,514	1,233,170	46,656	4%	4,011,403
Special Revenues & Resources	512,498	524,229		178,250	178,250		
Total 011 GENERAL FUND	10,978,481	11,717,701	12,378,378	12,319,125	-59,253	0%	48,172,050
- 012 QUINNS RECREATION COMPLEX							
Recreation	731	6,173	3,080	1,101	-1,980	-64%	4,806
Ice	208,631	311,290	262,209	330,302	68,093	26%	716,838
Misc. Revenues	370	-12	154	308	154	100%	1,212
Total 012 QUINNS RECREATION COMPLEX	209,732	317,450	265,443	331,710	66,267	25%	722,856
- 022 DRUG CONFISCATIONS							
State Revenue	2,356	750			0		
Total 022 DRUG CONFISCATIONS	2,356	750			0		
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
Property Taxes	873	2,147	27,538	26,563	-975	-4%	4,252,000
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	873	2,147	27,538	26,563	-975	-4%	4,252,000
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
Property Taxes	6,490	372	82	1,407	1,325	1621%	11,319
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	6,490	372	82	1,407	1,325	1621%	11,319
- 031 CAPITAL IMPROVEMENT FUND							
Sales Tax	1,936,231	2,041,688	2,005,739	2,070,052	64,313	3%	16,329,673
Planning Building & Engineering Fees	211,241	413,670	243,534	293,843	50,308	21%	419,695
Federal Revenue			12,283		-12,283	-100%	29,478
State Revenue	253,313	157,211	21,578	194,014	172,436	799%	62,171
County/SP District Revenue	202,388	35,000	24,719	274,500	249,781	1010%	50,000
Misc. Revenues	72,846	313,800	128,192	149,541	21,349	17%	3,503,219
Special Revenues & Resources	193,422	77,670		7,497	7,497		

YTD Revenue - November	FY22	FY23	YTD Estimated Budget	YTD Actuals	YTD Variance vs Estimated Budget \$	YTD Variance vs Estimated Budget %	FY24 Orig Budget
Bond Proceeds			12,500,000		-12,500,000	-100%	30,000,000
Total 031 CAPITAL IMPROVEMENT FUND	2,869,442	3,039,038	14,936,045	2,989,447	-11,946,598	-80%	50,394,236
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
Interfund Transactions (CIP/Debt)	1,288,555	1,288,555	1,162,885	1,288,555	125,670	11%	3,092,532
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	1,288,555	1,288,555	1,162,885	1,288,555	125,670	11%	3,092,532
- 034 REDEVELOPMENT AGENCY-MAIN ST							
Interfund Transactions (CIP/Debt)	291,665	291,665			0		
Total 034 REDEVELOPMENT AGENCY-MAIN ST	291,665	291,665			0		
- 038 EQUIPMENT REPLACEMENT CIP							
Misc. Revenues		8,360		86,710	86,710		
Interfund Transactions (CIP/Debt)	660,665	660,665	769,419	785,665	16,246	2%	1,885,600
Total 038 EQUIPMENT REPLACEMENT CIP	660,665	669,025	769,419	872,375	102,956	13%	1,885,600
- 051 WATER FUND							
Planning Building & Engineering Fees	817,434	510,897	424,345	585,410	161,066	38%	750,000
Water Charges for Services	9,025,163	9,396,588	10,486,107	10,633,117	147,009	1%	22,487,920
Misc. Revenues	24,618	297,077	70,361	311,767	241,406	343%	388,887
Bond Proceeds			5,198,903		-5,198,903	-100%	12,477,367
Total 051 WATER FUND	9,867,215	10,204,562	16,179,715	11,530,294	-4,649,422	-29%	36,104,174
- 052 STORM WATER FUND							
Water Charges for Services	582,879	585,700	641,158	623,532	-17,626	-3%	2,000,000
Total 052 STORM WATER FUND	582,879	585,700	641,158	623,532	-17,626	-3%	2,000,000
- 055 GOLF COURSE FUND							
Recreation	1,285,902	1,350,343	983,988	1,472,100	488,112	50%	1,406,143
Misc. Revenues	5,014	5,019	17,723	10	-17,713	-100%	40,128
Interfund Transactions (CIP/Debt)	10,415	10,415	10,415	10,415	0	0%	25,000
Total 055 GOLF COURSE FUND	1,301,331	1,365,777	1,012,126	1,482,525	470,399	46%	1,471,271
- 057 TRANSPORTATION & PARKING FUND							
Sales Tax	1,951,949	2,331,331	2,122,651	2,582,887	460,236	22%	15,425,176
Licenses	839,840	886,650	909,736	989,619	79,884	9%	981,896
Federal Revenue	5,597,112	3,396,636	5,448,106		-5,448,106	-100%	21,713,819
County/SP District Revenue		31,920		1,581,265	1,581,265		
Transit Charges for Services	1,100		32,610	789	-31,820	-98%	85,740
Misc. Revenues	31,450	26,650	37,217	13,009	-24,208	-65%	270,552
Special Revenues & Resources	190,273		15,336		-15,336	-100%	216,418
Total 057 TRANSPORTATION & PARKING FUND	8,611,723	6,673,187	8,565,655	5,167,570	-3,398,086	-40%	38,693,601
- 058 PARKING FUND							
Special Event Fees		15,362		150	150		
Fines & Forfeitures	985,797	1,152,829	1,253,138	1,389,078	135,940	11%	2,995,080
Misc. Revenues		-3		50	50		
Total 058 PARKING FUND	985,797	1,168,188	1,253,138	1,389,278	136,140	11%	2,995,080
- 062 FLEET SERVICES FUND							

YTD Revenue - November	FY22	FY23	YTD Estimated Budget	YTD Actuals	YTD Variance vs Estimated Budget \$	YTD Variance vs Estimated Budget %	FY24 Orig Budget
Interfund Transactions (Admin)	983,975	1,143,925	1,319,093	1,397,505	78,412	6%	3,354,000
Total 062 FLEET SERVICES FUND	983,975	1,143,925	1,319,093	1,397,505	78,412	6%	3,354,000
- 064 SELF INSURANCE FUND							
Misc. Revenues	114,585	145,835	167,310	187,500	20,190	12%	450,000
Interfund Transactions (Admin)	659,775	705,825	769,399	769,770	371	0%	1,847,445
Total 064 SELF INSURANCE FUND	774,360	851,660	936,709	957,270	20,561	2%	2,297,445
- 070 SALES TAX REV BOND - DEBT SVS FUND							
Misc. Revenues	38,581	236,577		604,310	604,310		
Interfund Transactions (CIP/Debt)	2,900,925	2,903,665	2,855,819	2,902,215	46,396	2%	6,965,316
Total 070 SALES TAX REV BOND - DEBT SVS FUND	2,939,506	3,140,242	2,855,819	3,506,525	650,706	23%	6,965,316
- 071 DEBT SERVICE FUND							
Property Taxes					0		9,478,438
Misc. Revenues	109	1,186		2,297	2,297		
Total 071 DEBT SERVICE FUND	109	1,186		2,297	2,297		9,478,438
- Grand Total							
TOTAL	42,355,154	42,461,130	62,303,204	43,885,978	-18,417,226	-30%	211,889,918
Total Without Bond, Debt Transactions	39,415,539	39,319,702	41,748,482	40,377,156	-1,371,327	-3%	

YTD Expenses - November	FY22	FY23	YTD Estimated Budget	YTD Actuals	YTD Variance vs Estimated Budget \$	YTD Variance vs Estimated Budget %	FY24 Orig Budget
- 011 GENERAL FUND							
PERSONNEL SERVICES	9,818,299	11,692,657	14,312,399	12,486,262	-1,826,137	-13%	33,994,582
MATERIALS, SUPPLIES AND SERVICES	408,867	559,342	643,525	603,474	-40,050	-6%	1,544,459
UTILITIES	197,208	276,317	802,381	285,968	-516,413	-64%	1,925,714
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,522,074	1,439,391	2,490,525	1,813,274	-677,251	-27%	5,977,261
PARTS/MAINTENANCE SUPPLIES	384,173	471,700	775,605	470,955	-304,650	-39%	1,861,453
SPECIAL SERV CONTRACT/MISC CHARGES	278,899	425,471	875,875	320,884	-554,991	-63%	2,102,100
CAPITAL OUTLAY	60,186	157,997	327,218	398,390	71,173	22%	785,322
INTERFUND TRANSFER	1,285,325	1,433,245	1,743,399	1,743,410	11	0%	4,184,157
Total 011 GENERAL FUND	13,955,032	16,456,120	21,970,926	18,122,618	-3,848,308	-18%	52,375,048
- 012 QUINNS RECREATION COMPLEX							
PERSONNEL SERVICES	375,431	407,579	523,913	445,176	-78,737	-15%	1,244,390
MATERIALS, SUPPLIES AND SERVICES	15,697	34,548	28,725	13,240	-15,485	-54%	68,940
UTILITIES	39,589	55,800	61,257	52,881	-8,376	-14%	147,017
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	27,556	35,796	50,171	50,179	8	0%	120,410
PARTS/MAINTENANCE SUPPLIES	17,245	17,980	23,758	24,239	480	2%	57,020
SPECIAL SERV CONTRACT/MISC CHARGES	6,831	10,528	9,583	10,376	793	8%	23,000
CAPITAL OUTLAY			417		-417	-100%	1,000
Total 012 QUINNS RECREATION COMPLEX	482,349	562,231	697,825	596,091	-101,733	-15%	1,661,777
- 022 DRUG CONFISCATIONS							
CAPITAL OUTLAY	2,356	750			0		
Total 022 DRUG CONFISCATIONS	2,356	750			0		
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
MATERIALS, SUPPLIES AND SERVICES	8,036		4,167		-4,167	-100%	10,000
UTILITIES	607	790	3,795	898	-2,898	-76%	9,109
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	180	11,400	29,167		-29,167	-100%	70,000
SPECIAL SERV CONTRACT/MISC CHARGES			236,667		-236,667	-100%	568,000
INTERFUND TRANSFER	1,288,555	1,288,555	1,288,555	1,288,555	0	0%	3,092,532
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	1,297,378	1,300,745	1,562,350	1,289,453	-272,898	-17%	3,749,641
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
CONTRACT SVCS/CONSULTING/SOFTWARE LIC		6,830	20,833		-20,833	-100%	50,000
SPECIAL SERV CONTRACT/MISC CHARGES			168,750		-168,750	-100%	405,000
INTERFUND TRANSFER	291,665	291,665			0		
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	291,665	298,495	189,583		-189,583	-100%	455,000
- 031 CAPITAL IMPROVEMENT FUND							
PERSONNEL SERVICES	8,922	8,544		1,873	1,873		
CAPITAL OUTLAY	2,200,049	3,792,172	20,281,404	5,897,309	-14,384,095	-71%	48,675,370
INTERFUND TRANSFER	1,739,430	1,740,450	1,739,365	1,739,365	0	0%	4,174,476
Total 031 CAPITAL IMPROVEMENT FUND	3,948,401	5,541,165	22,020,769	7,638,547	-14,382,222	-65%	52,849,846
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
CAPITAL OUTLAY	18,000	23,041	185,417	1,032,009	846,592	457%	445,000
INTERFUND TRANSFER	1,161,495	1,163,215	1,162,850	1,162,850	0	0%	2,790,840

YTD Expenses - November	FY22	FY23	YTD Estimated Budget	YTD Actuals	YTD Variance vs Estimated Budget \$	YTD Variance vs Estimated Budget %	FY24 Orig Budget
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	1,179,495	1,186,256	1,348,267	2,194,859	846,592	63%	3,235,840
- 034 REDEVELOPMENT AGENCY-MAIN ST							
CAPITAL OUTLAY			62,500		-62,500	-100%	150,000
Total 034 REDEVELOPMENT AGENCY-MAIN ST			62,500		-62,500	-100%	150,000
- 038 EQUIPMENT REPLACEMENT CIP							
CAPITAL OUTLAY	182,127	1,066,248	818,583	1,156,329	337,746	41%	1,964,600
Total 038 EQUIPMENT REPLACEMENT CIP	182,127	1,066,248	818,583	1,156,329	337,746	41%	1,964,600
- 051 WATER FUND							
PERSONNEL SERVICES	1,421,262	1,645,584	2,077,345	2,132,821	55,477	3%	4,934,076
MATERIALS, SUPPLIES AND SERVICES	145,258	298,909	235,425	323,633	88,208	37%	565,020
UTILITIES	186,571	260,075	589,050	289,009	-300,040	-51%	1,413,719
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,103,808	662,958	823,836	862,361	38,525	5%	1,977,206
PARTS/MAINTENANCE SUPPLIES	461,255	505,583	614,813	900,219	285,407	46%	1,475,550
SPECIAL SERV CONTRACT/MISC CHARGES	71,834	94,638	76,333	136,137	59,804	78%	183,200
CAPITAL OUTLAY	16,058,568	4,919,863	4,240,752	5,029,416	788,664	19%	10,177,805
DEBT SERVICE	58,979	-119,230	3,918,276	-204,740	-4,123,016	-105%	9,403,863
INTERFUND TRANSFER	455,180	559,270	1,078,604	640,350	-438,254	-41%	2,588,649
Total 051 WATER FUND	19,962,714	8,827,651	13,654,433	10,109,207	-3,545,226	-26%	32,719,089
- 052 STORM WATER FUND							
PERSONNEL SERVICES	289,828	386,118	278,989	208,851	-70,138	-25%	662,651
MATERIALS, SUPPLIES AND SERVICES	8,083	6,579	26,250	8,562	-17,688	-67%	63,000
UTILITIES	10,988	12,026	18,175	12,075	-6,101	-34%	43,621
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	24,719	22,266	62,344	65,142	2,799	4%	149,625
PARTS/MAINTENANCE SUPPLIES	9,912	7,315	17,253	10,399	-6,853	-40%	41,406
CAPITAL OUTLAY	30,440	-98,573	525,625	394,322	-131,303	-25%	1,261,500
INTERFUND TRANSFER	56,440	65,575	72,460	72,460	0	0%	173,903
Total 052 STORM WATER FUND	430,410	401,305	1,001,096	771,812	-229,284	-23%	2,395,706
- 055 GOLF COURSE FUND							
PERSONNEL SERVICES	420,201	423,553	467,679	497,915	30,236	6%	1,110,825
MATERIALS, SUPPLIES AND SERVICES	27,263	25,498	30,708	24,310	-6,399	-21%	73,700
UTILITIES	54,311	45,884	56,383	27,485	-28,898	-51%	135,320
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	42,168	36,408	41,594	51,027	9,434	23%	99,825
PARTS/MAINTENANCE SUPPLIES	314,992	151,505	139,500	149,994	10,494	8%	334,800
SPECIAL SERV CONTRACT/MISC CHARGES	32,589	33,755	18,125	32,404	14,279	79%	43,500
CAPITAL OUTLAY	13,985	3,155	117,887		-117,887	-100%	282,928
INTERFUND TRANSFER	59,325	70,040	74,977	74,980	3	0%	179,945
Total 055 GOLF COURSE FUND	964,832	789,799	946,854	858,115	-88,738	-9%	2,260,843
- 057 TRANSPORTATION & PARKING FUND							
PERSONNEL SERVICES	2,681,869	3,337,350	4,943,334	4,152,859	-790,475	-16%	11,741,329
MATERIALS, SUPPLIES AND SERVICES	60,448	76,870	138,509	89,067	-49,442	-36%	332,422
UTILITIES	78,657	115,665	170,550	109,951	-60,599	-36%	409,320
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	127,440	224,930	1,190,400	195,907	-994,493	-84%	2,856,960

YTD Expenses - November	FY22	FY23	YTD Estimated Budget	YTD Actuals	YTD Variance vs Estimated Budget \$	YTD Variance vs Estimated Budget %	FY24 Orig Budget
PARTS/MAINTENANCE SUPPLIES	5,201	15,136	15,417	16,529	1,112	7%	37,000
SPECIAL SERV CONTRACT/MISC CHARGES	17,533	27,491	6,875	15,910	9,035	131%	16,500
CAPITAL OUTLAY	473,686	157,069	7,489,098	5,219,829	-2,269,270	-30%	17,973,836
INTERFUND TRANSFER	1,377,710	1,496,975	1,613,680	1,613,675	-5	0%	3,872,831
Total 057 TRANSPORTATION & PARKING FUND	4,822,543	5,451,486	15,567,863	11,413,727	-4,154,137	-27%	37,240,198
- 058 PARKING FUND							
PERSONNEL SERVICES	306,868	408,208	535,637	473,069	-62,569	-12%	1,272,238
MATERIALS, SUPPLIES AND SERVICES	103,384	27,429	196,875	205,497	8,622	4%	472,500
UTILITIES	2,911	3,219	4,167	3,984	-183	-4%	10,000
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	41,866	31,797	61,667	8,674	-52,993	-86%	148,000
PARTS/MAINTENANCE SUPPLIES	1,943	4,468	23,750	1,790	-21,960	-92%	57,000
SPECIAL SERV CONTRACT/MISC CHARGES	57,052	37,096	27,083	56,656	29,573	109%	65,000
CAPITAL OUTLAY			158,333		-158,333	-100%	380,000
INTERFUND TRANSFER	6,875	4,060	51,651	51,650	-1	0%	123,963
Total 058 PARKING FUND	520,899	516,279	1,059,164	801,321	-257,843	-24%	2,528,701
- 062 FLEET SERVICES FUND							
PERSONNEL SERVICES	394,299	459,975	548,584	497,127	-51,456	-9%	1,302,988
MATERIALS, SUPPLIES AND SERVICES	18,611	45,593	26,646	9,651	-16,994	-64%	63,950
UTILITIES	309,961	379,673	417,875	312,624	-105,251	-25%	1,002,900
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,361	1,129	3,333	1,707	-1,627	-49%	8,000
PARTS/MAINTENANCE SUPPLIES	244,507	250,656	320,917	318,945	-1,972	-1%	770,200
CAPITAL OUTLAY			2,585		-2,585	-100%	6,205
Total 062 FLEET SERVICES FUND	968,740	1,137,025	1,319,940	1,140,054	-179,887	-14%	3,154,243
- 064 SELF INSURANCE FUND							
MATERIALS, SUPPLIES AND SERVICES	17,209	17,010	21,042	29,533	8,491	40%	50,500
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	216,136	275,138	436,595	142,407	-294,188	-67%	1,047,829
SPECIAL SERV CONTRACT/MISC CHARGES	68,198	72,617	448,125	69,900	-378,225	-84%	1,075,500
Total 064 SELF INSURANCE FUND	301,543	364,765	905,762	241,840	-663,922	-73%	2,173,829
- 070 SALES TAX REV BOND - DEBT SVS FUND							
DEBT SERVICE	2,100	4,600	2,906,382	2,100	-2,904,282	-100%	6,975,316
Total 070 SALES TAX REV BOND - DEBT SVS FUND	2,100	4,600	2,906,382	2,100	-2,904,282	-100%	6,975,316
- 071 DEBT SERVICE FUND							
DEBT SERVICE	1,598,844	1,448,094	3,949,349	1,288,719	-2,660,630	-67%	9,478,438
Total 071 DEBT SERVICE FUND	1,598,844	1,448,094	3,949,349	1,288,719	-2,660,630	-67%	9,478,438
- Grand Total							
TOTAL	50,911,427	45,353,012	89,981,646	57,624,790	-32,356,856	-36%	215,368,114
Total Without Bond, Debt & Capital Transactions	30,232,465	34,021,618	45,245,736	38,443,116	-6,802,620	-15%	

September Sales Tax Update





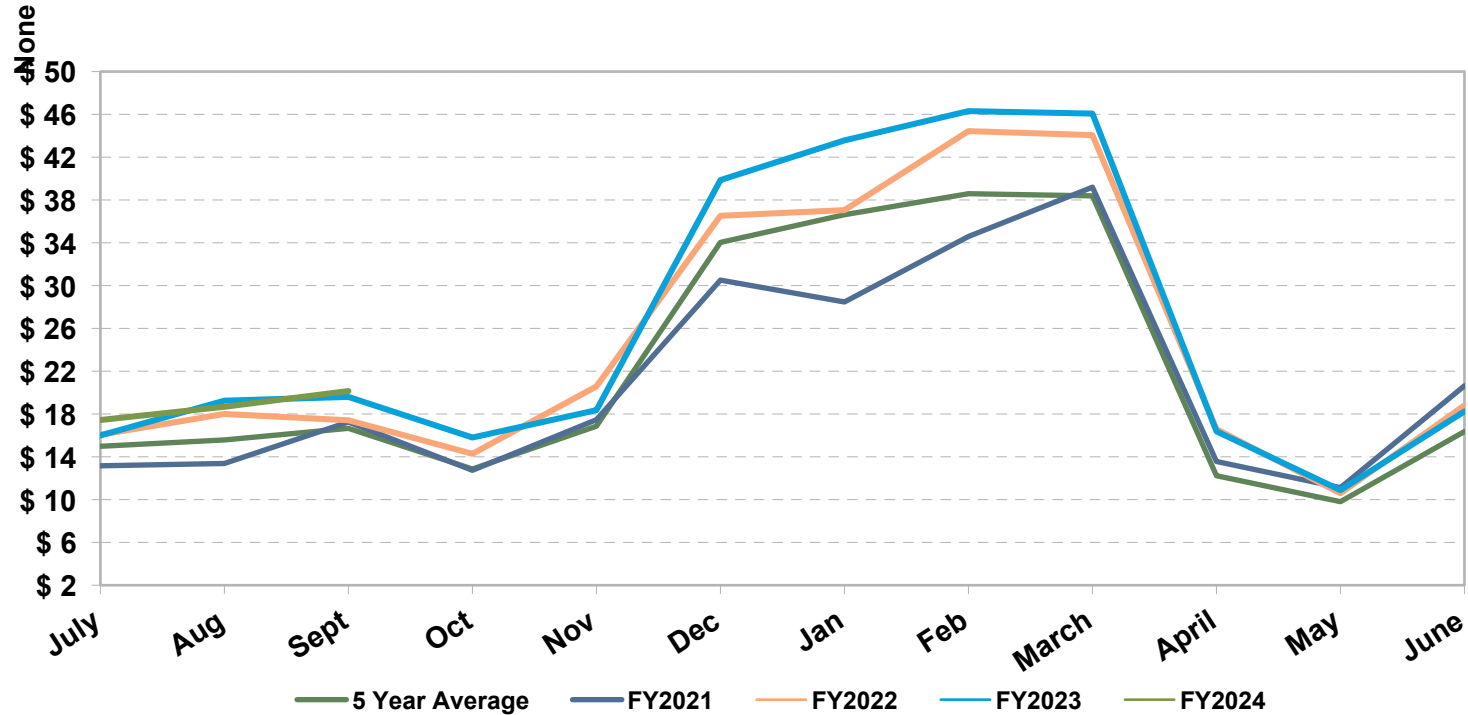
Citywide

PARK CITY

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Sales Tax Revenues through September



*Does not Include TRT or Transit Tax



General Fund

Sales Tax Summary – General Fund

General Fund - Sales Tax Summary - Monthly					
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual
July	\$767,523	\$1,047,907	\$1,046,685	\$971,817	\$1,135,933
August	\$777,490	\$1,171,593	\$1,252,313	\$1,013,045	\$1,216,619
September	\$991,597	\$1,132,767	\$1,274,432	\$1,066,812	\$1,308,698
October	\$735,086	\$934,102	\$1,034,396	\$809,402	\$0
November	\$995,487	\$1,328,051	\$1,195,669	\$1,043,620	\$0
December	\$1,709,314	\$2,326,666	\$2,535,657	\$2,227,177	\$0
January	\$1,587,251	\$2,346,656	\$2,748,907	\$2,392,043	\$0
February	\$1,915,684	\$2,798,863	\$2,919,371	\$2,544,716	\$0
March	\$2,175,133	\$2,790,344	\$2,915,972	\$2,476,444	\$0
April	\$792,166	\$1,086,870	\$1,065,644	\$784,718	\$0
May	\$742,106	\$708,047	\$594,965	\$653,679	\$0
June	\$1,186,465	\$1,228,941	\$1,195,291	\$1,042,477	\$0
Total	\$14,375,301	\$18,900,806	\$19,779,302	\$17,025,949	\$3,661,249

Sales Tax Summary – General Fund

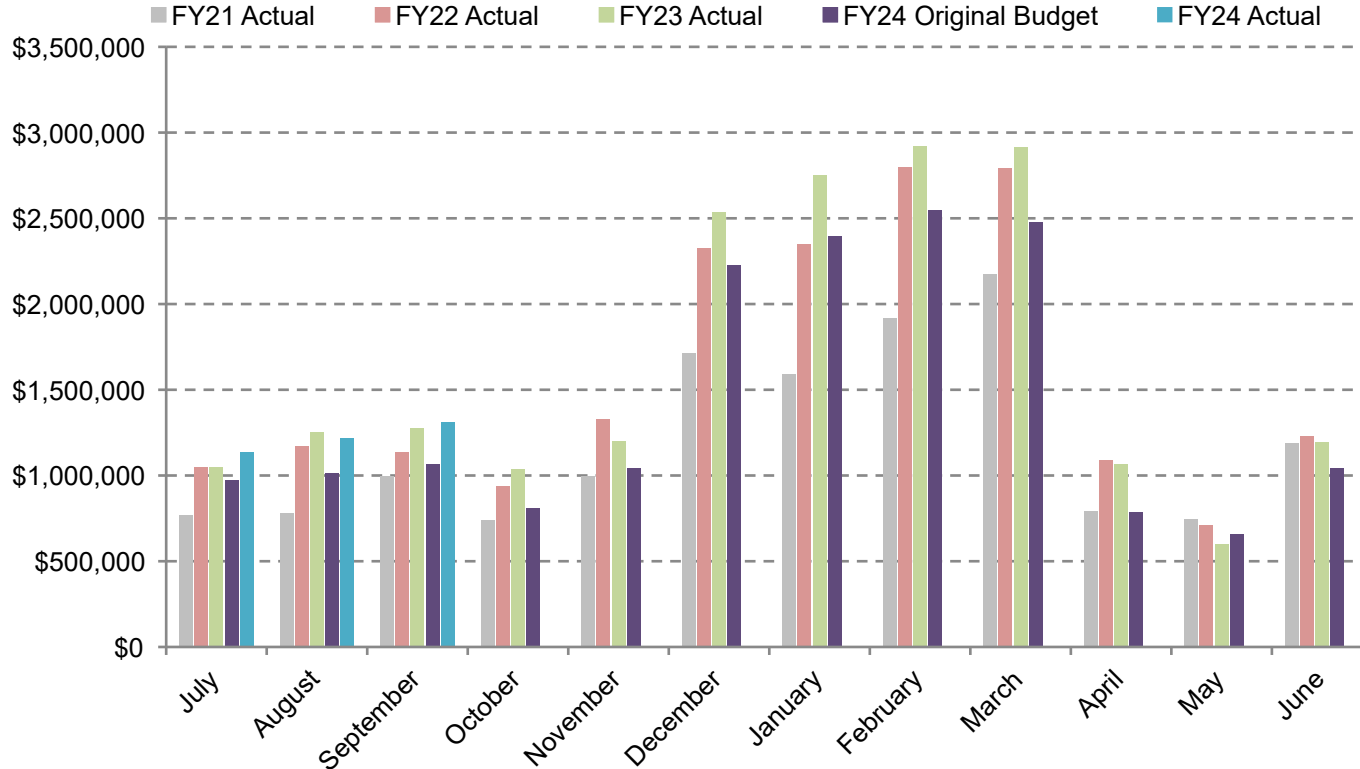
General Fund - Sales Tax Summary - Cumulative					
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual
July	\$767,523	\$1,047,907	\$1,046,685	\$971,817	\$1,135,933
August	\$1,545,014	\$2,219,500	\$2,298,998	\$1,984,862	\$2,352,552
September	\$2,536,611	\$3,352,268	\$3,573,430	\$3,051,674	\$3,661,249
October	\$3,271,697	\$4,286,369	\$4,607,826	\$3,861,076	\$3,661,249
November	\$4,267,183	\$5,614,420	\$5,803,495	\$4,904,696	\$3,661,249
December	\$5,976,497	\$7,941,086	\$8,339,153	\$7,131,873	\$3,661,249
January	\$7,563,748	\$10,287,742	\$11,088,060	\$9,523,916	\$3,661,249
February	\$9,479,432	\$13,086,605	\$14,007,431	\$12,068,632	\$3,661,249
March	\$11,654,565	\$15,876,949	\$16,923,403	\$14,545,076	\$3,661,249
April	\$12,446,731	\$16,963,819	\$17,989,047	\$15,329,794	\$3,661,249
May	\$13,188,836	\$17,671,865	\$18,584,011	\$15,983,473	\$3,661,249
June	\$14,375,301	\$18,900,806	\$19,779,302	\$17,025,949	\$3,661,249

General Fund - Sales Tax Summary - \$ Change					
Month	FY22 Actual vs. FY21 Actual	FY23 Actual vs. FY22 Actual	FY24 Actual vs. FY22 Actual	FY24 Actual vs. FY23 Actual	FY24 Actual vs. FY24 Budget
July	\$280,384	\$279,162	\$88,025	\$89,247	\$164,116
August	\$394,102	\$80,720	\$45,026	(\$35,694)	\$203,574
September	\$141,170	\$141,665	\$175,930	\$34,265	\$241,886
October	\$199,016	\$100,294	(\$934,102)	(\$1,034,396)	(\$809,402)
November	\$332,565	(\$132,382)	(\$1,328,051)	(\$1,195,669)	(\$1,043,620)
December	\$617,352	\$208,991	(\$2,326,666)	(\$2,535,657)	(\$2,227,177)
January	\$759,405	\$402,251	(\$2,346,656)	(\$2,748,907)	(\$2,392,043)
February	\$883,179	\$120,508	(\$2,798,863)	(\$2,919,371)	(\$2,544,716)
March	\$615,211	\$125,629	(\$2,790,344)	(\$2,915,972)	(\$2,476,444)
April	\$294,704	(\$21,226)	(\$1,086,870)	(\$1,065,644)	(\$784,718)
May	(\$34,059)	(\$113,082)	(\$708,047)	(\$594,965)	(\$653,679)
June	\$42,476	(\$33,650)	(\$1,228,941)	(\$1,195,291)	(\$1,042,477)
Total	\$4,525,505	\$1,158,880	(\$15,239,557)	(\$16,118,053)	(\$13,364,700)

Sales Tax Summary – General Fund

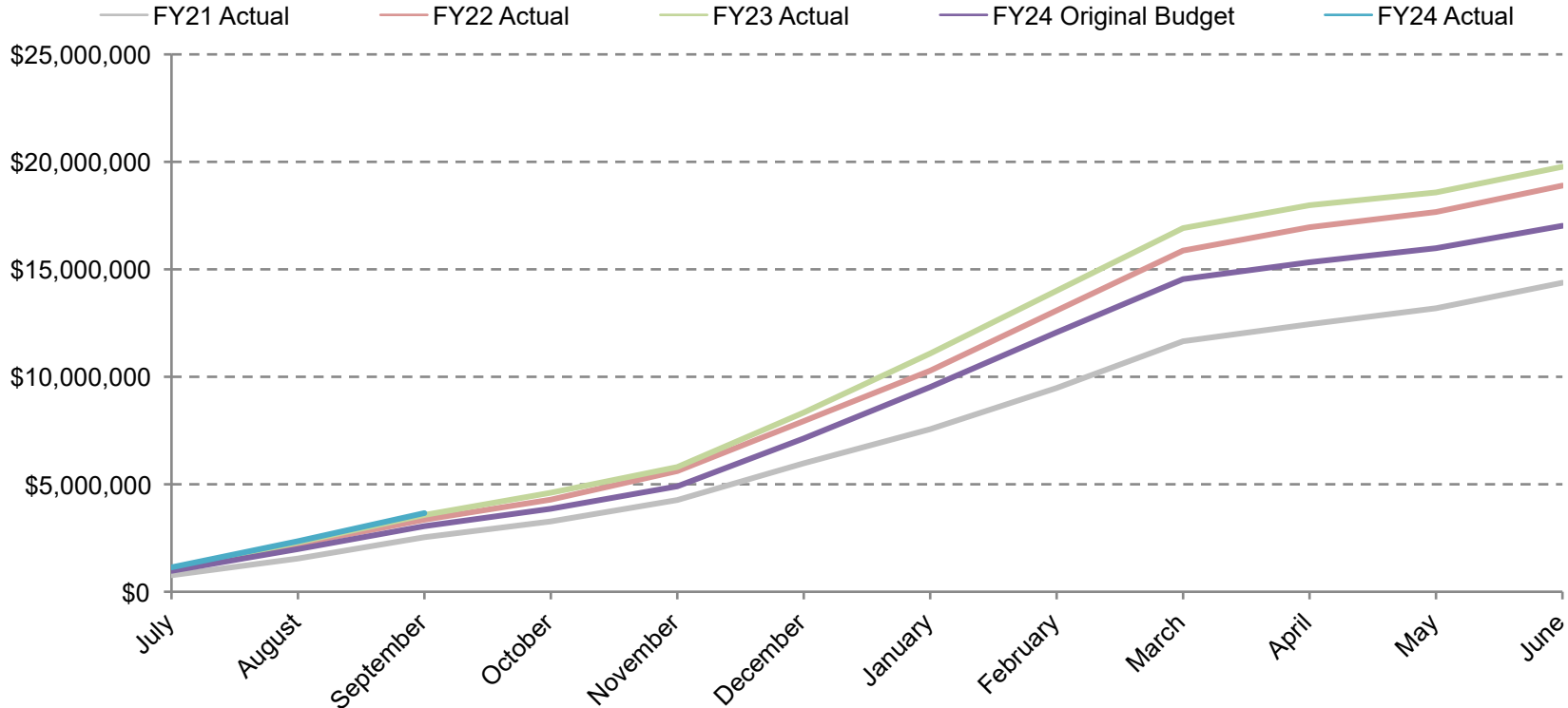
General Fund

Historical Sales Tax Revenues & Budgets Over Time by Month



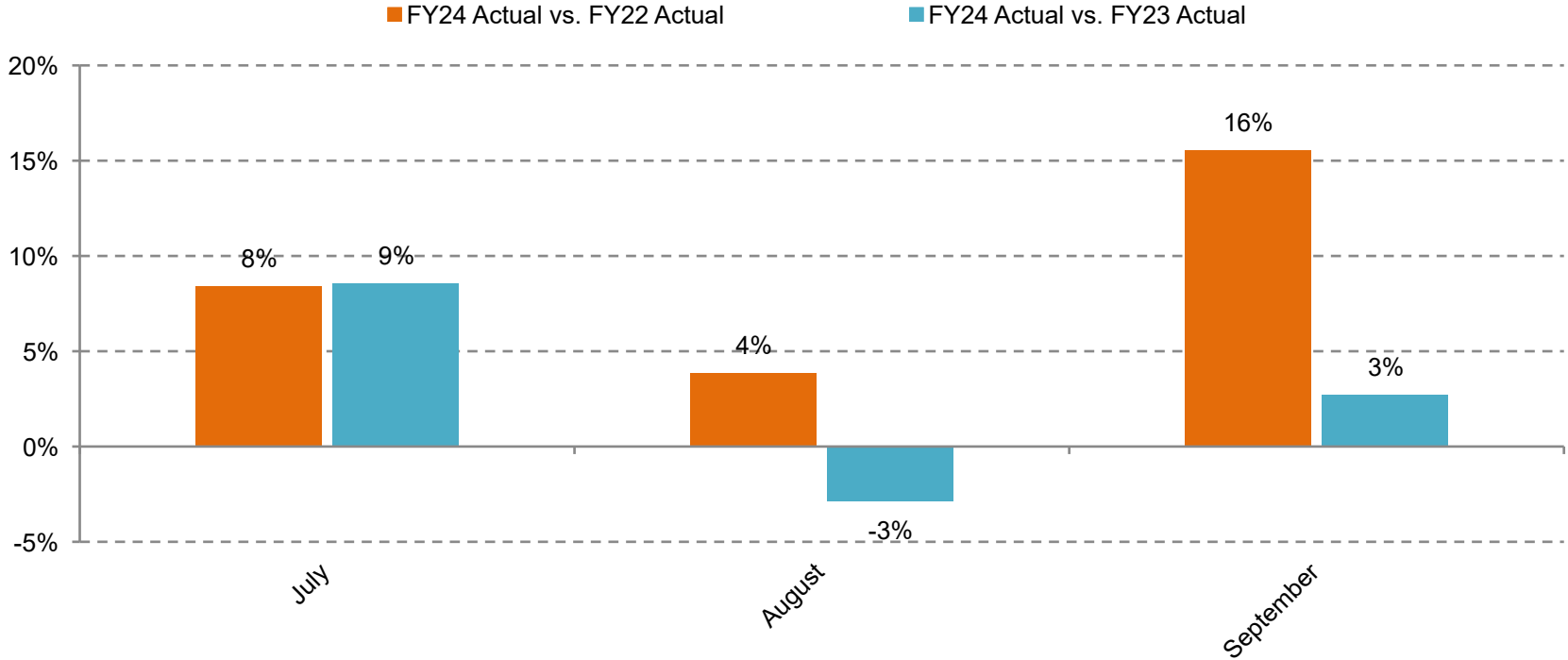
Sales Tax Summary – General Fund

General Fund - FY24 Cumulative Annual Sales Tax Revenues Through Different Lenses



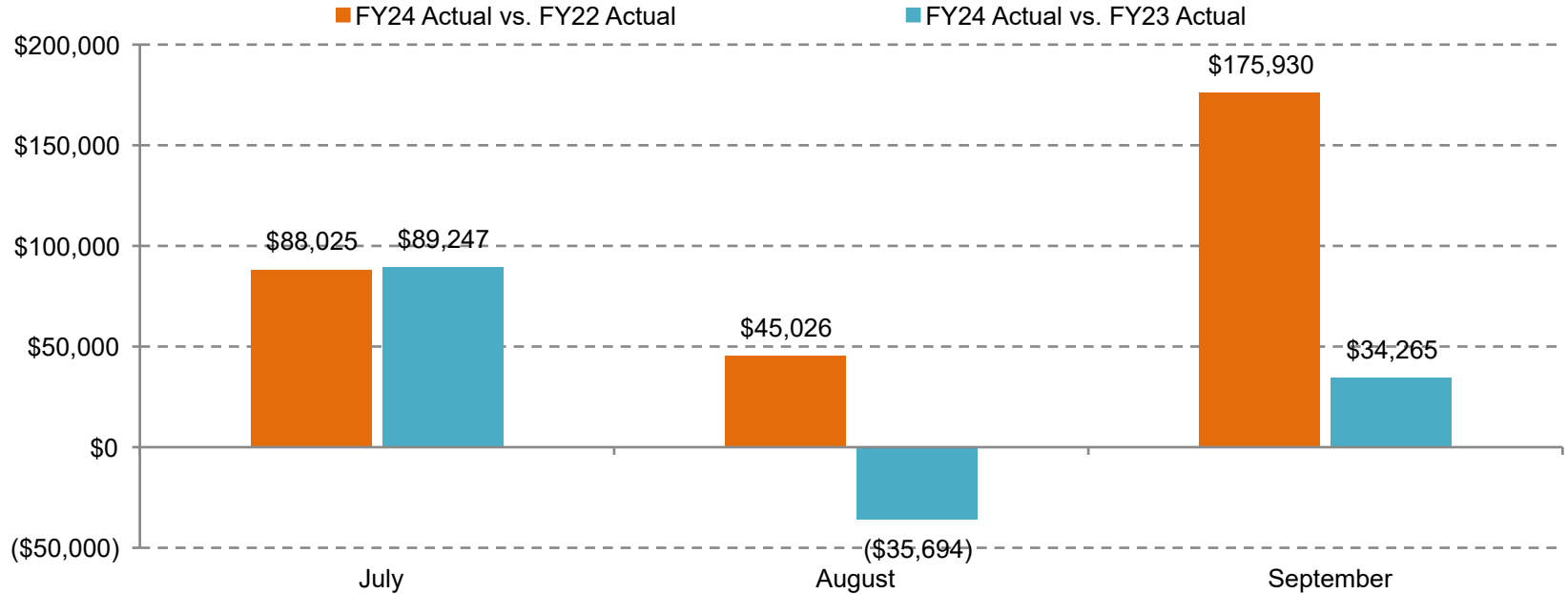
Sales Tax Summary – General Fund

General Fund FY24 Sales Tax % Change from Previous Fiscal Years



Sales Tax Summary – General Fund

General Fund FY24 \$ Change from Previous Fiscal Years





Capital Fund

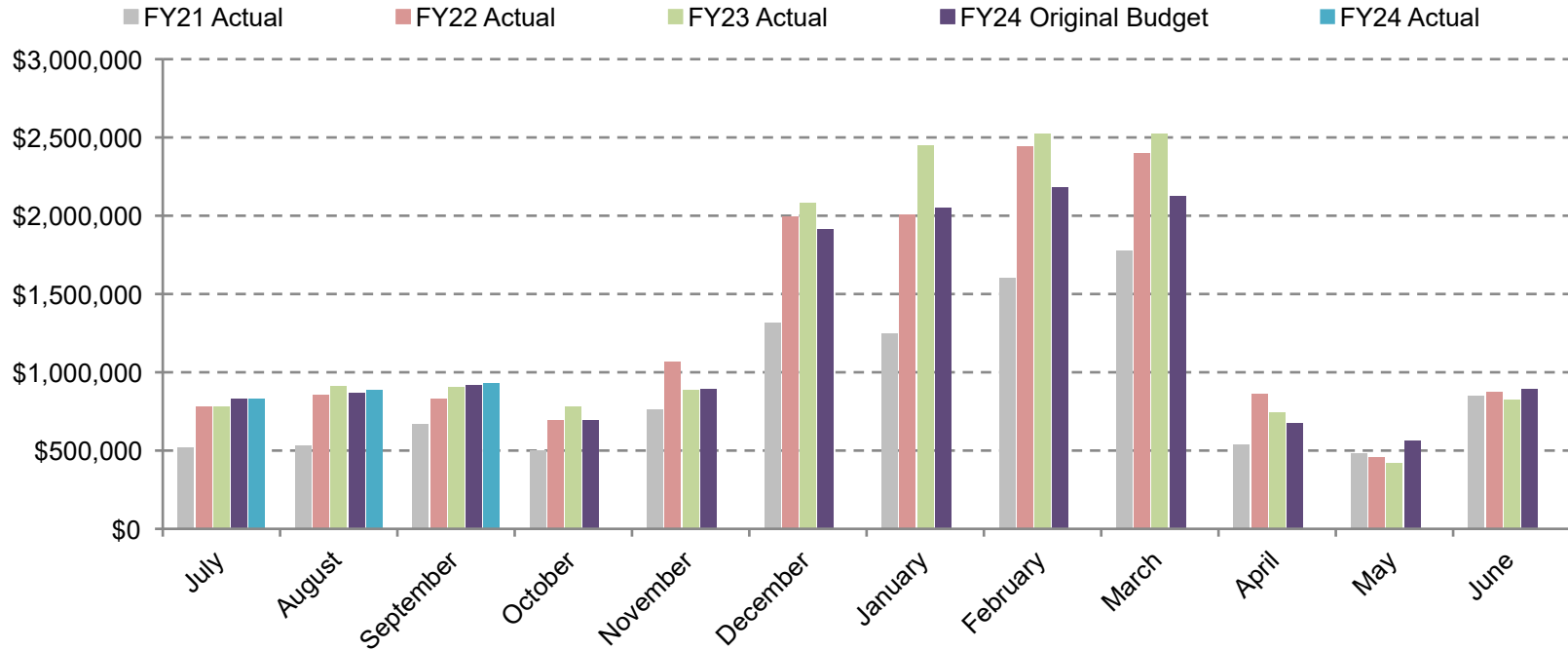
Sales Tax Summary – Capital Fund

Capital Fund - Sales Tax Summary - Monthly					
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual
July	\$522,650	\$780,132	\$780,699	\$834,054	\$829,228
August	\$529,137	\$854,877	\$912,107	\$869,437	\$885,320
September	\$666,174	\$828,758	\$908,236	\$915,583	\$931,544
October	\$502,670	\$693,809	\$783,041	\$694,663	\$0
November	\$760,386	\$1,064,856	\$889,591	\$895,678	\$0
December	\$1,313,631	\$1,995,653	\$2,081,595	\$1,911,456	\$0
January	\$1,246,723	\$2,008,220	\$2,450,667	\$2,052,951	\$0
February	\$1,601,025	\$2,442,328	\$2,523,954	\$2,183,981	\$0
March	\$1,775,065	\$2,402,513	\$2,522,172	\$2,125,387	\$0
April	\$535,486	\$861,517	\$746,618	\$673,478	\$0
May	\$485,197	\$458,703	\$418,774	\$561,014	\$0
June	\$852,122	\$874,417	\$823,502	\$894,697	\$0
Total	\$10,790,265	\$15,265,782	\$15,840,956	\$14,612,379	\$2,646,092

Sales Tax Summary – Capital Fund

Capital Fund

Historical Sales Tax Revenues & Budgets Over Time by Month

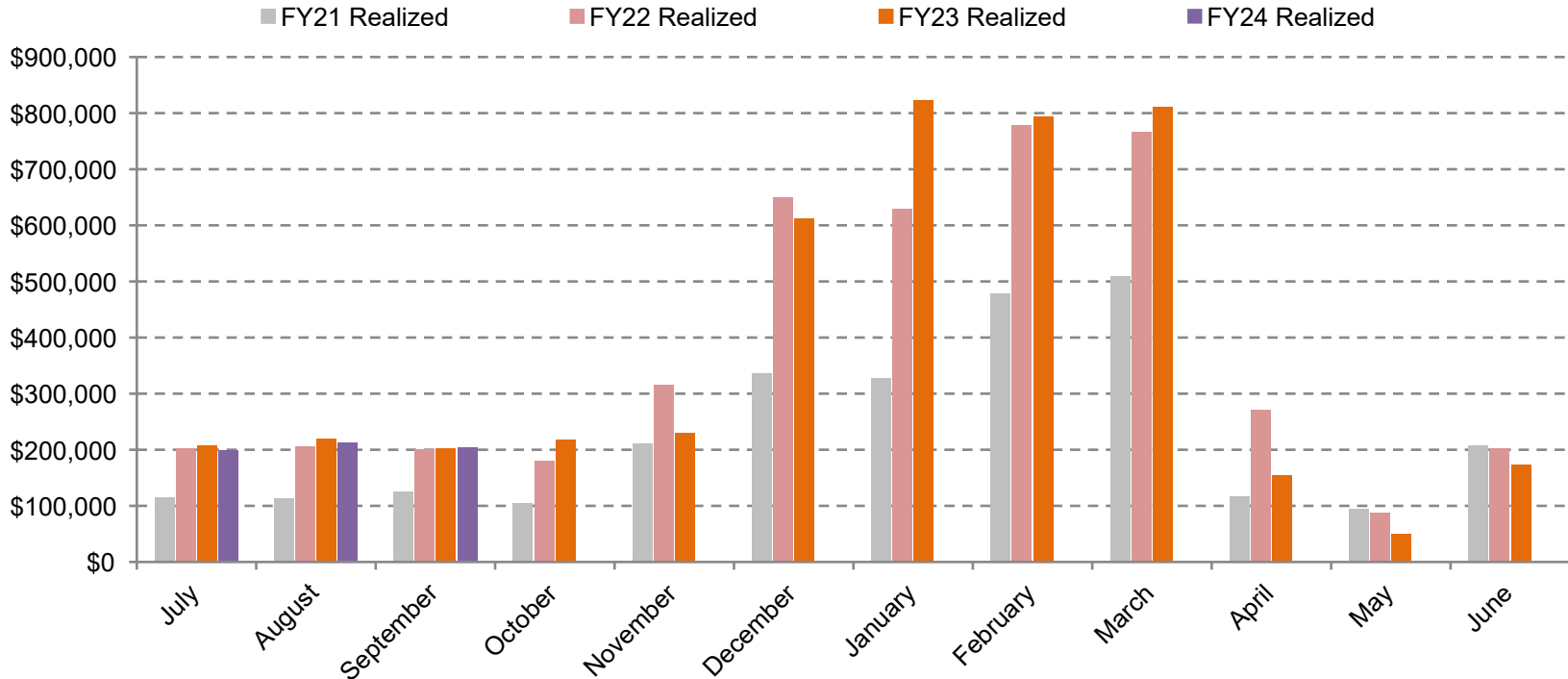


Sales Tax Summary – Transient Room Tax

Transient Room Tax						
Monthly	FY21 Realized	FY22 Realized	FY23 Realized	FY24 Realized	FY24 vs. FY23, \$ Variance	FY24 vs. FY23, % Variance
July	\$114,918	\$201,780	\$207,936	\$199,624	(\$8,312)	-4.00%
August	\$112,872	\$206,192	\$219,874	\$212,683	(\$7,191)	-3.27%
September	\$125,348	\$200,321	\$203,178	\$203,721	\$543	0.27%
October	\$104,921	\$179,897	\$217,406	\$0	(\$217,406)	-100%
November	\$210,795	\$315,172	\$229,493	\$0	(\$229,493)	-100%
December	\$336,374	\$650,240	\$611,583	\$0	(\$611,583)	-100%
January	\$328,467	\$630,062	\$823,076	\$0	(\$823,076)	-100%
February	\$479,315	\$778,153	\$793,379	\$0	(\$793,379)	-100%
March	\$509,063	\$767,199	\$811,367	\$0	(\$811,367)	-100%
April	\$116,391	\$270,230	\$154,497	\$0	(\$154,497)	-100%
May	\$94,854	\$87,896	\$50,265	\$0	(\$50,265)	-100%
June	\$208,432	\$203,021	\$172,713	\$0	(\$172,713)	-100%
Total	\$2,741,751	\$4,490,163	\$4,494,766	\$616,027	(\$3,878,738)	-86%

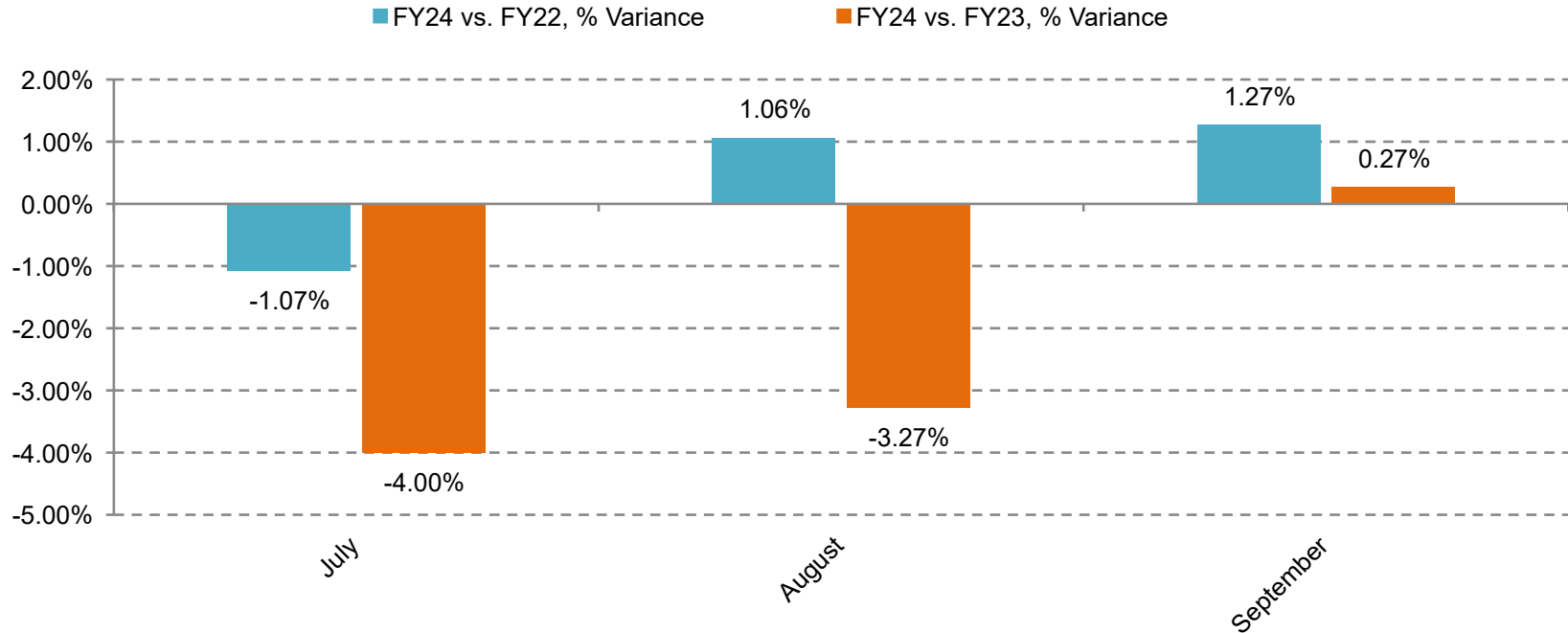
Sales Tax Summary – Transient Room Tax

Transient Room Tax Historical Revenues Over Time by Month



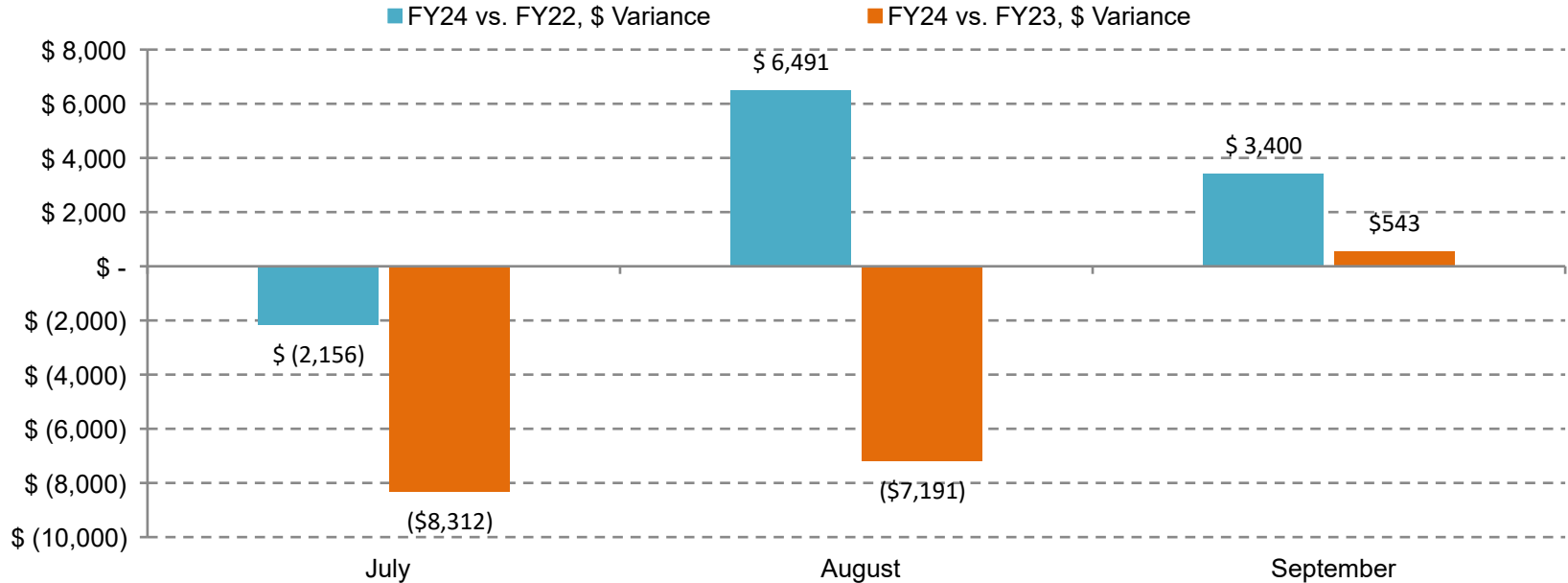
Sales Tax Summary – Transient Room Tax

Transient Room Tax % Change from Previous Fiscal Years



Sales Tax Summary – Transient Room Tax

Transient Room Tax \$ Change from Previous Fiscal Years





Transportation Fund

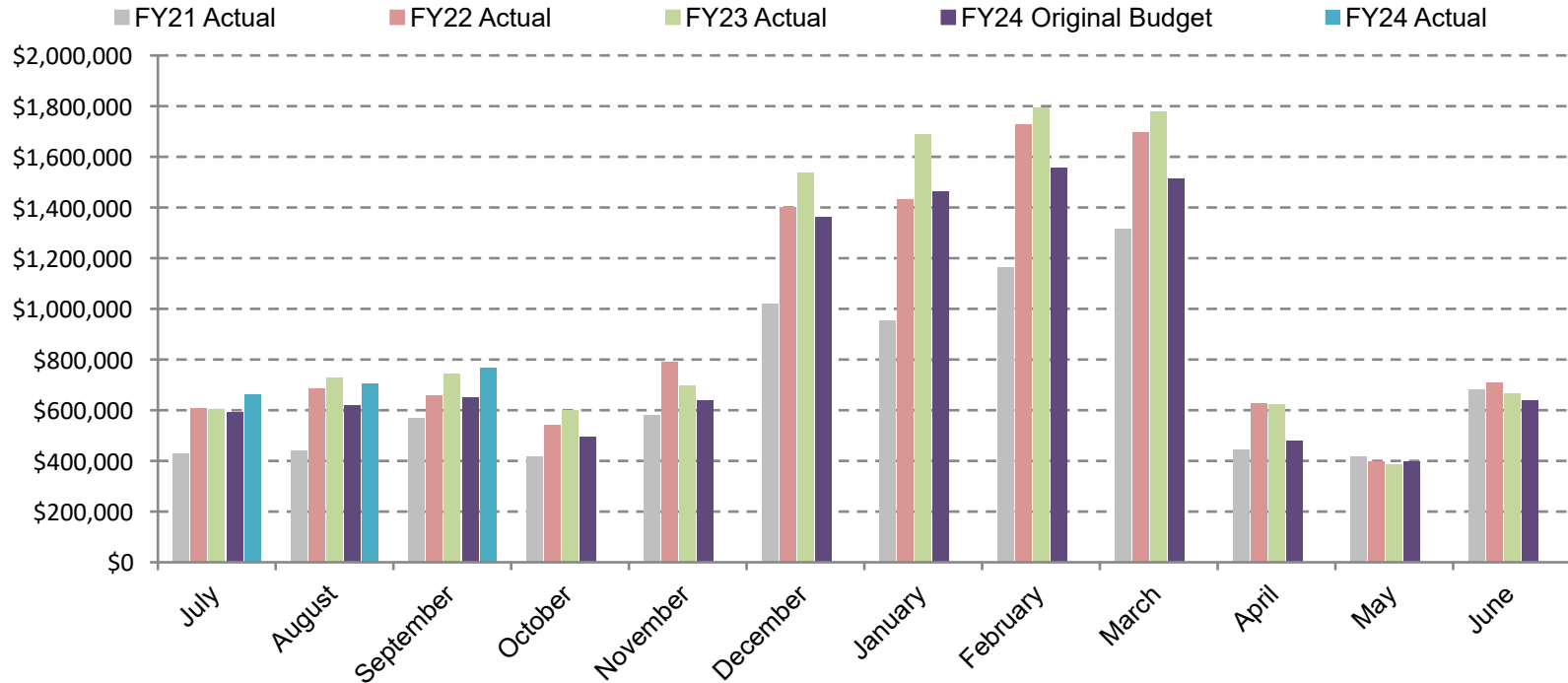
Sales Tax Summary – Transportation Fund

Transportation Fund - Sales Tax Summary - Monthly

Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual
July	\$431,048	\$608,068	\$603,893	\$594,922	\$662,986
August	\$441,580	\$686,058	\$727,289	\$620,160	\$706,563
September	\$570,321	\$659,950	\$746,659	\$653,075	\$766,314
October	\$419,670	\$544,337	\$599,108	\$495,495	\$0
November	\$583,067	\$790,856	\$699,150	\$638,878	\$0
December	\$1,019,746	\$1,401,122	\$1,538,157	\$1,363,421	\$0
January	\$955,215	\$1,431,732	\$1,688,798	\$1,464,348	\$0
February	\$1,164,026	\$1,726,996	\$1,793,757	\$1,557,810	\$0
March	\$1,316,569	\$1,698,476	\$1,777,654	\$1,516,016	\$0
April	\$446,180	\$627,698	\$625,351	\$480,384	\$0
May	\$416,661	\$398,841	\$388,804	\$400,165	\$0
June	\$684,361	\$710,502	\$667,530	\$638,178	\$0
Total	\$8,448,444	\$11,284,636	\$11,856,151	\$10,422,853	\$2,135,864

Sales Tax Summary – Transportation Fund

Transportation Fund Historical Sales Tax Revenues & Budgets Over Time by Month





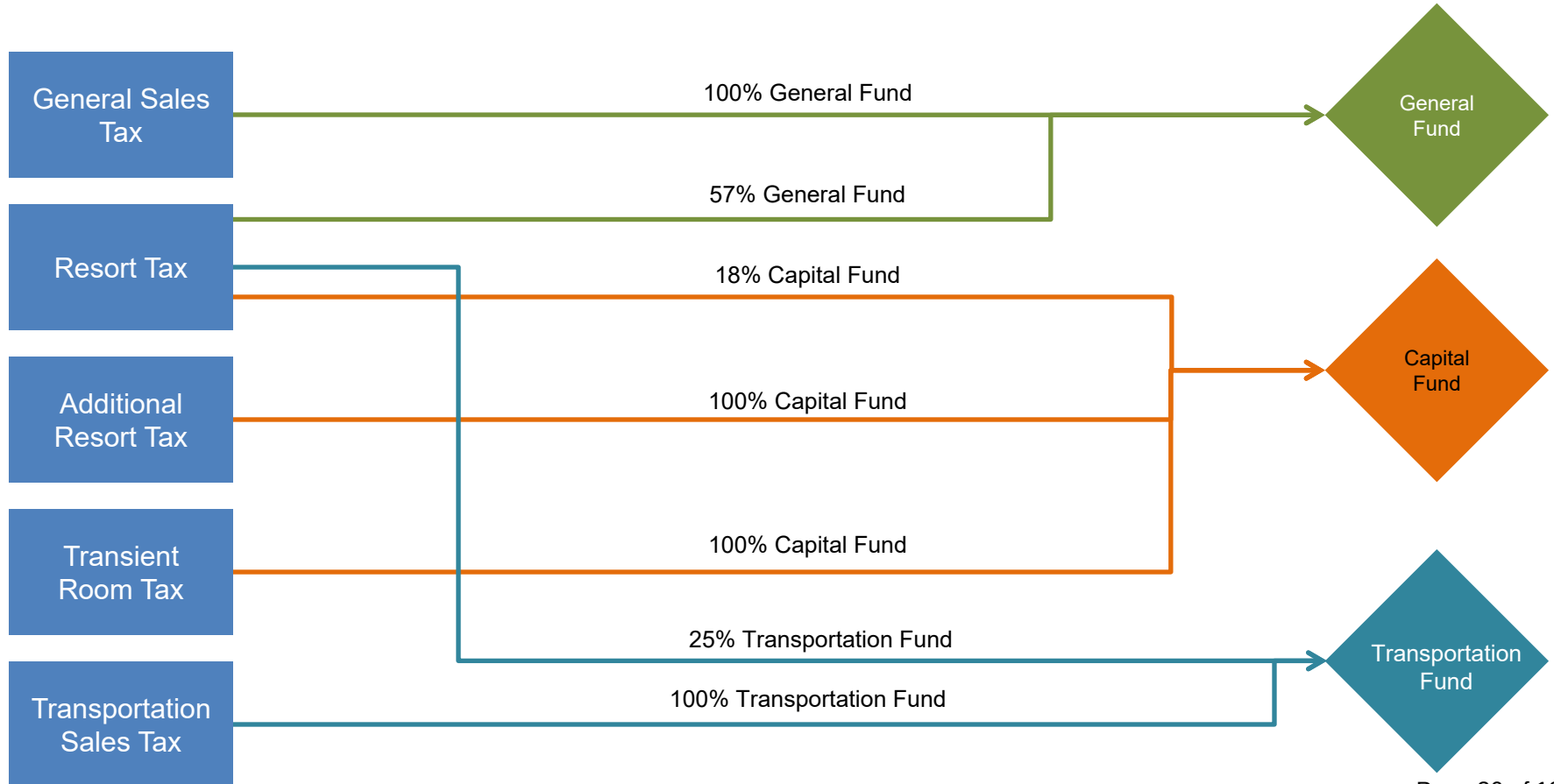
Appendix

PARK CITY

1884

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Where Do Our Sales Taxes Go?





City Council Staff Communications Report

Subject: Bonanza Park Brownfield Grant Award
Author: Ryan Blair
Department: Environmental Regulatory Program
Date: January 04, 2024

Summary

The Environmental Regulatory Program is pleased to announce that, after a considerable amount of work, analysis, and preparation, Park City Municipal was recently awarded a [Community-Wide Assessment Grant](#) through the Utah Department of Environmental Quality Brownfield Program for environmental sampling and services valued at \$52,000.

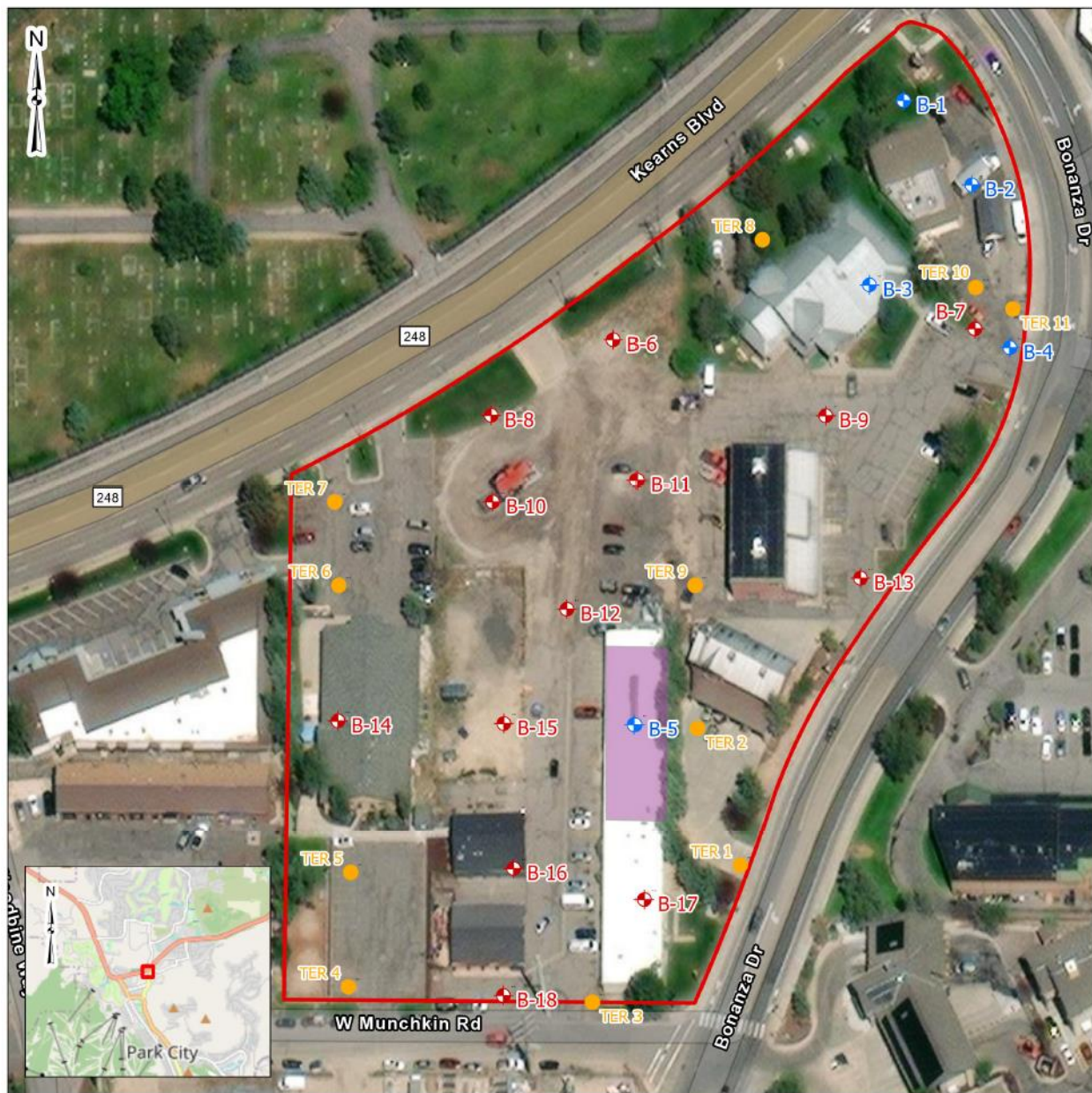
A community-wide assessment grant allows communities across the country to explore for contamination of property with the potential for community redevelopment. In partnership with UDEQ, the EPA has allocated 5 million dollars to Utah communities. We plan to utilize the grant to build on our previous environmental site investigations on the Bonanza District property and provide additional funds to conduct a Phase II Environmental Site Assessment (ESA).

The Phase II ESA identifies three potential environmental concerns on the Bonanza District property and has planned further soil and groundwater sampling to evaluate these concerns. We plan to create eighteen boreholes on the property to sample for a variety of heavy metals, including lead, arsenic, and VOC/Petroleum products. Given the property's history as a light industrial zone, we anticipate low levels of contamination consistent with similar properties throughout Park City.

The work is to commence January 2024, and we anticipate no interruptions to the existing uses on the property (parking, storage, etc.) nor impact to public health or safety. Terracon Consultants, a leading industry expert, will conduct and manage the sampling, along with several internal PCMC divisions, to ensure compliance with all applicable environmental and soil handling regulations.

Looking ahead, the City will use the sampling data to proactively address any potential contamination in preparation for a future community redevelopment zone. (*Sampling map on next page*)

Exhibit **Sampling Map**



Proposed Sample Locations

- + Soil
- + Soil and Groundwater
- Previous Sample Location

Visual and Geophysical Survey Area

Approximate Site Boundary

Feet
0 50 100 200

DATA SOURCES:
ESRI - Basemaps

Three soil and groundwater locations will be converted to temporary piezometers to determine groundwater flow direction.

Project No.:	61237186
Date:	Sep 2023
Drawn By:	AST
Reviewed By:	DD



6949 S High Tech Dr
Midvale, UT

PH. 801-545-8500 terracon.com

Proposed Sampling Locations
Bonanza Park SAP Park City, Utah

Exhibit
2



PARK CITY COUNCIL MEETING MINUTES – DRAFT

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

December 14, 2023

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

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

RESULT: APPROVED

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

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 4:15 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

PARK CITY WATER SERVICE DISTRICT MEETING

ROLL CALL

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

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

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

CONSENT AGENDA

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

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

RESULT: APPROVED

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

ADJOURNMENT

WORK SESSION

Housing Resolution Biennial Review:

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

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

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

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

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

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

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

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell	Present

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

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

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

Staff Communications Report:

1. Temporary Winter Balcony Enclosure Pilot Program Extension:

III. 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.

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

1 Sean Parker thanked the Council for their service.

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

6
7 Shelley Gillwald Park City Soccer Club, via Zoom read a prepared statement: "I'm
8 speaking tonight on behalf of the Park City Soccer Club, representing our membership
9 of over 625 players and nearly 500 families. Approximately 1/3 of our membership
10 resides in 84060. While it is disappointing that the recreation bond did not pass, I would
11 like to go on record formally urging the City to continue to pursue adding low impact
12 lights to the Stadium Field at the Park City Sports Complex. It is understood that our
13 community has a good supply of traditional grass fields, however we are greatly lacking
14 facilities that can be utilized for games and training after sunset. PC Soccer Club hosts
15 approximately 130 home games each Fall and Spring season, which referee availability
16 necessitates are scheduled back-to-back. That means by the end of September when
17 the sun sets a little after 7pm -- which is only midway through our Fall season -- there
18 are only two fields where we are able to schedule back-to-back home games: those
19 would be the two lit fields at Quinn's, given that Dozier and City Park are not available
20 for Club soccer games. At the same time, we are also trying to fit in approximately 80
21 team practice sessions per week, only so many of which are able to score those prime
22 afterschool time slots. The remainder of our teams, along with lacrosse, baseball,
23 softball, and so many others, are left fighting for the scheduling scraps after various high
24 school sports, rec league programs, and stakeholder competitions book those lit fields.
25 Last spring, when communicating with the Basin Rec consultants on the dire need for lit
26 and cleared turf fields -- a topic for another day with you all -- I spoke to every youth
27 sport stakeholder organization as well as Jamie Sheetz from the High School. In
28 addition to all of the recreation league sports, this process identified nearly 15
29 organizations or programs requiring lit fields, turf, or indoor facilities between late
30 September and the end of April when all of our grass fields traditionally "reopen." These
31 15 organizations and programs field well over 100 individual teams, made up of over
32 1,800 youth athletes. All of us compete for this very limited field space. Adding lights to
33 the stadium field, and increasing access to game, training, and recreation facilities by up
34 to 3 hours per day, will make a significant difference for the stakeholders of our
35 community. Again, it is our hope that you will be able to find the funds in this coming
36 year's budget to add lights to the Park City Sports Complex Stadium Field. Thank you
37 for your consideration. Finally, I'd like to thank both Becca and Max for their service."

38
39 Cami Richardson 84036 thanked Council Members Doilney and Gerber for their service,
40 especially for their vision to create a LGBT taskforce. As a result, their community was
41 thriving.

42
43 Ed Parigian agreed with all the comments given about Council Members Doilney and
44 Gerber. He looked forward to continuing where they left off.

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

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

Mayor Worel closed the public input portion of the meeting.

IV. CONSENT AGENDA

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

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

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

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

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

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

RESULT: APPROVED

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

V. OLD BUSINESS

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

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

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

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

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

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

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

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

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

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

10
11 Mayor Worel opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24
25 Written comments are attached to this document:

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

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

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

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

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

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

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

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

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

3
4 Regarding the ordinance, Plane suggested amending Section Four to clean up
5 language, striking “subsequent to” and adding “for” and striking “which PPPA is a
6 condition subsequent. . .” Section Five would be changed to strike “subsequent” and
7 replace with “required. . .” Section Six would strike “subsequent” and replace with “of
8 entering into a PPPA and obtaining approval of an amended 13th Master Plan
9 Development Permit and final Subdivision Plat(s), including the Final Plat, must be
10 satisfied. . .” Council Member Dickey stated those were good changes. The Council
11 agreed to the redline changes presented by the City Attorney’s Office. DV accepted the
12 changes as well. Council Member Rubell stated this clarified that this whole thing was
13 conditional on the PPPA, which was informed by the LOI. But the City and DV could
14 agree to terms that could be slightly different than the LOI and that was in bounds as
15 the PPPA was developed, as long as it was in line with the rest of the ordinance.

16
17 Council Member Rubell asked to specify parking in Section 1a(5). Council Member
18 Dickey stated there was a specific number in the LOI and it would be consistent by
19 including the 1,360 parking spaces in Number 5. Wade Budge, DV attorney and Mark
20 Harrington, Senior City Attorney were present. They agreed to 1,360 parking spaces.

21
22 Council Member Rubell referred to Section 1a(13) and Section B5, and asked to
23 duplicate B5 as an item Section 1a(14). The Council agreed to duplicate that provision.
24 Council Member Rubell proposed striking Section 1(8) and (12). Council Members
25 Dickey and Toly had the same suggestion. Budge was fine with striking those numbers.
26 The Council agreed to that revision. Council Member Rubell referred to Section B1 and
27 asked what the standard was. Plane stated nobody was denied access to their property
28 so there was no material injury.

29
30 Council Member Rubell referred to Section B6 and stated the language could be
31 confusing. Dias stated this was from talks with law enforcement, Public Works, the City
32 Engineer, and other staff. DV wanted to dedicate the Doe Pass Road to the City and
33 have the City maintain it. The City declined the offer and DV would maintain that road.
34 Plane noted if a PID was levied, it could authorize an assessment of a mill levy. Budge
35 stated the levy would not apply to anyone but DV. Council Member Rubell stated a new
36 development could be assessed as part of the PID, if authorized by the City Council, to
37 which Budge clarified only a new development that was owned by DV. Council Member
38 Rubell asked for clarification on B7, specifically if pathways would not be allowed
39 outside the loop; only in the middle area. Budge stated it would be for bike connectivity
40 through the plaza.

41
42 Council Member Rubell stated this vacation was contingent on the future process. He
43 appreciated DV agreeing to the changes in these documents. Council Member Dickey
44 stated there were many ways the ordinance and LOI could have been written, but it
45 showed both entities were on the same page.

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

RESULT: APPROVED

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

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

RESULT: APPROVED

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

2. Dining Deck Program Update:

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

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

Diersen asked if KAC should charge restaurants to keep the dining decks on Main Street during the festival. Council Member Toly did not support KAC charging the restaurants and explained Arts Fest used to set up booths on the sidewalks and now it

1 was in the middle of the street. Diersen clarified the booths could not be set up where
2 the decks were located. Council Member Gerber stated Arts Fest had been there for 50
3 years and the dining decks were there for the past 13 years so preference shouldn't be
4 given to the dining decks. Council Member Doilney noted Council wanted more dining
5 decks and that would limit the booths further. The restaurants made more money with
6 the decks so they shouldn't mind paying \$1,500 during Arts Fest. Council Member
7 Rubell thought the \$1,500 was a barrier to setting up a deck for the season. He wanted
8 to encourage dining decks. If it became a problem for KAC, they could address that
9 problem. Council Member Dickey suggested making dining decks free and encouraging
10 more decks. Then the restaurants could pay the fee to KAC. Council Member Doilney
11 stated Arts Fest was a community event and he didn't want to hurt it. Council Member
12 Rubell supported no fee for dining decks and hoped to address KAC's revenue loss
13 through the community identifying events process. He did not favor KAC charging for
14 the decks. Plane stated when public property was disposed below fair market value it
15 would need a public hearing or it should be established in the fee schedule with the
16 associated public hearing.

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

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

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

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

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

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

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

RESULT: APPROVED

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

VI. NEW BUSINESS

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

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

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

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

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

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

RESULT: APPROVED

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

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

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

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

Council Member Doilney moved to approve a Level Five Special Event Permit for the 2024 Sundance Film Festival in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

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

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

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

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

RESULT: APPROVED

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

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

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

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

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

RESULT: CONTINUED TO FEBRUARY 1, 2024

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

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Written Public Comments re: Deer Valley ROW Vacation:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

P.O. Box 550
Louisiana, Missouri 63353

December 14, 2023

To: Mayor Nan Worell and Park City Council

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

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

Dear Mayor Worell and Council members,

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

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

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

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

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

Respectfully submitted,

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



December 13, 2023

To Whom It May Concern:

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

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

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

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

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

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

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

Sincerely,



James Gaddis

D



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

06 Dec 2023

Dear Mayor / City Council

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

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

Very respectfully

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



An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with numerous houses and buildings visible. The surrounding mountains are also covered in snow, and the overall scene is serene and wintry.

HOUSING RESOLUTION

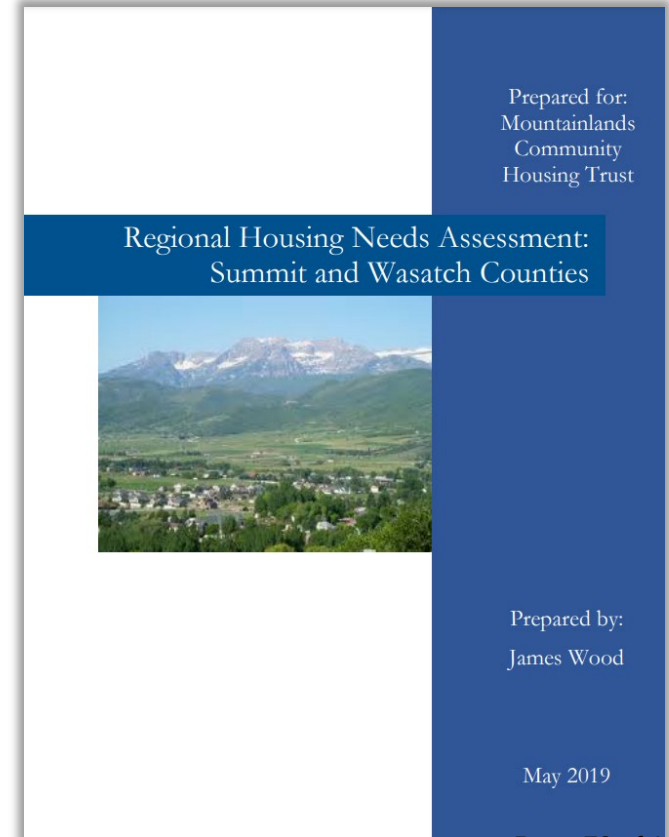
BIENNIAL REVIEW AND ANALYSIS

December 14, 2023



BACKGROUND

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

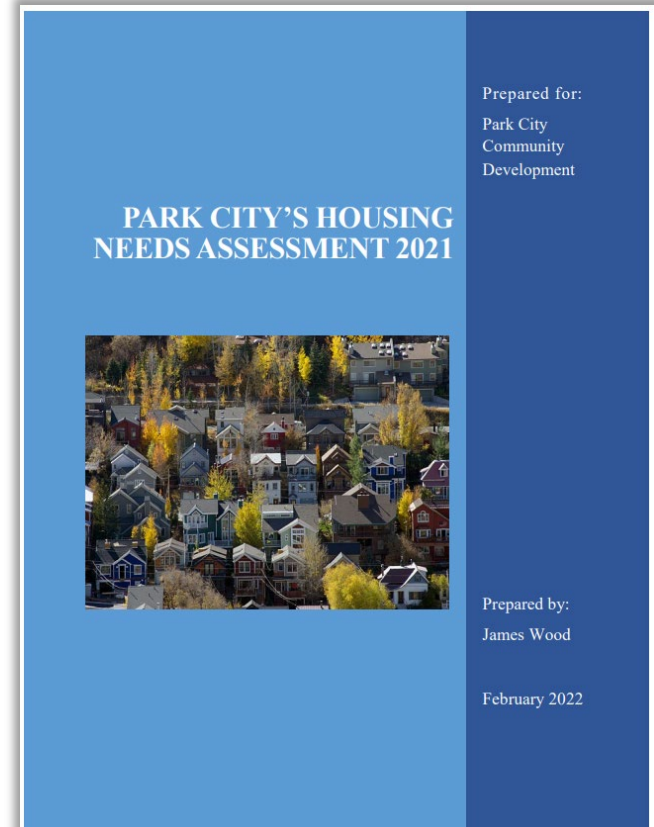


BACKGROUND

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

BACKGROUND

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



BACKGROUND

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

– 2023 AFFORDABLE HOUSING ANALYSIS –

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

– DEMOGRAPHICS & WORKFORCE –

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

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

-AFFORDABLE HOUSING GUIDELINES-

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

–FEE-IN-LIEU CALCULATIONS–

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

-EMPLOYEE GENERATION FORMULAS-

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

Existing Table:

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

Proposed Table:

		# of Employees
NAICS	Industry	per 1k Sq. Ft.
31	Manufacturing	1.7
42	Wholesale Trade	2.1
44	Retail Trade	6.7
48	Transportation and Warehousing	0.5
51	Information	1.7
52	Finance and Insurance	1.6
53	Real Estate and Rental and Leasing	6.8
54	Professional and Technical Services	3.1
55	Management of Companies and Enterprises	3.1
56	Admin., Support, Waste Mgmt, Remediation	1.9
61	Education Services	2.2
62	Health Care and Social Assistance	5.1
71	Arts, Entertainment, and Recreation*	2.6
722	Food Services and Drinking Places	8.8

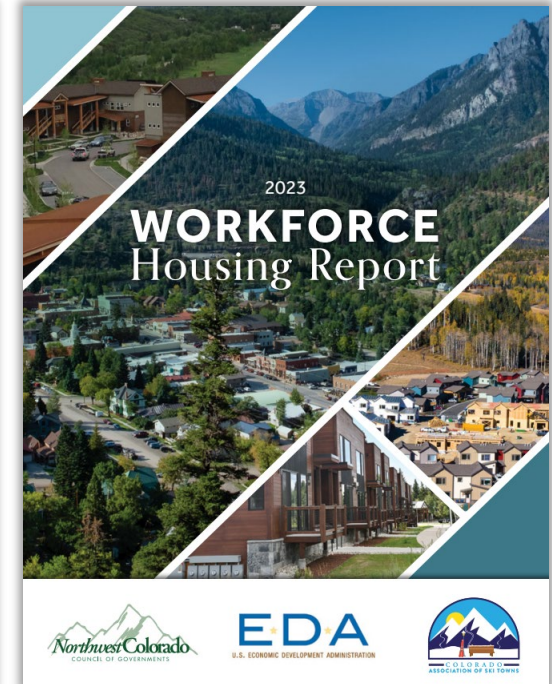
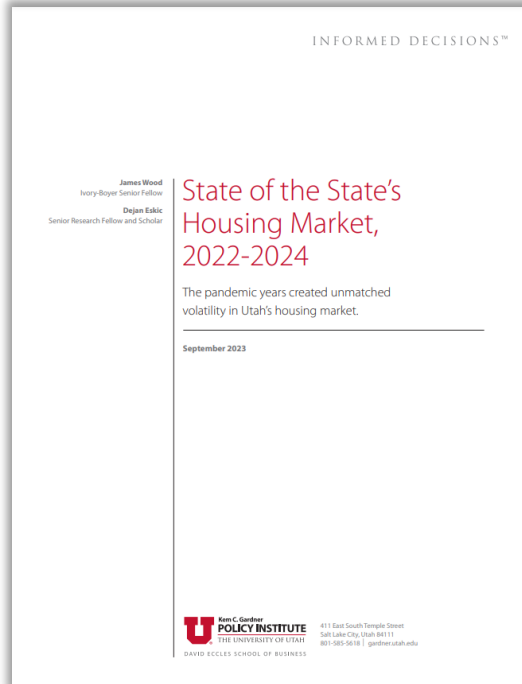
-EMPLOYEE GENERATION FORMULAS-

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

— CONCURRENT ANALYSES —

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

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



RECOMMENDATION

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

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

SNOW PARK VILLAGE PROPOSED PUBLIC-PRIVATE PARTNERSHIP



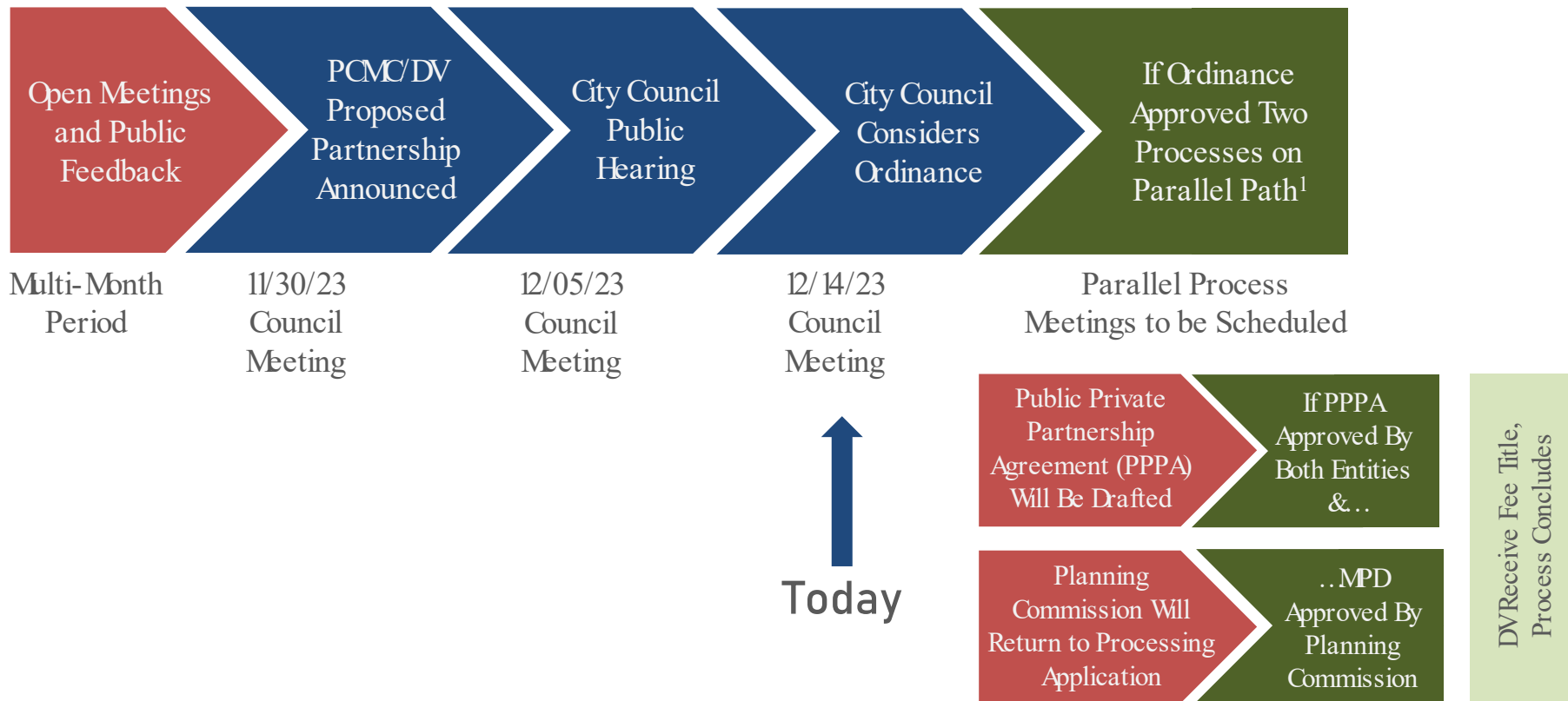
Proposed Public-Private Partnership

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

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



The Public Process



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

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

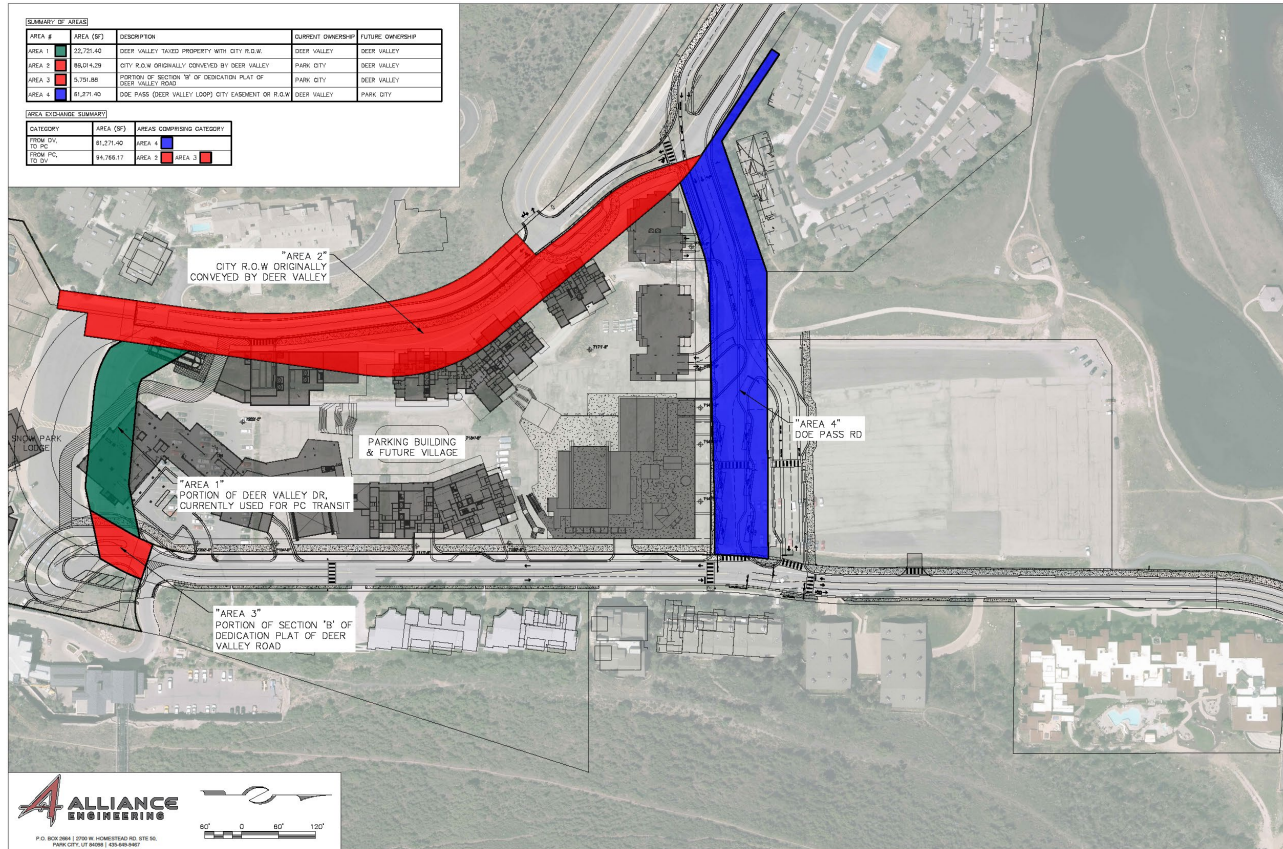
FAQs

FAQs

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

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

FAQs



FAQs

Will traffic lights be required on Deer Valley Drive?

FAQs

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

FAQs

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

FAQs

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

FAQs

Clarify the expectations regarding soil mitigation measures

FAQs

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

FAQs

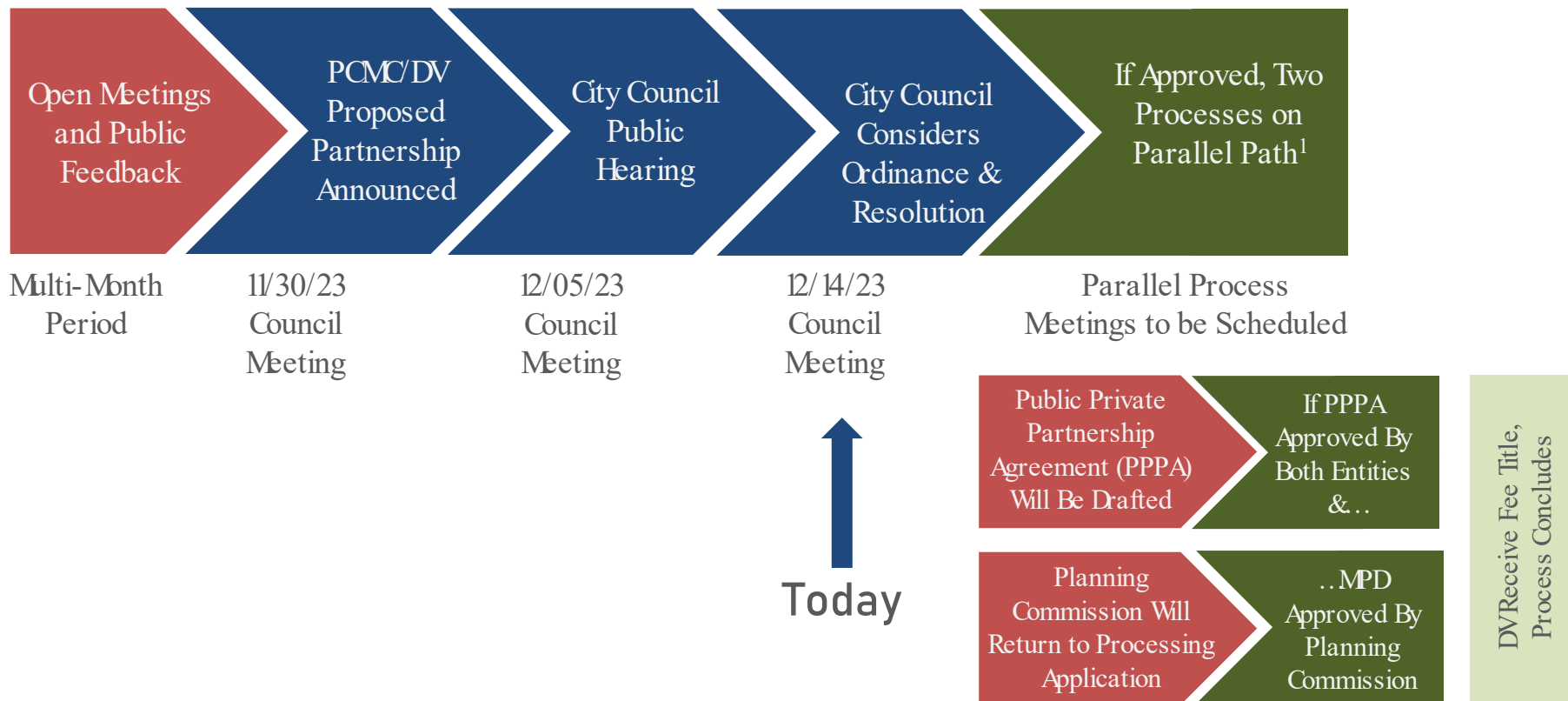
Good Cause

No Material Injury

FAQs

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

The Public Process



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

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

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

SNOW PARK VILLAGE PROPOSED PUBLIC-PRIVATE PARTNERSHIP



Proposed Public-Private Partnership

HIGHLIGHTS

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



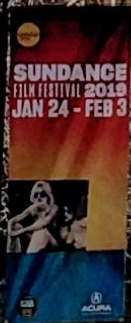
Proposed Public-Private Partnership

HIGHLIGHTS

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

SUNDANCE FILM FESTIVAL

2024 SUPPLEMENTAL PLAN



RISK INDEPENDENCE

PARK CITY

1884

Page 10 of 193

— 40 YEARS OF SUNDANCE —



THE EARLY YEARS



TODAY





40 YEARS OF SUNDANCE

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

2024 CHANGES

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



Sponsors

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

PRESENTING



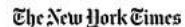
LEADERSHIP



SUSTAINING



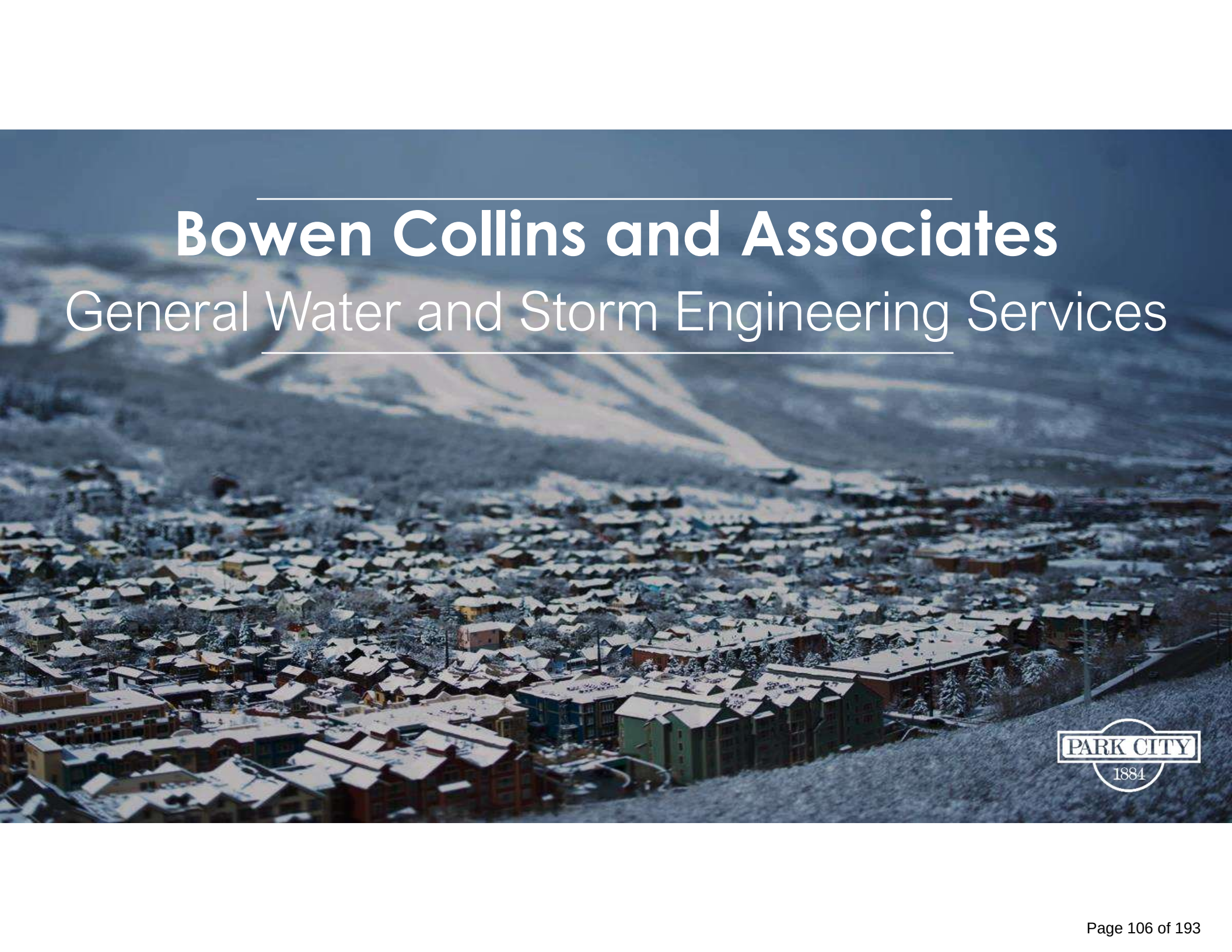
MEDIA





QUESTIONS & RECOMMENDATION

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

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

Bowen Collins and Associates

General Water and Storm Engineering Services



Main Street Water Infrastructure

Background

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



Storm Drain

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



Engineering Services

Main Street Replacement

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



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

————— **Questions?** —————





City Council Staff Report

Subject: Request for Approval of Type 2 Convention Sales Licenses for Operation during the 2024 Sundance Film Festival
Author: Sydney Anderson, Business License Specialist
Department: Finance
Date: January 11, 2024
Type of Item: Consent

Recommendation

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

Executive Summary

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

Analysis

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

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

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

The process for a Type 2 CSL is as follows:

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

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

Exhibits

Exhibit A - List of Locations

Event Name	Event Address	Regular Tenant
WB/Disney	577 Main	Wahso/Pinecone
Spotify	427 Main	The Cabin
Gold House	540 Main St.	Riverhorse
The Vulture Spot	591 Main St.	Lunds Fine Art
Deadline Hollywood	608 Main ST.	Montgomery Lee
Illuminative	314 Main ST.	David Beavis Gallery
Vox/Bumble Modern		
Media Lounge	268 Main	The Premiere
LatinX House	268 Main	The Premiere
CHEFDANCE	427 MAIN	CHEFDANCE
Chambers36	1890 Bonanza Dr. #118	Stacked Sandwich Co
Film Promotion platform	890 main St.	The Mustang
Enme Ericka Nicole Malone		
entertainment	427 Main	The CABin
Sommsation	408 Main St.	Old Town Cellars
1497 INC	1167 Woodside	The Shop Yoga Studio



City Council Staff Report

Subject: McPolin Farm 2024 Events Update
Author: Paige Galvin
Department: Executive
Date: January 11, 2024
Type of Item: Administrative

Recommendation

Receive an annual update on the 2024 McPolin Farm activities and consider approving the City sponsorship of 2024 proposed special events calendar, which enables the final approval of these special events to remain administrative items throughout the year.

Executive Summary

The McPolin Farm has a long history, which includes:

- In 1922, the McPolin family built the barn from recycled timber salvaged from an old tailings mill.
- In 1947, the McPolin family sold the farm to D.A. Osguthorpe, a Salt Lake City veterinarian.
- In 1990, after a long and careful negotiation, the City purchased the Farm and surrounding land, making it Park City's first major open space acquisition.
- In 2016, the City completed major structural upgrades of the Barn. At the time, the City Council provided direction to incrementally increase the number of local community events at the Farm, but still within the total annual allowance of 12. This included consideration for applicants outside the City, specifically non-profits. The discussion further stipulated that the events should be passive and non-invasive of internal department resources and the property's historic preservation values.
- In 2019, the [McPolin Farm Conditional Use Permit \(CUP\)](#) was updated to reflect the most recent Council direction.

As you know, the City Council is the property owner of the McPolin Farm property, and the Friends of the McPolin Farm (Friends) is a seven-member advisory committee that advises the staff liaison (Paige Galvin) and Council in terms of the Farm's stewardship responsibilities. The Friends facilitate small events and community use of the McPolin Farm while honoring the property's governing documents and use policies, which also preserve the property's agricultural and farming history.

Analysis

There are several highlights from 2023, including:

- The addition of live music and outdoor games at all our events
- Every event was sold out or close to it
- Began the application process of replacing the shed doors
- Started the process of repairing the antique farm equipment
- Welcomed a new Friend of the Farm, Bill Pippas

2024 Goals

The Friends deliberated and outlined primary goals for 2024, which include:

- Continuing to maximize attendance at each of the barn summer tours. This includes outreach to specific community groups, such as City/County Council, staff, and school groups.
- Continue to maintain general upkeep while accomplishing maintenance projects (budgeted):
 - Replace sliding shed doors.
 - Rodent control (marmots and other animals from accessing the barn; and
 - Complete interior barn repairs, including animal damage identified in the fall by the City's Historic Preservation Consultant.
- Continue the repair and upkeep of the farm equipment on the property
- Explore planting a garden

Special Events at the Farm

Per the CUP requirements, special events at the McPolin Farm shall be processed by staff under a Special Event Permit and considered by City Council for action. This is slightly different from the typical special event process, under which the City Council delegates administrative approval authority for smaller Level One, Two, and Three events to the Special Event Manager.

There are no new events proposed at McPolin Farm this year. The Friends of the Farm committee reviewed the events listed below on October 16, 2023. While we occasionally receive inquiries about hosting events from outside groups, the requests did not meet the CUP criteria; specifically the requirement that events be open to the public. Any new event that meets the CUP criteria must return to City Council for consideration.

Below is a list of the proposed events for 2024, which are status quo from past years. Each event has been reviewed for compliance with [Special Events municipal code Title 4A](#) and the [McPolin Farm CUP](#). This year we plan six events similar in size and scope to those held in the past. Parking is limited at the McPolin Farm Trailhead. Per each event permit, we require two shuttle vans from the PC MARC to mitigate public safety impacts. There is also a bus stop adjacent to the barn, and we encourage people to walk or bike to events. All noise stemming from events will be kept within noise limits unless otherwise noted:

- Full Moon Snowshoe – Saturday, February 24, a Level One Event that sells out at 66 tickets for a chili dinner, music, and guided beginner or advanced snowshoe tour along the White Pine Touring track under the full moon. Two staff/volunteers will drive two PC MARC shuttles to the barn for guests, who may also be dropped off by private transportation. Staff from the Building, Parks, Streets, and Sustainability departments all contribute to the success of this community event.
- Your Barn Door Is Open (YBDIO) - Saturday, June 15, a Level One Event that hosts around one hundred community members for live bluegrass music,

dancing on the patio, catered dinner, and self-guided tours inside the barn. It is one of only four times a year that the barn is open to the public. For this event, we apply for a noise variance as we have the band in the shed.

- Barn Tours – On July 13, August 10, and September 14, we will have two one-hour guided tours at 4 p.m. and at 5:30 p.m. Tickets are \$10 per person. This is permitted as a Level Two Event. The barn has the capacity to accommodate twenty-five people for each scheduled tour.
- Scarecrow Festival – Saturday, October 5, a Level Two Event that typically sells out. There are two types of tickets sold: One ticket grants a group of four people to attend the Festival, which includes scarecrow-making materials, face painting, pumpkin painting, and refreshments. The other ticket is for a support structure and the straw to stuff a scarecrow without access to other activities and refreshments. [Seasonal Events | Park City, UT](#)

Funding

McPolin Farm event costs are within the approved budgets and estimated at \$5,900. Additionally, ticket sale revenue goes to the capital projects fund to augment the barn capital projects for the McPolin Farm.

City Council Staff Report



Subject: Bonanza Park Small Area Plan
City-Owned Five-Acre Feasibility Study
Authors: Jennifer McGrath, Deputy City Manager
Rebecca Ward, Planning Director
Date: January 11, 2024
Type of Item: Work Session

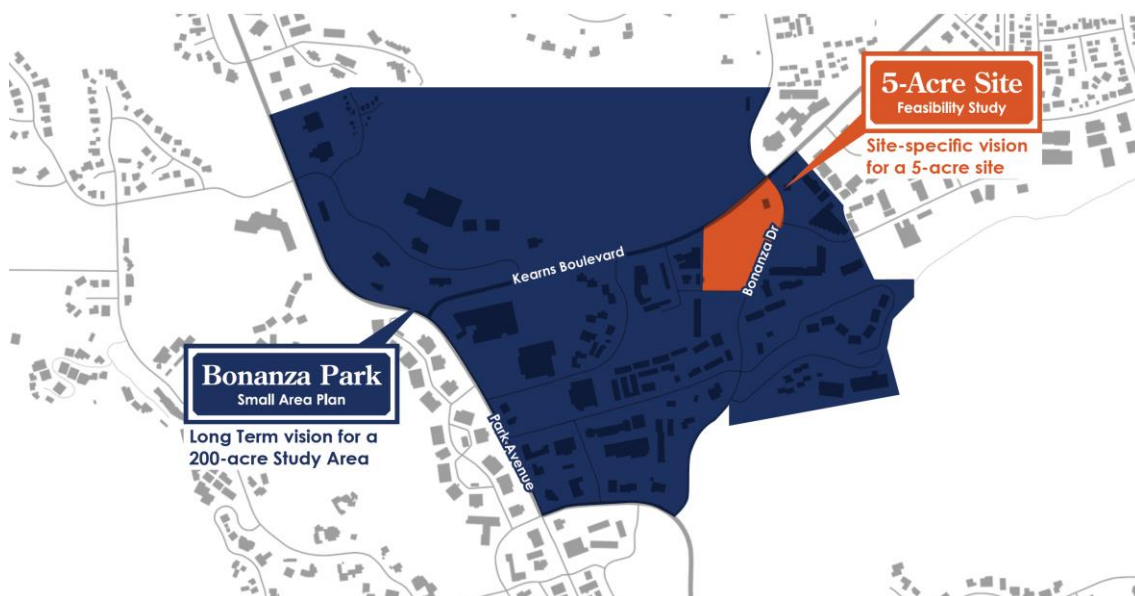
Summary

MKSK, the City's consultant for the Bonanza Park Small Area Plan and the Feasibility Study for the City-owned five-acre property at the intersection of Kearns Boulevard and Bonanza Drive, will present the Phase II community engagement results. After City Council discussion, the Council will be asked for direction on important design and land use elements to help inform the final phase and concepts of the planning initiatives.

Background

Consultants – On October 24, 2022, the City issued a Request for Proposals for [the Bonanza Park Small Area Plan](#) and [the Feasibility Study](#). On March 2, 2023, the City Council approved a contract with [MKSK](#) and subconsultants [Future IQ](#), [Fehr & Peers](#), and [Development Strategies](#) to complete the 200-acre Bonanza Park Small Area Plan and five-acre Feasibility Study ([City Council Agenda](#); [Minutes](#), p. 3).

Two Planning Efforts | One Approach



Community Engagement

- The Mayor created two advisory groups, one for each planning initiative, to represent a broad spectrum of City residents, advocates, employers, institutional partners, landowners, and other key stakeholders. The advisory groups support and augment the community engagement process, provide feedback to help the project management team craft a vision statement for the Small Area Plan, and serve as a partner in the implementation of the completed plan.
- The consultants held a [July 19, 2023 community meeting](#).
- The consultants issued a survey.
- The consultants conducted stakeholder roundtables on July 20, 2023.
- The project management team led a neighborhood tour on October 18, 2023.
- The consultants held an [October 18, 2023 community meeting](#).
- The consultants issued a second survey.
- City staff continue to engage with the community, including the Senior Center, Historic Park City Alliance, the lodging and restaurant associations, the Prospector Square Property Owners Association, the Chamber, Park City High School students, young families, and community members who speak Spanish.

On August 29, 2023, the consultants shared the Phase I engagement results in a work session with the City Council ([Council Packet](#); [Minutes](#)).

Planning Initiatives

Bonanza Park Small Area Plan

The 200-acre Bonanza Park neighborhood is the City's geographic core. Intersected by major thoroughways—Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive—this neighborhood is important to the Park City entry experience. The City initiated neighborhood plans in the past, and while some guiding goals and policies are outlined in the 2014 General Plan—including creation of a mixed-use neighborhood where locals live and work—the General Plan acknowledges the need for a Small Area Plan to address unique neighborhood characteristics and challenges.¹ For more information on the history of planning efforts for this area, the [August 29, 2023 City Council Staff Report](#) provides a summary, and [Exhibit B](#) to the Staff Report includes a general overview of Bonanza Park planning efforts.

¹ [General Plan](#), p. 170

The existing Bonanza Park neighborhood has a complicated street network that developed along historic rail lines, presenting challenges to pedestrian, bicyclist, transit, and vehicle connectivity. During peak times, the neighborhood becomes congested with traffic that builds up along surrounding roads. Also, green space is relatively limited, and much of the neighborhood is surface-level parking.

While there are challenges, as [the Phase I engagement results](#) indicate, the community cherishes many neighborhood features —local businesses and restaurants, proximity to the Rail Trail, grocery stores, community cultural centers— and believes it has tremendous potential.

Looking ahead several years, many properties within the Bonanza Park neighborhood will likely be redeveloped. For example, the Engine House, an Affordable Master Planned Development in the heart of the neighborhood, is already under construction and will provide 99 affordable units and 24 market-rate units. It is possible that within the next five years, the City's five-acre property at the intersection of Kearns Boulevard and Bonanza Drive, The Yarrow at the corner of Kearns Boulevard and Park Avenue, Deer Valley's property at the intersection of Bonanza Drive and Lower Iron Horse Loop Road, and the Iron Horse District may redevelop. This planning process is an opportunity to capture the community vision for the neighborhood and shape the future of the entire 200-acre neighborhood in a way that achieves community goals.

The next steps in the MKSK planning process include:

- Analyzing potential future land use and traffic;
- Developing a land use and mobility plan; and
- Holding a final community meeting.

The Small Area Plan is proposed to supplement the General Plan as a guiding policy document for the neighborhood. The state requires Planning Commission review, a public hearing, and a formal recommendation to the City Council for a public hearing and final action.²

If the City Council adopts the supplement to the General Plan, implementing the plan will require amendments to the Land Management Code. Currently, the neighborhood includes primarily General Commercial and Light Industrial zoning, regulations that shaped the existing conditions that may not align with the community vision for the future of the 200-acre neighborhood. Implementation of the plan will provide continued opportunities for the community to engage in the decision-making process as the Planning Commission reviews potential code amendments, which will be recommended to the City Council for consideration.

Please see Exhibit C to review the consultant's presentation. Slides 32-33 outline

² Utah Code [Section 10-9a-404](#)

questions for discussion.

Five-Acre Feasibility Study

Arts and culture has a rich history in Park City, dating to the late 1800s. Several years ago, under the leadership of a previous Mayor and Council, the City re-imagined a centrally located five-acre parcel of land slated for private development as a potential Arts and Culture District. As part of that process, the City, Sundance Institute, and Kimball Art Center approved Letters of Intent for joint planning and development of an Arts and Culture District on July 20, 2017.

Also in July, the City Council adopted a Municipal Transient Room Tax to fund the purchase of the five-acre site for \$19.5 million ([Staff Report](#); [Meeting Minutes](#), p. 6 – 8). Over the next several years, the City engaged consultants, planning professionals, stakeholders, affordable housing staff, and the public in additional rounds of feasibility. These efforts included visioning, planning exercises, potential partnerships, use concepts, and build-out design of a potential mixed-use project anchored by an arts and cultural focus. However, due to the COVID-19 pandemic and rising costs, the project was put on hold.

In 2023, the City Council sought to re-engage with the community to understand if the vision for the 5-acre site remained intact or if it had changed. To review the post-COVID City Council discussions regarding the Arts and Culture District on the City-owned five-acre property, please refer to the August 29, 2023 [City Council Staff Report](#).

Before establishing new budget and policy parameters, the City Council sought to confirm whether the community still supported the underlying concept of the arts and cultural focus for the five-acre property. That question was asked during the Phase I Community Engagement process, which included a well-attended community meeting, two community surveys, Advisory Committee meetings, and stakeholder meetings. Information from the August 29, 2023 Council meeting can be found [here](#).

Phase II work began immediately following the August 29, 2023 City Council meeting. The outreach portion of the Phase II work included another well-attended community meeting, two community surveys, Advisory Committee meetings, and additional stakeholder meetings. The data from that outreach is being presented to the City Council, which is being asked for direction regarding Phase III expectations.

Specifically, the project team seeks direction to create a final deliverable document and design concept for the five-acre site. These include input on potential heights and densities parameters, parking strategy preferences, types of allowed uses, and discussion on the original LOIs.

Please see Exhibits A and B to review the 2017 LOIs.

Please see Exhibit C to review the consultant's presentation. The project management team requests City Council input on the questions outlined in Slides 59-60.

Department Review

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

Exhibits

- A: Kimball Art Center Letter of Intent
- B: Sundance Letter of Intent
- C: Consultant Presentation

**LETTER OF INTENT BETWEEN PARK CITY MUNICIPAL
COPORATION (“PCMC”) AND THE KIMBALL ART CENTER (“KAC”).**

**(PCMC and KAC may be referred to individually as a “party” and
collectively as “parties.”)**

July 6, 2017

**RE: DEVELOPMENT OF THE PARK CITY ARTS AND CULTURE DISTRICT (the
“District”).**

This Letter of Intent (“LOI”) outlines the agreement of the parties to participate in the development of the District. This LOI will facilitate PCMC’s adoption of a Municipal Transient Room Tax, pursuant to Utah Code § 59-12-3A et seq, as amended, and the approval of the Bonanza Park East purchase agreement. The parties intend to create the District in conjunction with the Sundance Institute (“Sundance”) and to that end PCMC will be entering into a similar LOI with Sundance.

The below terms are agreeable to the parties and the parties intend as follows:

- PCMC shall notice the purchase agreement for the Bonanza Park East property (see image attached hereto as Exhibit A) and enactment of a 1% Municipal Transient Room Tax for the purpose of acquiring Bonanza Park East for public hearing on July 13, 2017, with possible action on July 20, 2017.
- PCMC shall issue debt against the sales tax revenue generated by the tax.
- PCMC shall close on the acquisition of Bonanza Park East no later than January 31, 2018.
- PCMC, KAC and Sundance shall participate in the joint planning and design of the District with the intention of obtaining the approval of a Master Planned Development (“MPD”).
- The MPD process before Planning Commission and plat amendment before City Council shall run concurrently. Either party or KAC may decide to jointly or independently proceed with detailed architectural planning of their individual building(s) consistent with the MPD process at their own expense.
- PCMC shall issue a Request for Proposal (“RFP”) for the site plan, engineering and design component of the MPD. PCMC, at KAC’s request, may include a project scope alternative for additional design/architectural services for and to be paid by KAC.

- Subject to compliance with PCMC budget contract policies, the RFP for the MPD consultant(s) shall be approved by PCMC, Sundance and KAC by consensus vote.
- In planning and developing the District, all parties acknowledge that a central purpose of the District is to inspire creative expression and therefore agree to strive for a design of such District that is artistically and architecturally significant, so long as such design complies with City code.
- PCMC shall be the applicant and shall pay all costs associated with the MPD application and design costs of plans sufficient for a complete application. KAC may at its own cost procure additional detailed plans concurrently, including individual architectural plans of its Facilities.
- The MPD will adhere to the General Plan and Park City Land Management Code. No application for height exceptions are contemplated at this time.
- Once the MPD is approved and KAC has vested approval rights, KAC shall purchase from PCMC all land connected with and/or appurtenant to its new art center (“Facilities”) as determined in the joint MPD process at a projected cost of \$2,925,000 for approximately 15% of the site or 34,230 sq. ft. at \$85.5 per square foot.
- PCMC shall reserve an easement in the sale of land to KAC for the purpose of constructing underground parking, utilities and common facilities. PCMC shall be responsible for any environmental site remediation as part of the Parking Easement and Purchase Agreement.
- KAC will act as an anchor destination, along with Sundance, and will be located prominently in the District.
- KAC’s Facilities shall include a building consisting of office space, galleries, studios, kiln rooms, photo labs, a gift shop, a restaurant/café, and similar amenities (approximately 30,000 to 40,000 sq. ft.). KAC shall cover the full cost of building and engineering/design costs associated with its Facilities.
- KAC shall coordinate Facility design with overall master plan and parking design.
- The parties shall consider additional, creative ways to support the anchor tenants and future success and activities of the District in a continuous way, such as a management board supported by a percentage of annual transient room tax revenue.
- KAC shall reserve the right to sell any land purchased by KAC within the District should KAC determine in its sole discretion that it is not able to construct its Facilities. PCMC shall have a right of first refusal to purchase the land at the same price as that paid to PCMC by KAC.
- PCMC shall construct office and retail space, restaurants/café, event spaces, plazas, public ingress and egress, public art, nonprofit space complimentary to the District, affordable or attainable housing, and an innovation technology center or innovative food concept center, etc. (approximately 60,000 to 90,000 sq. ft.).

- PCMC shall construct, own, maintain, and operate approximately 400 parking stalls, including underground, surface and aboveground structured as determined necessary to serve the District by the MPD.
- PCMC shall construct and operate a transit connection hub within or adjacent to the District.
- PCMC shall retain ownership, management and control of all parking for the facilitation of the District.
- KAC shall pay an agreed rental amount to PCMC from the date of PCMC's closing on the Bonanza Park East property, or until such rents are assigned to PCMC, until KAC discontinues its operations from 1401 Kearns Blvd.
- PCMC shall hold all rents received from KAC and apply them as a credit towards the purchase by KAC of the land used for its Facilities.
- KAC and PCMC agree to renegotiate the Master Festival License Agreement dated December 19, 2016 between PCMC and KAC to incorporate, among other things, use of the new Facilities, special event use of flex plaza space, City parking, transportation, traffic mitigation, and new effective dates. The parties expect to complete and approve such amendments prior to closing on the purchase of KAC land for its Facilities.
- PCMC shall continue to assist KAC in its efforts to pursue other state and local government financial support of the KAC.
- PCMC shall use best efforts to find joint solutions with KAC to address increased challenges facing employee/artist housing.
- PCMC, KAC and Sundance shall review, approve and participate jointly in any relevant press and media releases and the parties intend that neither they nor KAC shall individually issue any such release.
- PCMC approval of this LOI is contingent upon the approval by the Park City Council at an open, public meeting (currently scheduled for July 20, 2017).

This Letter is intended to be a nonbinding statement and preliminary concept of the terms of the proposed transactions. It is subject to the preparation of the final purchase contract and any other documents reflecting the final agreement of the parties.

Accepted and agreed to by:

Kimball Art Center:

By: 

Its: BOARD CHAIR

Park City Municipal Corporation

By: 

Its: CITY Manager

EXHIBIT A

BPE Property



Aerial view of 5.25-acre parcel to be purchased by City

**LETTER OF INTENT BETWEEN PARK CITY MUNICIPAL
CORPORATION (“PCMC”) AND SUNDANCE INSTITUTE
 (“SUNDANCE”).**

**(PCMC and Sundance may be referred to individually as a “party” and
collectively as “parties.”)**

July 6, 2017

**RE: DEVELOPMENT OF THE PARK CITY ARTS AND CULTURE DISTRICT (the
“District”).**

This Letter of Intent (“LOI”) outlines the agreement of the parties to participate in the development of the District. This LOI will facilitate PCMC’s adoption of a Municipal Transient Room Tax, pursuant to Utah Code § 59-12-3A et seq, as amended, and the approval of the Bonanza Park East purchase agreement. The parties intend to create the District in conjunction with the Kimball Art Center (“KAC”) and to that end PCMC will be entering into a similar LOI with KAC.

The below terms are agreeable to the parties and the parties intend as follows:

- PCMC shall notice the purchase agreement for the Bonanza Park East property (see image attached hereto as Exhibit A) and enactment of a 1% Municipal Transient Room Tax for the purpose of acquiring Bonanza Park East for public hearing on July 13, 2017, with possible action on July 20, 2017.
- PCMC shall issue debt against the sales tax revenue generated by the tax.
- PCMC shall close on the acquisition of Bonanza Park East no later than January 31, 2018.
- Prior to Sundance’s purchase of the Sundance Lot under the Purchase Agreement (as defined below), PCMC, Sundance, and KAC shall participate in the joint planning and design of the District with the intention of obtaining the approval of a Master Planned Development (“MPD”).
- The MPD process before Planning Commission and plat amendment before City Council shall run concurrently. Either party or KAC may decide to jointly or independently proceed with detailed architectural planning of their individual building(s) consistent with the MPD process at their own expense.

- PCMC shall issue a Request for Proposal (“RFP”) for the site plan, engineering and design component of the MPD. PCMC, at Sundance’s request, may include a project scope alternative for additional design/architectural services for and to be paid by Sundance.
- Subject to compliance with PCMC budget contract policies, the RFP for the MPD consultant(s) shall be approved by PCMC, Sundance and KAC by unanimous vote.
- In planning and developing the District, all parties acknowledge that a central purpose of the District is to inspire creative expression and therefore agree to strive for a design of such District that is artistically and architecturally significant, so long as such design complies with City code and cost expectations of the parties.
- Each owner of a lot in the District shall be responsible to construct any necessary buildings, structures, and related appurtenances (the “Facilities”) approved in the MPD. Notwithstanding the foregoing sentence, as set forth below, the shared underground parking and facilities shall be constructed by PCMC at its sole cost and expense.
- PCMC shall be the applicant and shall pay all costs associated with the MPD application and design costs of plans sufficient for a complete application. Sundance may at its option and at its own cost procure additional detailed plans concurrently, including individual architectural plans of its Facilities.
- The MPD will adhere to the General Plan and Park City Land Management Code. No application for height exceptions are contemplated at this time.
- Sundance shall enter into a purchase agreement (the “Purchase Agreement”) with PCMC for all land connected with and/or appurtenant to its Facilities as determined in the joint MPD process at a projected cost of \$3,900,000, which equals approximately 45,640 sq. ft. at \$85.50 per square foot.
- PCMC shall reserve an easement in the sale of the Sundance Lot to Sundance for the purpose of constructing underground parking, utilities and common facilities under portions of the Sundance Lot pursuant to a separate easement agreement on a form reasonably acceptable to Sundance and PCMC (the “Parking Easement”). PCMC shall be responsible for any environmental site remediation as part of the Parking Easement and Purchase Agreement.
- Sundance will act as anchor destination, along with KAC, and will be located prominently in the District.
- The Facilities on the Sundance Lot may include, at Sundance’s Option and subject to the MPD, office space, archives/exhibition space, a publicly accessible hub for the Sundance Institute and the Sundance Film Festival, a 300-seat theater, gift shops, restaurants/café and similar amenities (approximately 40,000 to 50,000 sq. ft.).
- Sundance shall be responsible for the full cost of building and engineering/design costs associated with its Facilities other than the underground parking and utilities.

- Sundance shall coordinate the design of its Facilities with overall master plan and parking design.
- The parties shall consider additional, creative ways to support the anchor tenants and future success and activities of the District in a continuous way, such as a management board supported by a percentage of annual transient room tax revenue. At a minimum, the parties expect to create a governance board and mutually beneficial CC&Rs consistent with the intent of the District.
- Sundance shall reserve the right to sell any land purchased by Sundance within the District should Sundance determine in its sole discretion that it is not able to construct its Facilities. PCMC shall have a right of first and last refusal to purchase the land at the same price as that paid to PCMC by Sundance. The terms and timing of the rights of refusal shall be negotiated and specified in the purchase agreement and shall address interest and transactional costs associated with the purchase & sale of the land incurred by Sundance. Should PCMC decline to purchase the land at such price, Sundance may sell the land to a third party at its sole discretion, subject to the terms of the MPD, purchase agreement/deed, and District governing regulations/CCRs.
- PCMC shall construct approximately 60,000 to 90,000 sq. ft. of addition District space, which will include a mix of office and retail space, restaurants/cafés, event spaces, plazas, public ingress and egress, public art, nonprofit space complementary to the District, affordable or attainable housing, artist residences, an innovation technology center, and/or innovative food concept center, etc.
- PCMC shall construct, own, maintain, and operate approximately 400 parking stalls, including underground, surface and aboveground structured as determined by the MPD.
- PCMC shall construct and operate a transit connection hub within or adjacent to the District.
- PCMC shall retain ownership and management of all parking constructed by PCMC, subject to the terms of the Parking Easement; provided of the MPD shall establish an allocation of parking to both KAC and Sundance at no cost.
- At Sundance's election, Sundance may occupy the existing office space in the Physician's Building and shall pay an agreed rental amount to PCMC from October 1, 2017 on a month to month basis.
- PCMC shall hold all rents received from Sundance, if any, and apply them as a credit towards the purchase by Sundance of the land used for its Facilities.
- Sundance and PCMC agree to renegotiate the Master Festival License Agreement dated October 30, 2013 between PCMC to Sundance to incorporate the new Facilities herein, and other matters including but not limited to mitigation of ambush marketing, special event use of flex plaza space and City parking, transportation, traffic mitigation, and new effective dates. The parties expect to complete and

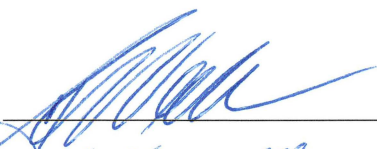
approve such amendments prior to closing on the purchase of Sundance's land for its Facilities and re-evaluate terms regarding Facilities upon their construction and initial use.

- PCMC shall continue to assist Sundance in its efforts to pursue other state and local government financial support of the Sundance Film Festival.
- PCMC shall use best efforts to find joint solutions with Sundance to address increased challenges facing festival lodging and employee/artist housing.
- PCMC, KAC and Sundance shall review, approve and participate jointly in any relevant press and media releases and the parties intend that neither they nor KAC shall individually issue any such release.
- Subject to terms of mutual agreement, KAC and Sundance expect to have a joint use agreement of their respective Facilities with each other.
- PCMC approval of this LOI is contingent upon the approval by the Park City Council at an open, public meeting (currently scheduled for July 20, 2017).

This Letter is intended to be a nonbinding statement and preliminary concept of the terms of the proposed transactions. It is subject to the preparation of other agreements reflecting the terms and conditions set forth in this LOI and other terms that are agreed to by the parties.

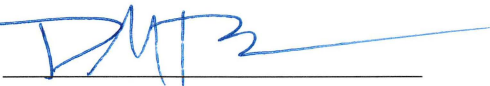
Accepted and agreed to by:

Sundance :

By: 

Its: CFO & MB 7.7.17

PCMC Municipal Corporation

By: 

Its: City Manager

EXHIBIT A

BPE Property



Aerial view of 5.25-acre parcel to be purchased by City

Bonanza Park

Small Area Plan

5-Acre Site

Feasibility Study

City Council Update

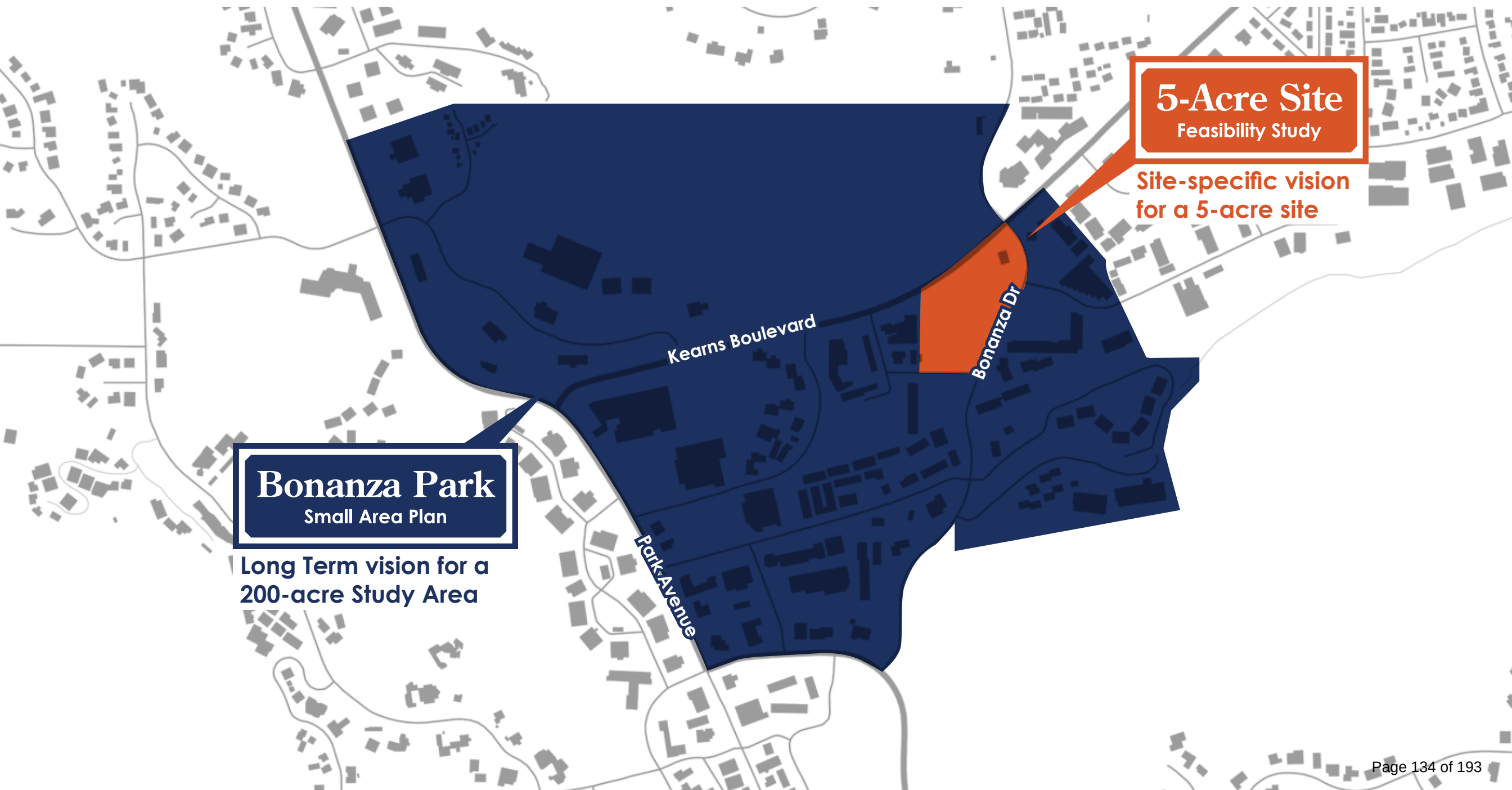
Community Engagement Phase 2 Results

January 11, 2024

PARK CITY

1884

Two Planning Efforts | One Approach



Bonanza Park
Small Area Plan

Long Term vision for a
200-acre Study Area

5-Acre Site
Feasibility Study

Site-specific vision
for a 5-acre site

Consultant Team



MKSK

Urban & Land Use Planning - Lead Consultant



DEVELOPMENTSTRATEGIES®

Economic & Market Analysis



FEHR & PEERS

Transportation Planning



future→iQ

Public & Stakeholder Engagement

Today's Meeting



Share Phase 2
Engagement Results



Introduce Key
Findings from Phase 2
Engagement



Collect feedback for
Phase 3 of project

Bonanza Park
Small Area Plan

5-Acre Site
Feasibility Study

How We Engaged in Phase 2

Engagement

2 Advisory Group Meetings

Online Project Portal

Meetings

Community Meeting 2 (of 3)

Additional Outreach to Young Families

Engagement Session at Park City High

Community Site Tour

Surveys

2 Online Surveys
(English & Spanish)

Community Meeting 2: Overview

The planning team hosted a second Community Meeting on October 18, at the Park City Library.

This meeting included a presentation by the consultant team followed by open-house style activities with interactive stations and informational displays, the results of which are summarized in the following slides.

150

Approximate number of total people in attendance throughout the event, **about half of which attended Meeting 1.**



52

Total comment cards received with feedback for both plans.

71%

of comment card responses are from residents of the **84060 ZIP Code** (27% live in the 84098 ZIP Code)



496

Total comments and stickers received on boards for both plans. (Small Area Plan with 227, and Feasibility Study with 269)

Community Site Tour

The planning team hosted a community site tour on October 18, through the Bonanza Park Neighborhood, attended by approximately 50 Parkites.



Engaging with Young Parkites

The planning team hosted an engagement session with Park City High School Students on October 17



The planning team facilitated two roundtable sessions with young families in Park City.

Bonanza Park Small Area Plan

Engagement Results

Bonanza Park
Small Area Plan

Small Area Plan Purpose

Bonanza Park

Small Area Plan

Craft a Small Area Plan for Bonanza Park to address the planning needs and policy goals of residents, business owners, and stakeholders.

Identify community priorities

WE ARE HERE!

Describe the vision for Bonanza Park

Craft a Land Use Element

Develop a stand-alone Connectivity and Mobility Element

Identify implementation recommendations

Small Area Plan Timeline

Task 1: Define plan timetable and existing conditions [Month 1]	Task 2: Develop a community engagement plan [Month 2]	Task 3: Develop neighborhood vision and plan goals and objectives [Month 3]
Conduct an existing conditions assessment Conduct a Plan Alignment Advisory Group Meeting 1	Launch Project Website and Online Questionnaire Compile Stakeholders Stakeholder Roundtables	Develop plan goals and objectives Develop a vision statement Advisory Group Meeting 2 Host a Community Visioning Workshop
Task 4: Develop plan components [Months 4 – 8]	Task 5: Develop an implementation plan [Months 8 – 9]	Task 6: Develop Final Report and Plan Adoption [Months 9 – 10]
Craft a Land Use Component Craft a stand-alone mobility component Advisory Group Meeting 3 Community Meeting 2	Craft an implementation strategy Define short-term wins	Produce a visually compelling final document Advisory Group Meeting 4 Community Open House Assist City Staff with the adoption process

Engagement Outcomes: Small Area Plan

Phase 1 & 2 Combined

Bonanza Park
Small Area Plan

2 Community Meetings
(400 Attendees)

12 Stakeholder Roundtables
(62 Stakeholders)

1,433+
Park City Voices
Engaged (so far)

Online/Paper Surveys
(Survey 1: 721 Responses)
(Survey 2: 250 Responses)

Ongoing Project Website

Community Meeting: Vision Statement

Bonanza Park
Small Area Plan

Bonanza Park is a neighborhood where Parkites gather to shop, dine, and express local culture. The Bonanza Park of tomorrow will build on this vibrancy to become a more connected, livable, and inclusive community for current and future Parkites of all ages.

“Experience local cultures -> express local culture”

“Great statement! Hits opportunities and intent! Very exciting!”

“Statement is perfect. Local = no hotel, no nightly rentals! Small scale, culture and art woven organically throughout public space

“Open with Bonanza Park is where Parkites live...”

“Bonanza Park is home to multigenerational Parkites”

Community Meeting: Project Goals

Bonanza Park
Small Area Plan

Feedback from the community meeting was supportive of the project goals below. The following quotes illustrate public sentiment

Mixed Use

"Diverse mixed income mixed use development **attractive to locals and tourists alike**. Tourism helps pay the bills and supports businesses."

"For **locals** not tourists" "**No Hotel**"

Local

"A place where people can live, work, play, and thrive as **members of the community**."

"Yes! **Need to support local businesses**. No big box or chain stores"

User-Friendly

"**Public pathway** with green areas for public gathering, bike paths"

"**Connect bike trail** through Iron Horse to Park Ave. Connect Snow Creek Trail to public trails, transit"

Inclusive

"Would love to add **inclusion of kids and families**. Seems to be missing a winter gathering place"

"'Inclusive' as a word to describe **people who don't have access to housing**."

Green

"Yes! **Community gathering** and events"

"Yes **places to gather and grow food**. Places that cultivate wellness - deep wellness"

Cultural

"We need a **variety of arts and culture** to be a **well rounded community**."

"Cultural! Remember our **Latin culture** that is the backbone of our community."

What is the right Density?

27% of respondents support a 3 story height limit.

Comments received suggest future development should remain low density.

“Keep buildings at a 3 story maximum - nothing higher”

55% of respondents support a 4 story height limit.

While increasing density would provide additional options for a mixture of uses, future development should consider scale and context of the area.

“4 story. We need the density and height to meet our varied needs. Mixed use, residential, retail.”

18% of respondents support a 5 story height limit.

Comments received suggest that future 5-story development should consider stepping back the 5th story to allow for sunlight to reach streets, reduce the scale of the building, and increase uniformity.

“The architecture should evoke Park City’s history not look like Anytown, USA”

What is the right Density?

Our Phase 1 Engagement Results highlighted a community desire for greater building heights and density in Bonanza Park - what types of regulatory revisions, if any, do you support to set this goal? **(Select all that apply)**

Additional mixed use buildings (69%)



Additional density in multifamily residential (49%)



Additional building heights than those currently allowed (47%)



No change from current standards (10%)



Other (10%)



“We need more height to allow projects to “pencil out” (high property and building costs). Also need to make sure not to block any view corridors.”

“Open to additional heights, but what is the return? Codify incentives in exchange for walkability and community benefits.”

Community Meeting: Vision for Sites

Bonanza Park Small Area Plan

KEY CATALYST SITES

A map showing the Key Catalyst Sites in Bonanza Park. The sites are highlighted in orange on a light gray background. A dark blue text box is overlaid on the map.

There is little to no support for a hotel in the district.

"These sites will set the tone for character/looks/livability. Find people with judgement/taste and import them to get it right."

"No hotel. Yes stand alone art center, green space, mixture of local residential including affordable."

MEDIUM TERM INFILL SITES

A map showing the Medium Term Infill Sites in Bonanza Park. The sites are highlighted in dark blue on a light gray background. A dark blue text box is overlaid on the map.

Most people support increased density with affordable housing.

"Affordable housing in the district is great."

"Density = affordability/sustainability. Building up is necessary for affordability. 5 story with setback."

LONG TERM INFILL SITES

A map showing the Long Term Infill Sites in Bonanza Park. The sites are highlighted in yellow on a light gray background. A dark blue text box is overlaid on the map.

Development should be contextually sensitive

"Various building heights and masses to allow **density to cluster** so there is space for trails, parks, and plazas."

"Height depends on design - setbacks of upper floors, pedestrian scales."

Community Meeting: Bike & Pedestrian Opportunities

Does this match your vision for bike & pedestrian improvements in Bonanza Park?

ALTERNATIVE 1:
NORTH-SOUTH CONNECTOR



Least Support

YES: ☐☐☐☐☐
NO: ☐☐☐☐☐☐☐☐☐☐
SOMEWHAT: ☐☐

“I like it. 3 parallel options, middle freed up for more immediate local vs. Park Ave and Bonanza.”

ALTERNATIVE 2:
REALIGNED HOMESTAKE ROAD



YES: ☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐
NO: ☐
SOMEWHAT: ☐☐☐☐☐☐☐

“Don’t allow cars to cut through - no cars! Prioritize bike and pedestrian.”

ALTERNATIVE 3:
MAXIMIZE THE GRID



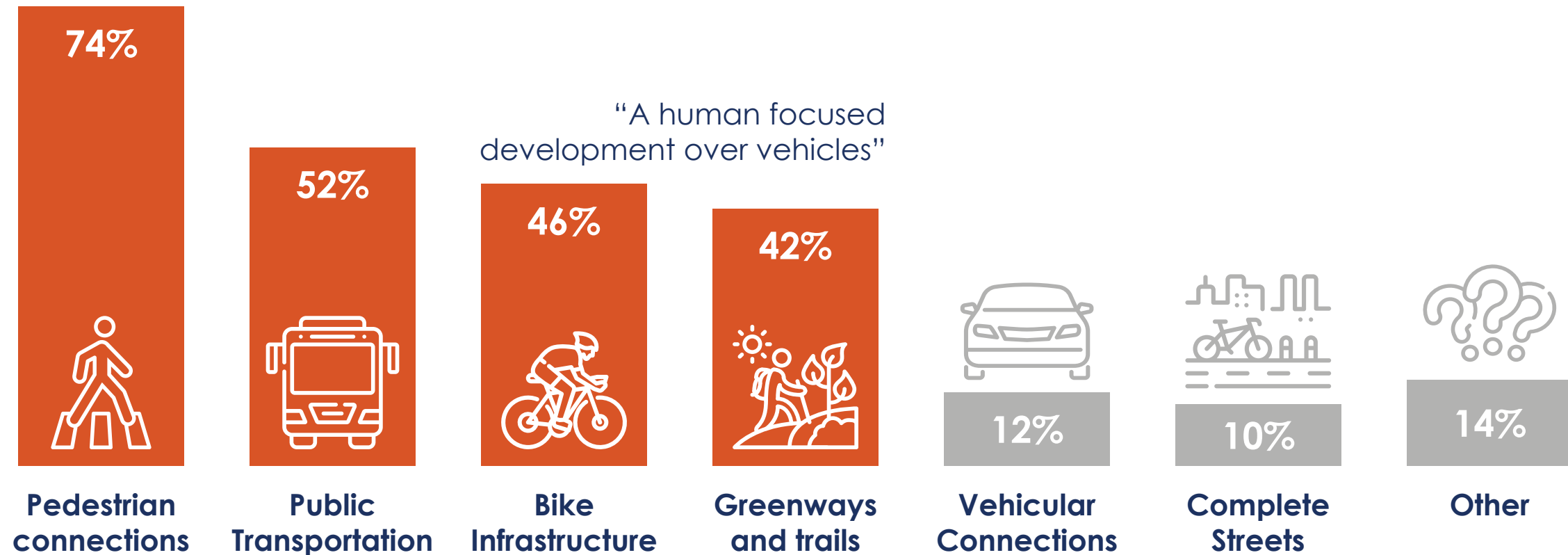
There is the most support for a more porous street & greenway network

YES: ☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐
NO: ☐☐
SOMEWHAT: ☐☐☐☐

“Best long term but seems less feasible in the short term. Keep most streets closed to cars! Bike & walk!”

Community Meeting: Connectivity Prioritization

Which of the following is most important for the prioritization of new internal connections within Bonanza Park?



Small Area Plan Second Online Survey

Bonanza Park
Small Area Plan

The planning team launched a second online survey for the Bonanza Park Small Area Plan between Oct. 30 and Nov. 22.

The survey was promoted via Park City's Social Media accounts, distributed via email, publicized in English/ Spanish flyers (digital and print), and shared by project partners via email. The survey was available via a SurveyMonkey link.

250

Total responses to the online survey.



73%

of all survey responses are from residents of the 84060 ZIP Code.



81%

did **not** attend the second community meeting.

Online Survey: Vision Statement

Please review the vision statement for the Bonanza Park Small Area Plan.
How would you improve or edit this statement?

Bonanza Park is a neighborhood where Parkites gather to shop, dine, and express local art and culture. The Bonanza Park of tomorrow will build on this vibrancy to become a more walkable, connected, livable, and inclusive community for current and future Parkites of all ages.

There is general admiration of the vision statement among respondents, with many responding positively to the term “local” - some suggestions included:

Incorporate the word “art” into the statement to reflect the fabric of Bonanza Park

Add walkability and pedestrian oriented

Online Survey: Project Goals

Please tell us how you would edit or improve our project goals.

Mixed Use

Respondents want a vibrant mixed-use neighborhood, but clarify that mixed-use does not include a hotel, building heights should be sensitive to viewsheds, and development should prioritize the arts.

Local

Parkites favor local businesses over chains and national retailers. However, some said that the quality of the business should be prioritized over whether it is local or not.

User-Friendly

There is a strong emphasis on accessibility, such as ADA accessibility, walkability, bike/pedestrian connections, and a transit hub.

Inclusive

There is support for affordable housing. While many support it for Park City's aging population and for its workforce, the appropriate amount and location is unknown.

Green

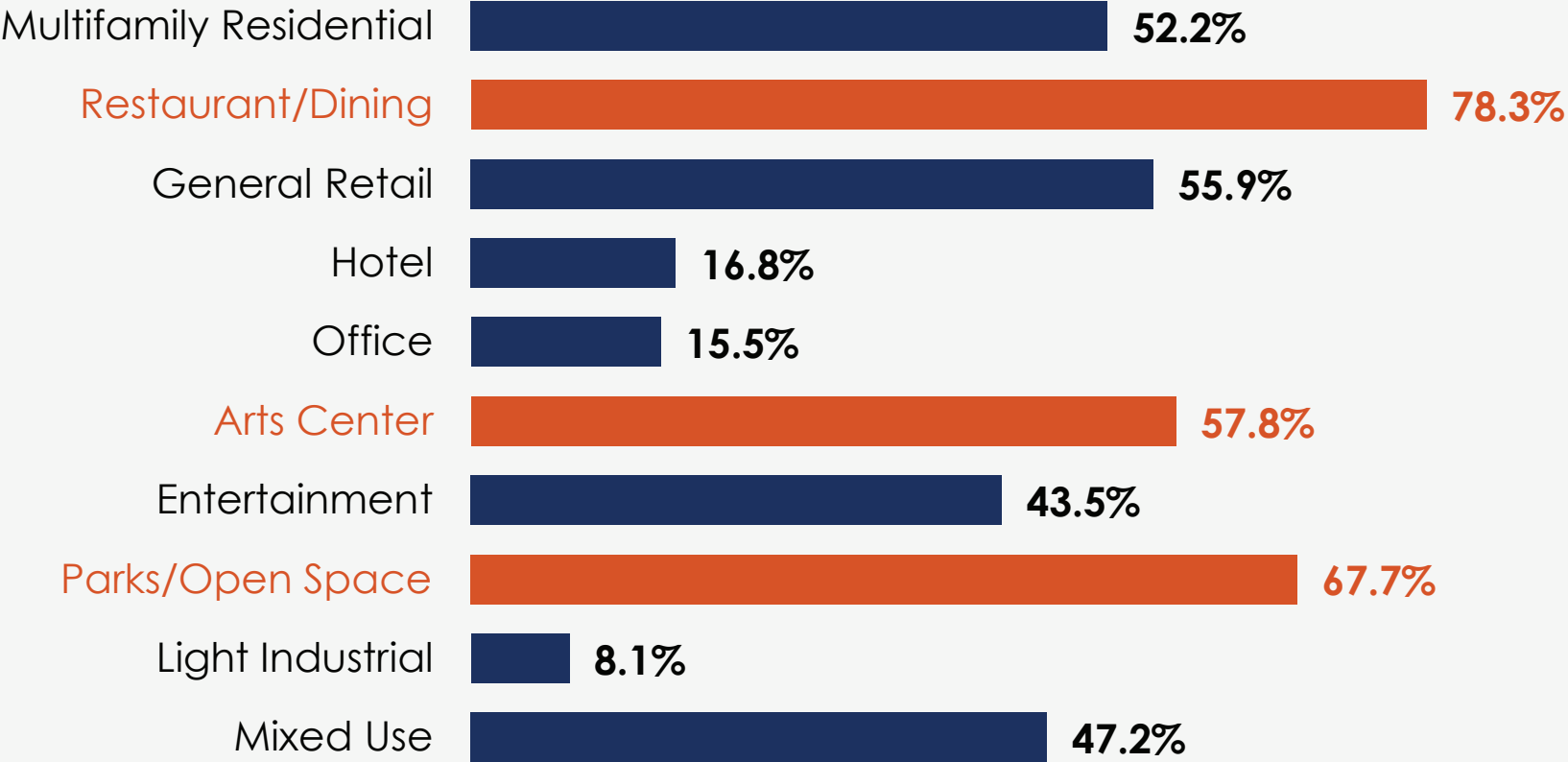
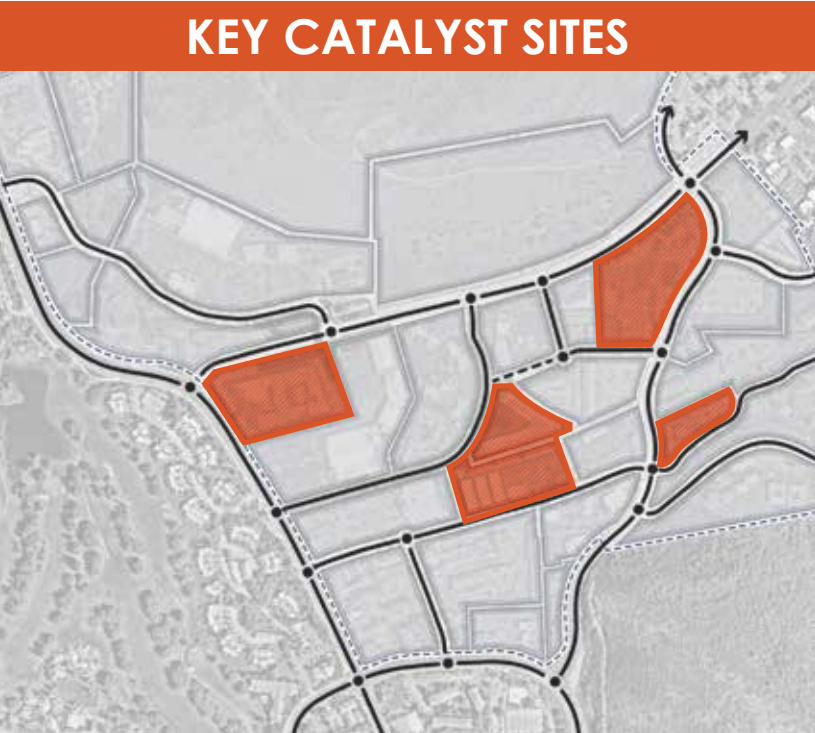
There is strong support for more green spaces. Respondents say that green and open space in general would suit the area well and would provide places for congregation, eating, pop-up events, etc.

Cultural

Incorporating art and culture into the area is favorable. Parkites would like to see art and culture integrated into the neighborhood through arts facilities, programming, and public art.

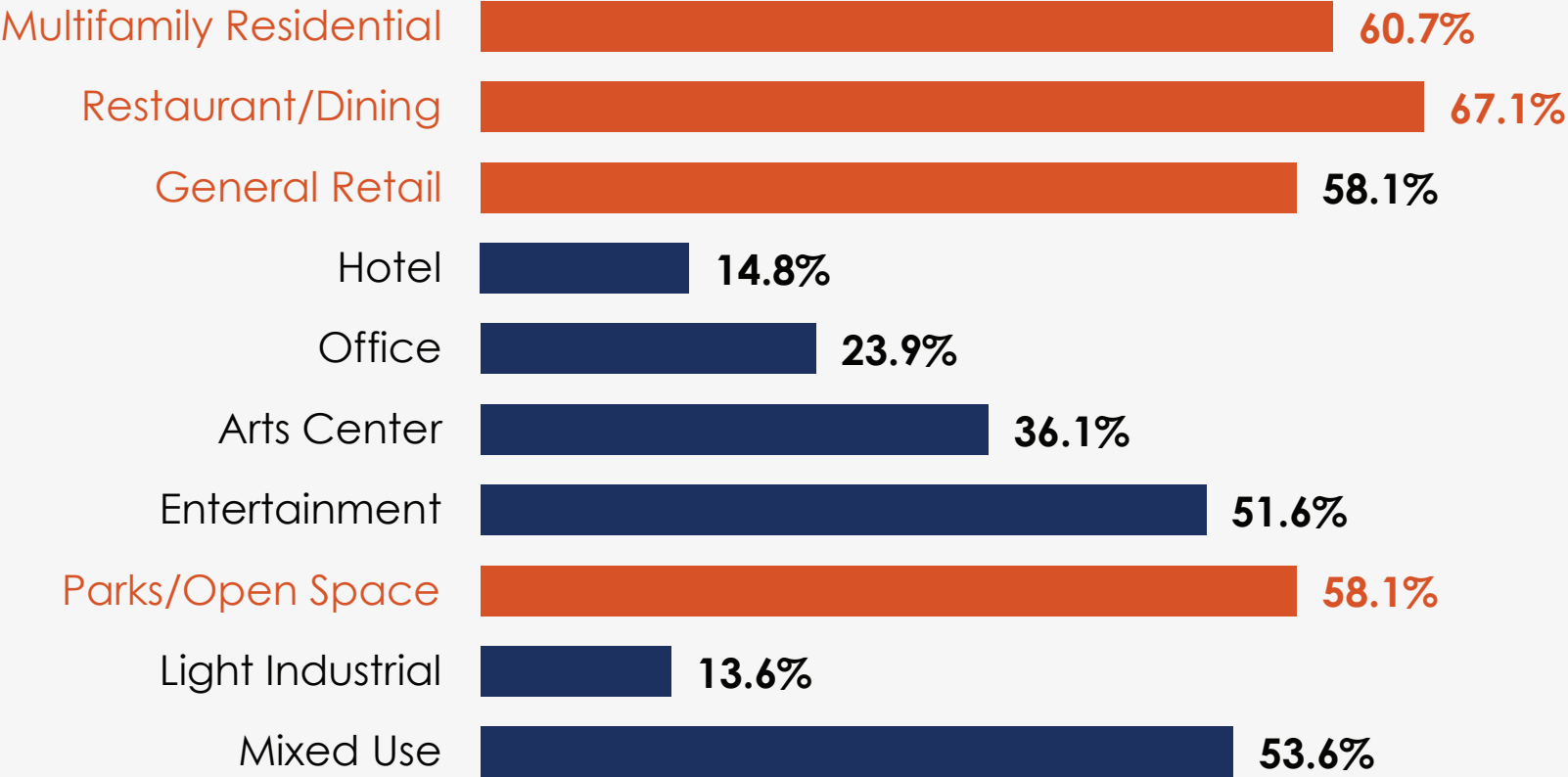
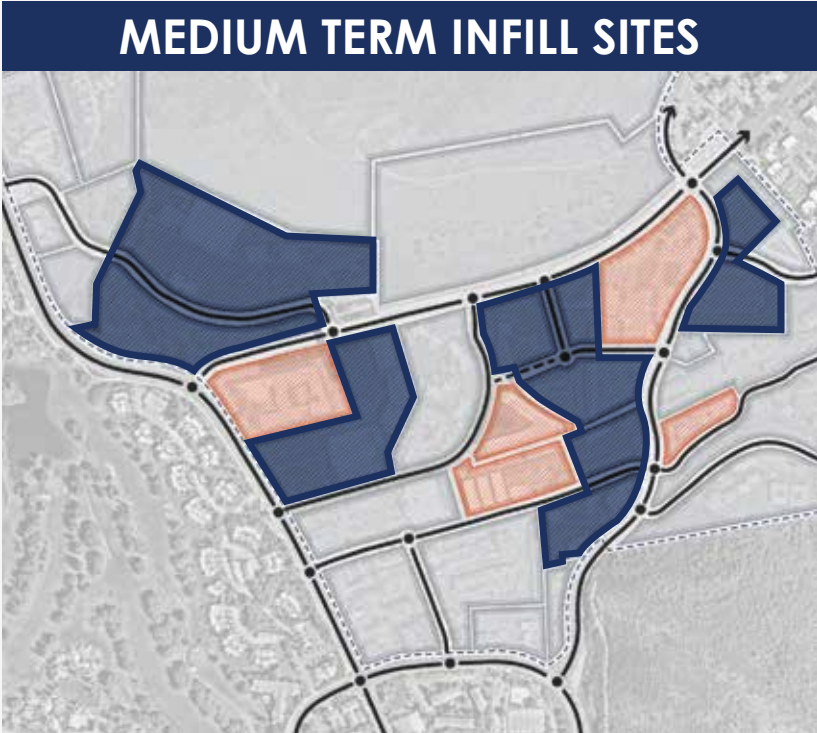
Online Survey: Key Catalyst Sites

Please review the land use diagrams. What type of uses would you like to see in these sites? Please select all that apply.



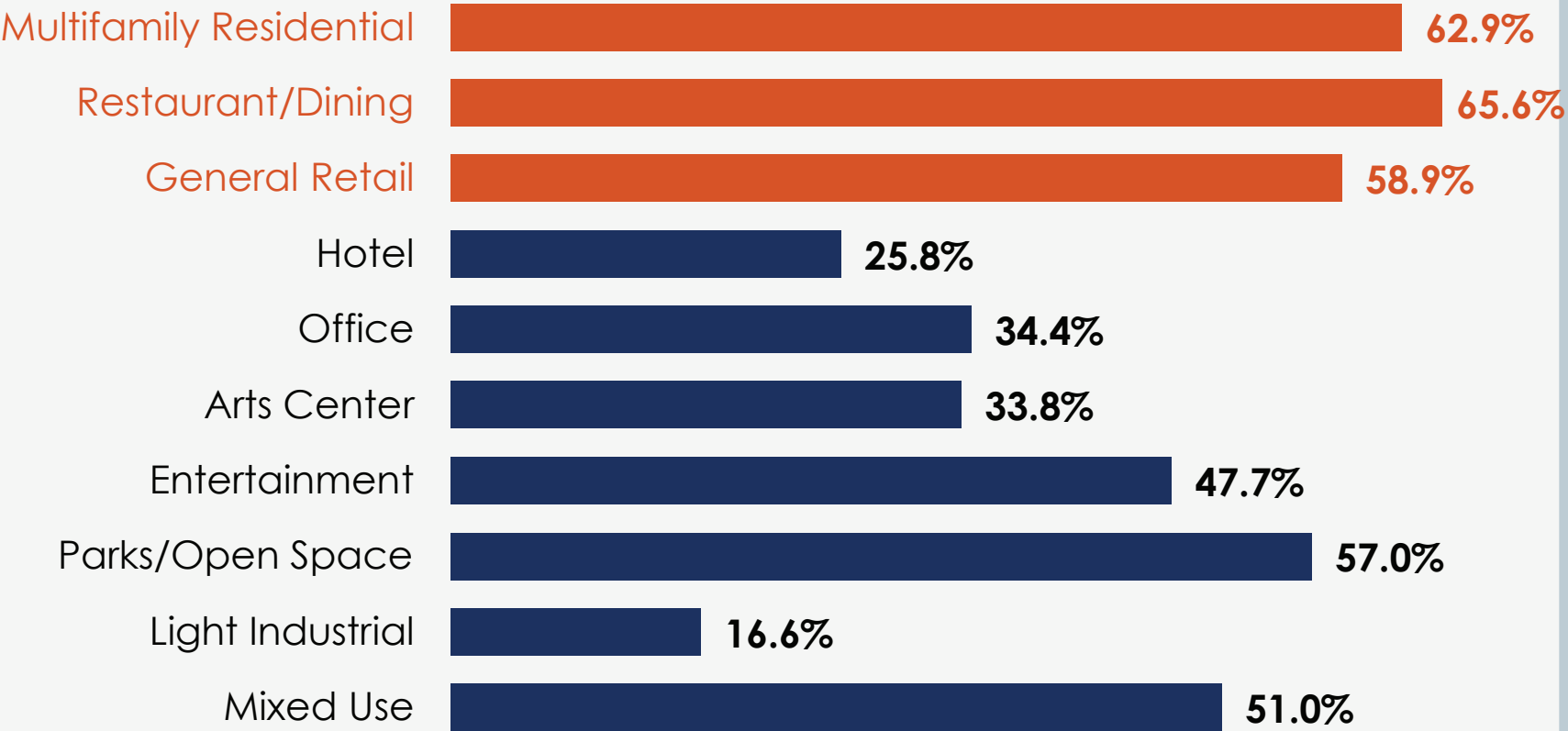
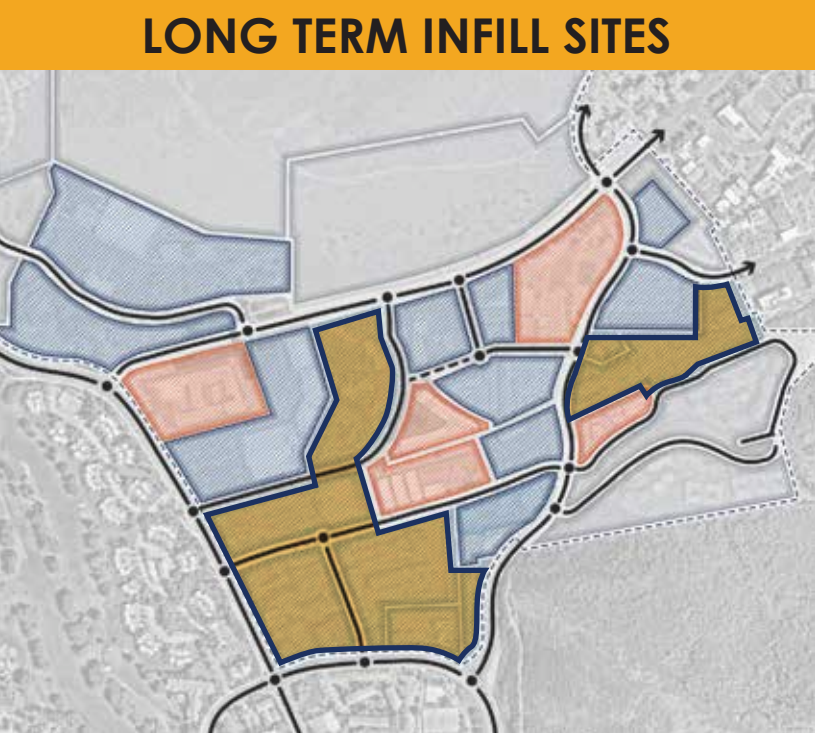
Online Survey: Medium Term Sites

Please review the land use diagrams. What type of uses would you like to see in these sites? Please select all that apply.



Online Survey: Medium Term Sites

Please review the land use diagrams. What type of uses would you like to see in these sites? Please select all that apply.



Online Survey: Building Height & Density

Our Phase 1 Engagement Results identified a community desire for greater building heights and density in Bonanza Park - what types of regulatory revisions, if any, do you support to achieve this goal? (Select all that apply)



What did we learn:

- **Responses on building height are mixed.** Residents are concerned about view obstructions from mountains, and potential that this development could become an “urban island”.
- **Respondents wish to see new development respect neighboring uses and natural landscapes.**

Bonanza Park

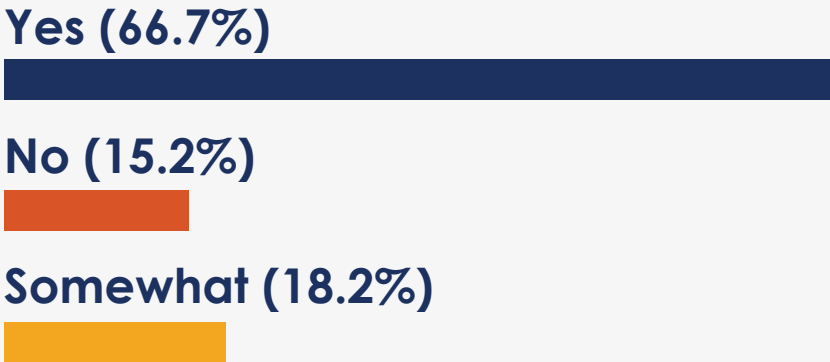
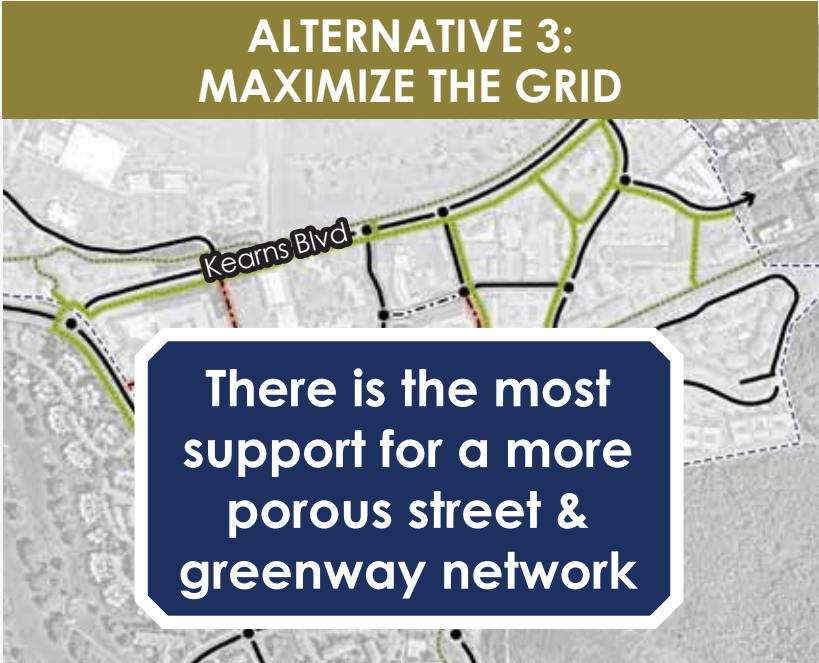
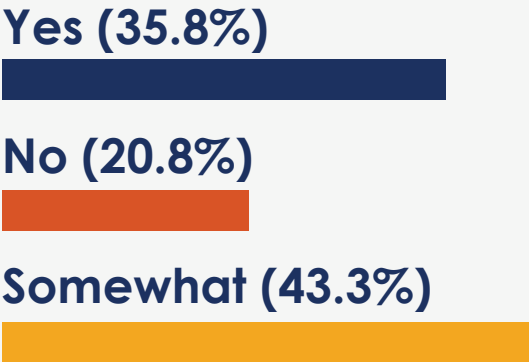
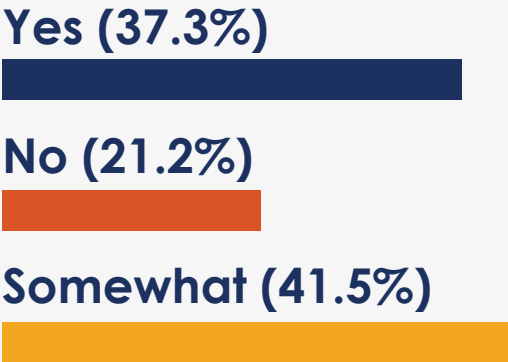
Small Area Plan

1 = most important **2 - 5** **6-7 = least important**

Factor	1 = most important	2 - 5	6-7 = least important
Age	42%	24%	14% 12% 5% 3% 1%
Gender	18%	22%	22% 13% 12% 8% 5%
Income	6%	5% 10% 16% 19%	20% 23%
Education	12%	12% 18% 19% 21%	14% 5%
Marital status	15%	23% 19% 18% 15%	6% 5%
Employment	5%	8% 12% 16% 19%	23% 17%
Health	3%	5% 5% 6% 10%	25% 45%

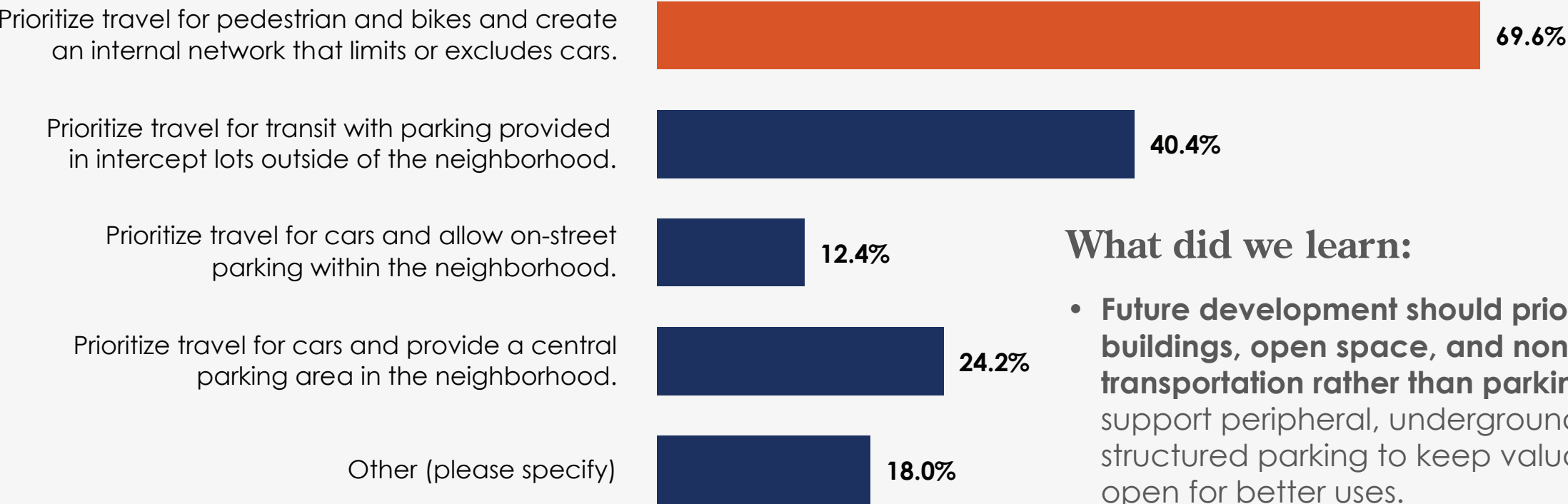
Online Survey: Connectivity Alternatives

Please review the draft connectivity diagrams above. Does this match your vision for the bike & pedestrian improvements in Bonanza Park?



Online Survey: Prioritizing Modes

How would you prioritize travel to the Bonanza Park neighborhood?
Please select all that apply.



What did we learn:

- **Future development should prioritize buildings, open space, and non-motorized transportation rather than parking.** Parkites support peripheral, underground, and structured parking to keep valuable land open for better uses.
- **Connectivity for all users is important, including cars.** Cars should not be the priority, but considered for maximum benefit and traffic mitigation
- **Maximize transit options.** Consider a standalone transit center.

Small Area Plan: Three Key Findings from Phase 2

Bonanza Park Small Area Plan

1

Additional Density

While there is support for additional building heights and density in some parts of Bonanza Park, Parkites expect to trade these off with community benefits, such as affordable housing, or public realm improvements.

Where: Key catalyst sites and long term infill sites

2

Prioritizing Connectivity

Parkites would like to prioritize as many long-term connections as possible in Bonanza Park. New connections should be geared toward pedestrians and cyclists, and limit cars. There is a clear priority on improving sidewalks.

Where: Across the entire neighborhood boundary

3

Local for Locals

Future uses should focus on serving the needs of locals. There is lack of support for any future hotels, but widespread support for more restaurants/dining, retail, open space, and multifamily residential.

Where: Where redevelopment occurs in the community

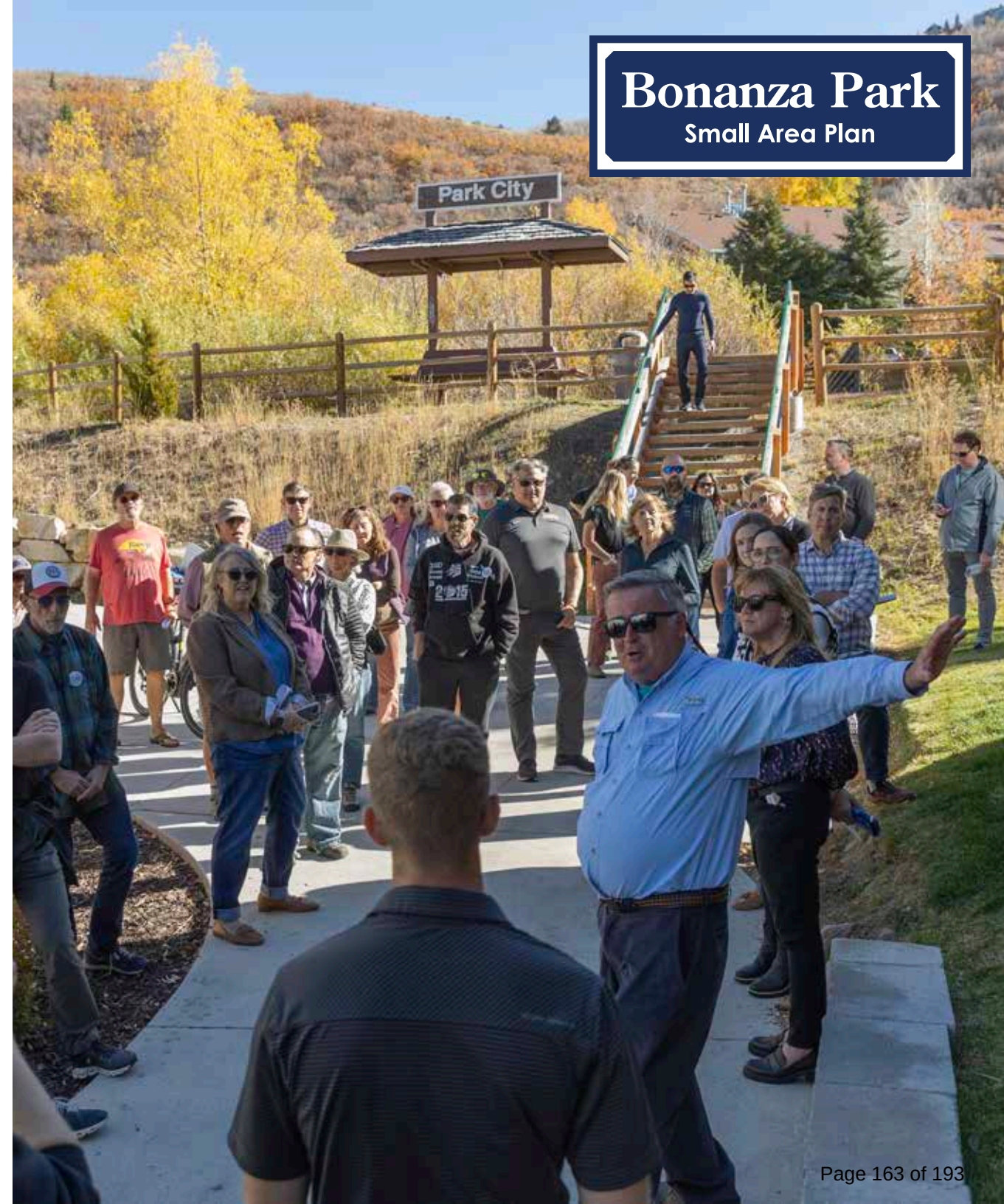
Next Steps for Phase 3

Following this week's meetings with Planning Commission and Council, the team will:

Develop a preferred land use and connectivity framework for Bonanza Park.

Meet with both Advisory Groups to preview this content prior to going back to the community.

Share the final materials with the community at a third and final community meeting.



Bonanza Park
Small Area Plan

Discussion & Questions (1 of 2)

The planning team needs direction on the following components:

- **To create additional community benefits** through the redevelopment of the Bonanza Park area (*affordable housing, community green spaces, pathways and connectivity, public transit and parking amenities, etc.*), **is the Council open to considering additional building heights and density as a land use incentive?**
- **Currently, building heights** in this area are three stories (four stories within an Affordable Master Planned Development (AMPD), which requires at least 50% of the square footage to be deed-restricted affordable units).
 - » Allow for four stories outside an AMPD?
 - » Allow for five stories with an AMPD or under other conditions?
- **The Frontage Protection Zone** preserves Park City's scenic view corridors and the rural resort character of Park City's entry corridor. *Currently, the Frontage Protection Zone prohibits buildings within 30 feet of Kearns Boulevard and Park Avenue and requires Conditional Use Permit review and Planning Commission approval to build within 30-100 feet from the street.*
 - » Is there support to mitigate height through step-backs for upper stories and additional considerations for properties within the Frontage Protection Zone?
- **Is there support to codify Council's recommendations by creating a new zoning district?**

Discussion & Questions (2 of 2)

The planning team needs direction on the following components:

- **Is there support to consider comprehensive parking reduction strategies** for the entire neighborhood? If so, is there support for evaluating:
 - » **Shared Parking?**
Shared parking, where developments with a mix of uses can reduce parking because the peak demand for each use is different (for example, a parking lot shared by an office during the day and a restaurant during the night).
 - » **Public parking?**
By public parking, we mean the China Bridge and street parking models where the municipality is responsible for owning and maintaining the parking infrastructure that is available to all and developers pay in to a fund to use the parking and to satisfy the parking demand of their project.
 - » **Private parking?**
This means that each developer is responsible for meeting their own parking requirements outlined in the Land Management Code.
- **What would the Council support for the types of parking provided in the neighborhood:**
 - » On-street parking?
 - » Underground parking?
 - » Structured parking?
 - » Using technology to share parking information?
- **What pedestrian/bicycle typologies** is the Council supportive of exploring to improve internal neighborhood connections for pedestrians and bicyclists?
- **From Bonanza to adjacent neighborhoods, is the Council supportive of exploring external improvements** such as bridges, tunnels, at-grade sidewalk and trail connections to adjacent neighborhoods?
 - » *(Note: bridge and tunnel connections ranked below sidewalk and trail connections in Phase 2 Engagement).*
- **Are there other factors the Planning Commission should consider** prior to sending a formal recommendation to Council?

Discussion & Questions (For Reference)

Pedestrian/Bicycle Typologies



Neighborhood Street



Shared Street "Woonerf"



Off-Street Trail



On-Street Bike



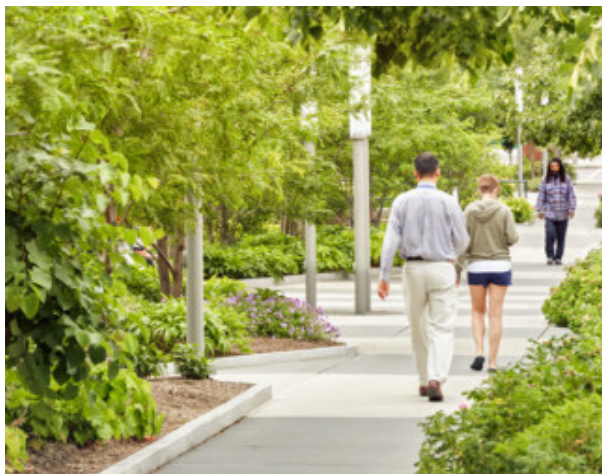
Alley or Service Drive



Retail Street



Pedestrian Way



Linear Green

5-Acre Site Feasibility Study

Engagement Results

5-Acre Site
Feasibility Study

Feasibility Study Purpose

5-Acre Site Feasibility Study

Craft a community-supported vision for the city-owned property at the intersection of Kearns Boulevard and Bonanza Drive.

- › Identify best practices
- › Understand community support
- › Identify feasibility
- › List strategic recommendations

WE ARE HERE!

Feasibility Study Timeline

Phase 1:

Initiate + Evaluate + Engage

Project Launch
Plan Alignment
Existing Conditions
Case Study Research
Launch Engagement
Market Analysis
Design Charrette/Workshop
Community Visioning Workshop
Advisory Group Meetings 1 & 2
City Council Update

Months 1 - 3

Phase 2:

Understand + Explore

Land Use Assessment
Connections Assessment
Market Strategy
Analysis and Option Development
Advisory Group Meeting 3
Community Meeting 2
City Council Update

Months 3 – 6

Phase 3:

Synthesize

Concept and Strategy Evaluation
Development and Feasibility Analysis
Implementation Strategy
Draft Feasibility Study
City Council Update
Stakeholder Follow-Up
Community Open House
Advisory Group Meeting 4
Plan Refinement and Final Plan

Months 6 – 10

Engagement Outcomes: Feasibility Study

Phase 1 & 2 Combined

5-Acre Site
Feasibility Study

2 Community Meeting
(400 Attendees)

11 Stakeholder Roundtables
(62 Stakeholders)

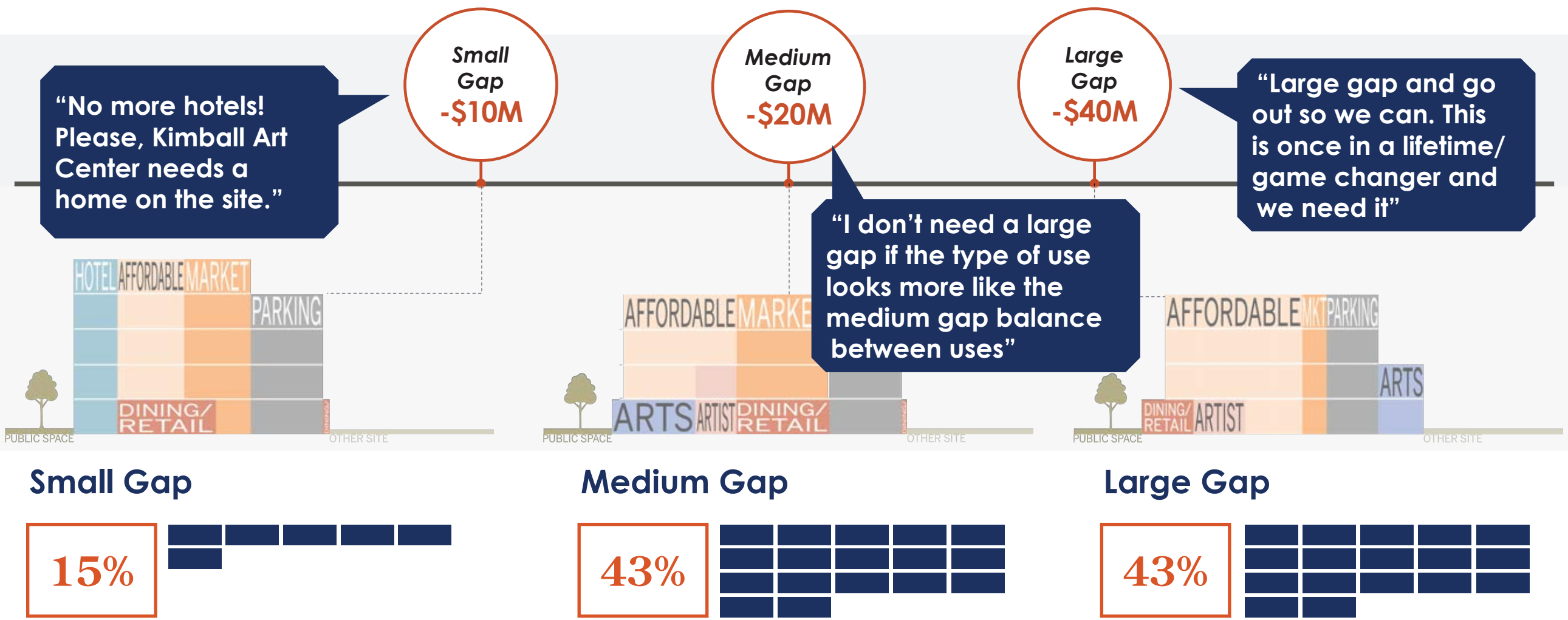
1,668+
Park City Voices
Engaged (so far)

Online/Paper Surveys
(Survey 1: 826 Responses)
(Survey 2: 380 Responses)

Ongoing Project Website

Community Meeting: Market Strategy - Feasibility & Site Program

Which funding scenario and program elements are you most comfortable with, and would support moving forward for the 5-acre site redevelopment?



Community Meeting: Support for Public Investment

How much public investment are you comfortable supporting in the redevelopment of the 5-acre site?

No public investment

6%

Small financial gap (up to \$10M)

12%

Medium financial gap (up to \$20M)

63%

Large financial gap (up to \$40M)

16%

Public investment of more than \$40M

14%

Other

14%



"I'd prefer medium cost with some public/private space to the large gap which is the best design. I also suspect if you announce Kimball it will draw others."

5-Acre Site
Feasibility Study

Which funding/development methods would you support in the redevelopment of the 5-acre site?

Using **Park City** financial tools (such as TIF and TRT)



62%

Direct subsidy from the General Fund

47%

Including **value-creation land uses**, such as hotel and market-rate housing

34%

None of the Above

11%

Other

11%

"No hotels/market rate housing. We already have enough Unaffordable housing here."

Community Meeting: Capacity Studies

Does this match your vision for the 5-acre site?

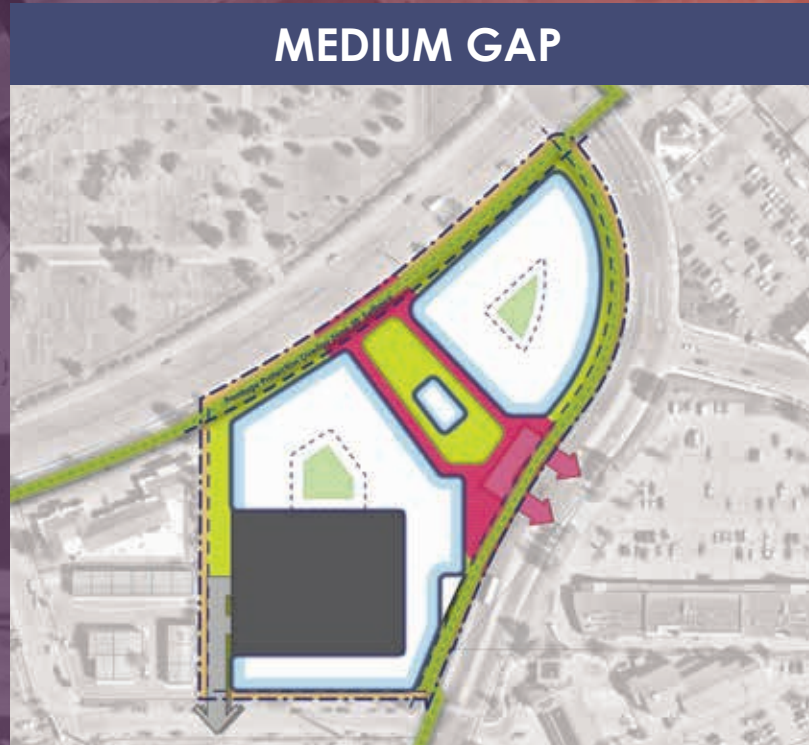


YES: ☐ ☐ ☐ ☐

NO:

SOMEWHAT:

“As a prospector local, restaurants and retail are interesting to me. **A hotel is a big negative.**”



YES:

NO: [illegible]

"Love of height/density, community green space and walk/bike through, and permanent home for the Kimball Art Center"



YES:

NO:

SOMEWHAT: 

“The Kimball needs to anchor any community centric development”

“Prioritize a community use space in the mixed use building”

Community Meeting: Capacity Studies

What aspects of these three concepts resonate with you and why? (67 Comments)

Incorporating community/open space into the site design

12 Total Comments

- “**Love woonerf and green space** but no space for Kimball or Sundance is a deal breaker!”
- “**Not enough green space**”
- “**Community green space functional in winter as well.** Sculpture garden, housing is affordable, high density, build 5 stories”
- “**Prioritize a community use space** in the mixed use building, affordable housing - YES!”

Creating a home for the Arts Community

18 Total Comments

- “**Give Kimball + Sundance ground floor presence** but put art classes, artist space, sundance small screening rooms on floors 2+3 above, value add uses.”
- “**Kimball Arts Center + Sundance Institute** as core members to set the tone for art, culture, and community building spaces.”
- “Large gap. We need to ‘think big’, **Kimball is an asset and needs its own building.**”

Keeping the space affordable for all to enjoy

10 Total Comments

- “**Affordable housing.** Mixed use independent businesses (not chains. **Let’s not turn this into a ‘bougie’ version of Aspen** or our Main Street full of expensive art galleries and ultra high end luxury chain stores).”
- “I resonate with an intentional arts/culture and affordable housing plan. I feel that none of these aspects exist in a vacuum and to **give people the option to live in town.**”
- “All development should be minimum **80% affordable**”

Feasibility Study Second Online Survey

5-Acre Site
Feasibility Study

The planning team launched a second online survey for the 5-Acre Site Feasibility Study between Oct. 30 and Nov. 22.

The survey was promoted via Park City's Social Media accounts, distributed via email, publicized in English/Spanish flyers (digital and print), and shared by project partners via email. The survey was available via a SurveyMonkey link.

380

Total responses to the online survey.



70%

of all survey responses are from residents of the 84060 ZIP Code.

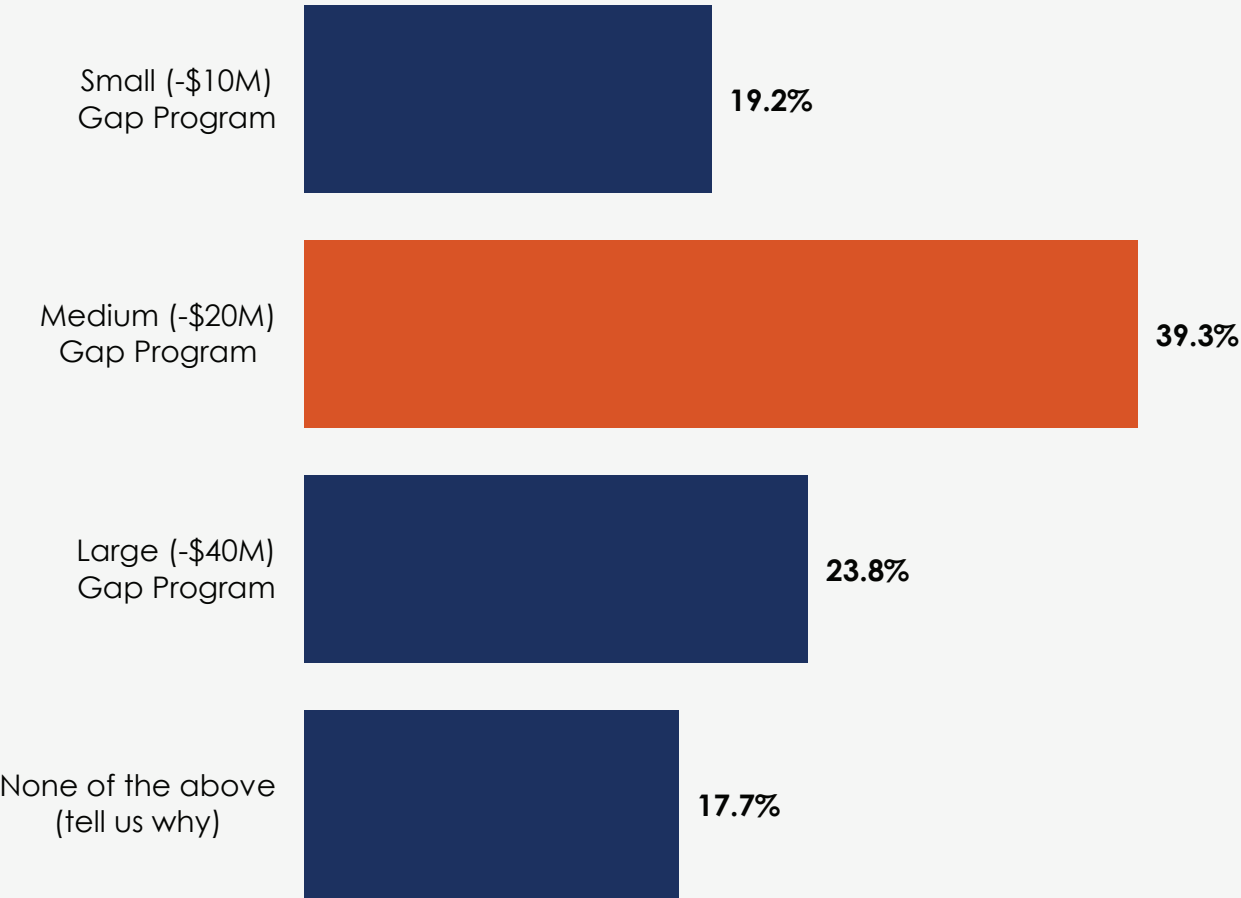


84%

did **not** attend the second community meeting, while 16% attended.

Online Survey: Funding Scenarios

Which funding scenario and program elements are you most comfortable with, and would support moving forward for the 5-acre Site Feasibility Study?

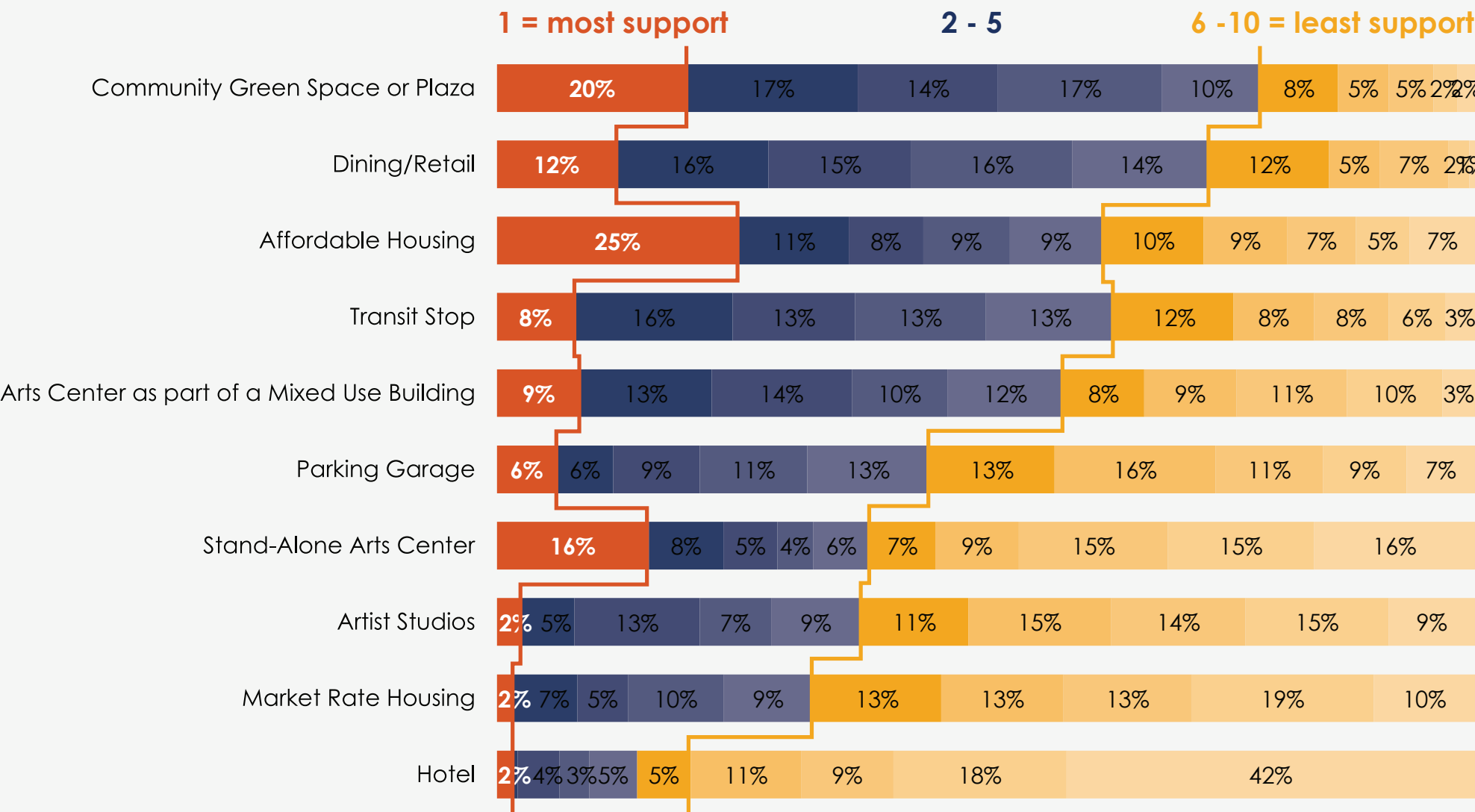


Tell Us Why:

- **Arts should come first.** While other aspects of the development such as a hotel and retail could provide great value to the community, they should not be prioritized over the arts.
- **The Kimball Art Center should be incorporated into the plan for the site,** whether standalone or a part of the larger footprint.
- **There is mixed consensus on the appropriate use of affordable housing.** There are a broad range of opinions on whether this is the right place for affordable housing.

Online Survey: Funding Scenario Program

Based on the small, medium, and large gap programs shown, please rank from 1 to 10 which you most support as part of a redevelopment of the 5-acre site. (1 = most support, 10 = least support)

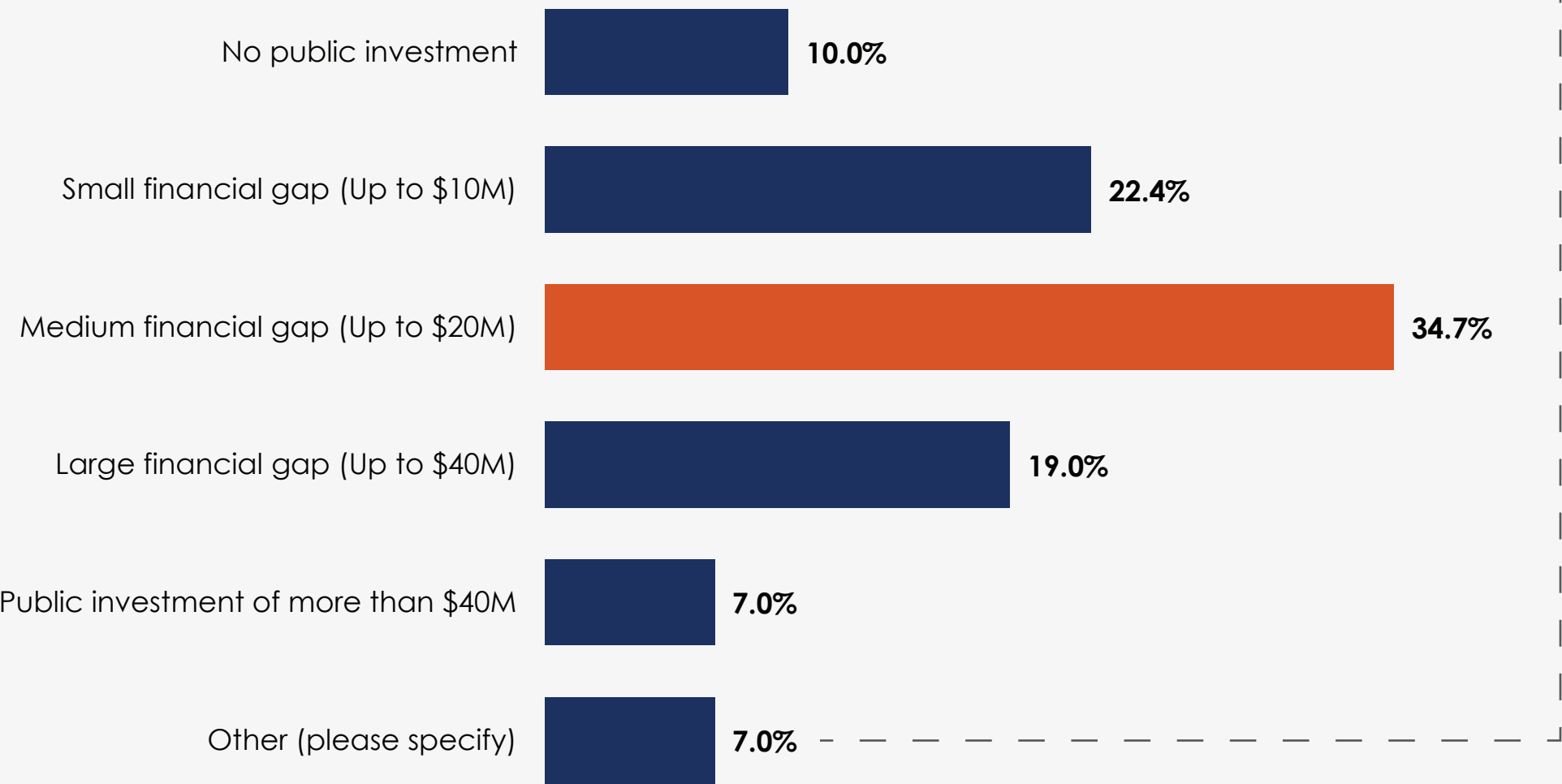


What did we learn:

- **Open space is a priority.** Most ranked community green space or plaza high.
- **Affordable housing was ranked #1 the most times**, by at least a quarter of all responses.
- **Stand-alone arts center** was the third most option ranked first, but ranked lower overall.

Online Survey: Public Investment

How much public investment are you comfortable supporting in the redevelopment of the 5-acre site?

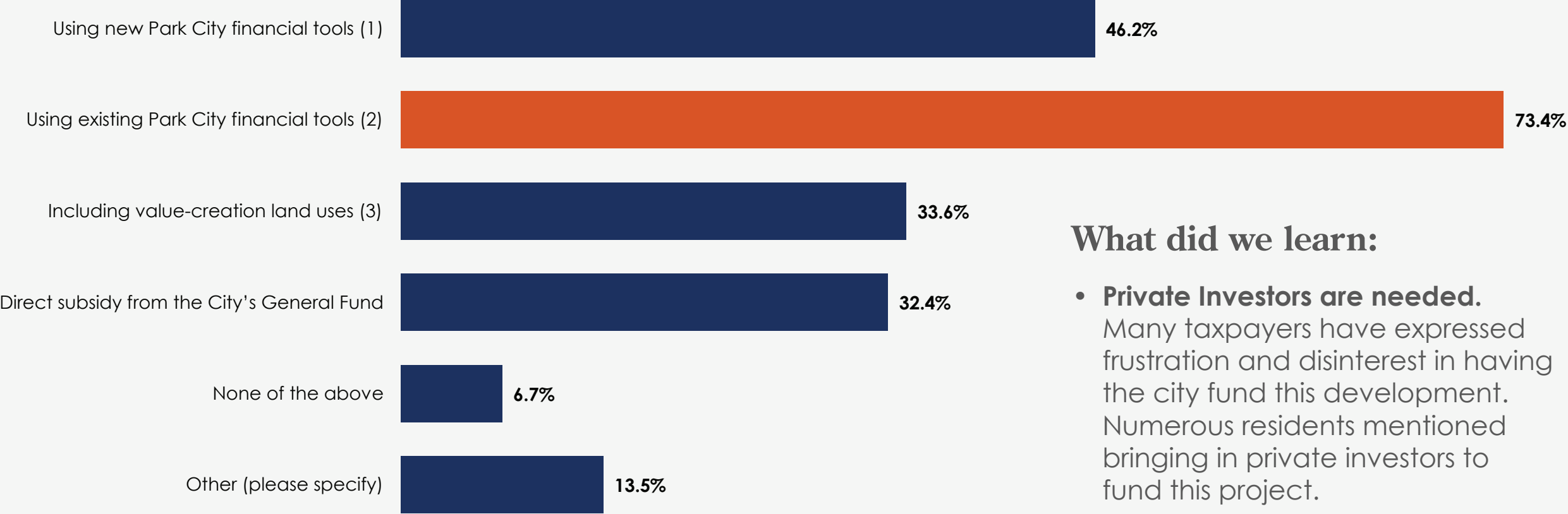


Other:

- Respondents are concerned that the development won't pay for itself over time. Because of the possibility that it won't, it makes some hesitant to be in favor of affordable housing even though they believe it would greatly benefit the community.

Online Survey: Funding Methods

Which funding/development methods would you support in a redevelopment of the 5-acre site? (Select all that you support)



What did we learn:

- **Private Investors are needed.**
Many taxpayers have expressed frustration and disinterest in having the city fund this development. Numerous residents mentioned bringing in private investors to fund this project.

1 - Tax Increment Financing, or TIF, a value capture revenue tool that uses taxes on future gains in real estate values to pay for new infrastructure improvements

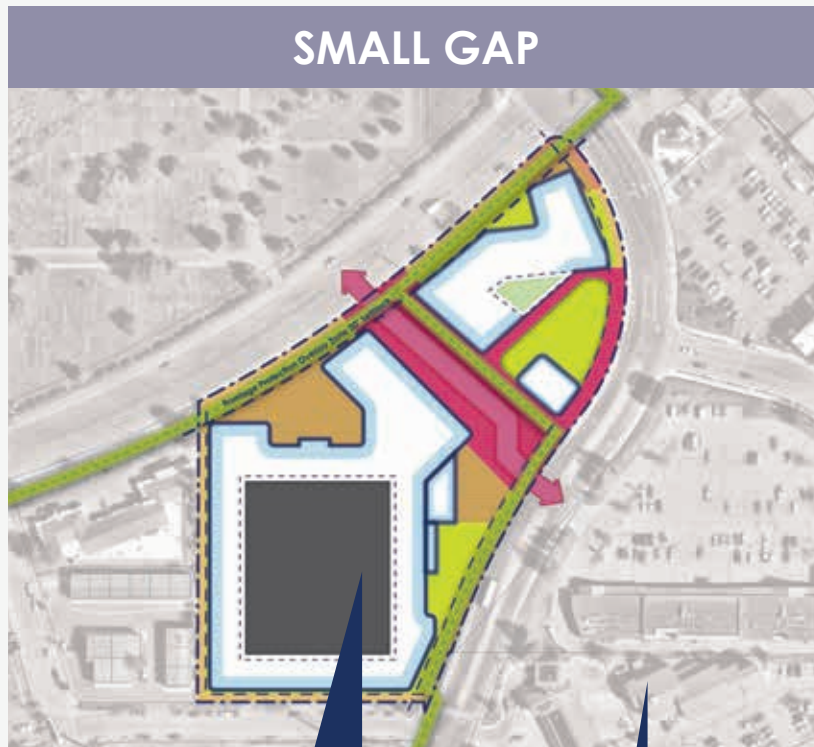
2 - Transient Room Tax, or TRT, a tax on hotel stays of less than 30 consecutive days

3 - Hotel and market-rate housing

Online Survey: Small Gap Capacity Study

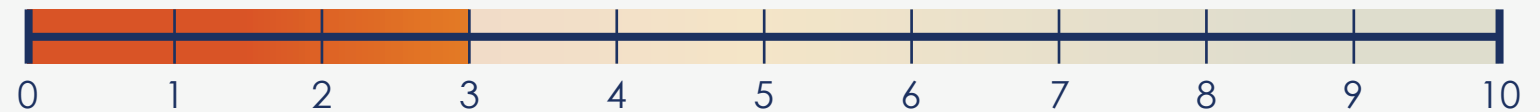
5-Acre Site
Feasibility Study

Between 0 to 10, how closely does this capacity study match your vision for the 5-acre site? (0 = very little, 10 = very closely).



“Way too much parking, not enough green or artist space”

“We don’t need more market rate housing, esp not in this neighborhood.”



Average Number = 3.04

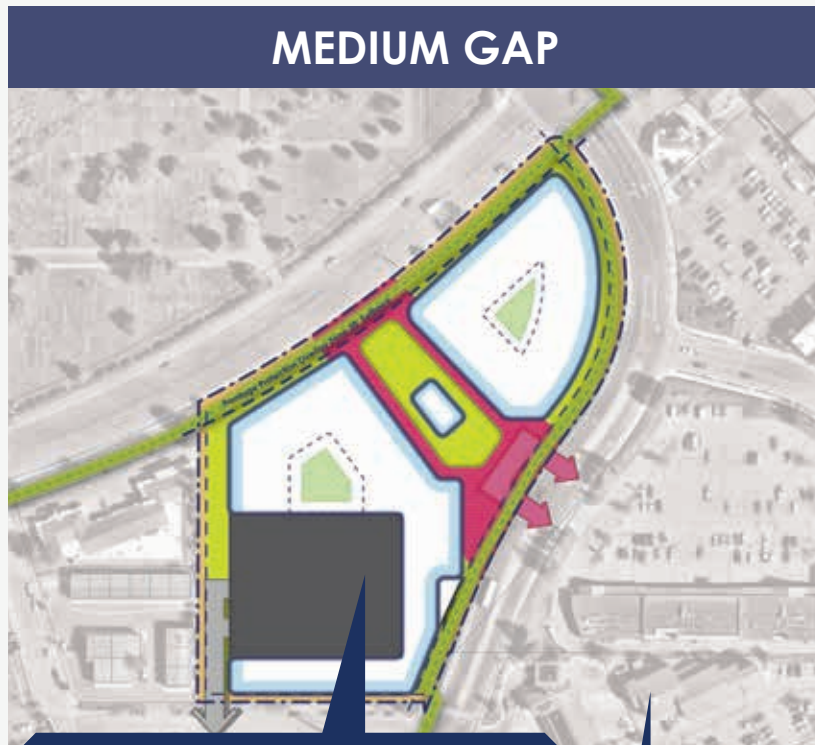
What did we learn:

- **Parkites are not supportive of a hotel on this site.** Most believe that a hotel would not add any community benefit to the site, and would instead increase traffic and congestion.
- **Parkites would like to see arts and culture uses incorporated.** There is a desire for the development to reflect Park City’s local culture.
- **There are concerns over the size and prominence of the parking garage.** Parkites would prefer underground parking, or a focus on having less parking and improving transit access instead.

Online Survey: Medium Gap Capacity Study

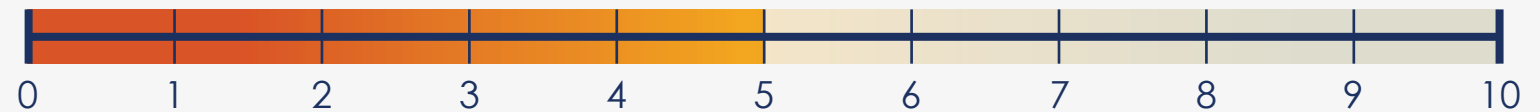
5-Acre Site
Feasibility Study

Between 0 to 10, how closely does this capacity study match your vision for the 5-acre site? (0 = very little, 10 = very closely).



"I like the thought of the Arts Center being in the mixed use space."

"I like that this plan includes more affordable housing, as well as a space for the Kimball Arts Center."



Average Number = 5.00

What did we learn:

- **There is support for the art center as a tenant in a mixed use building.** However, some expressed a preference for the arts center to have a stand-alone building.
- **Affordable housing should be prioritized over market rate housing.** The site has the opportunity to provide workforce housing for employees priced out of Park City.
- **There is a lack of greenspace.** There are opportunities to add more plaza and gathering spaces as part of a design.
- **Parkites would prefer to explore alternative parking options.** Underground, reduced parking minimums, improved public transit are all mentioned as ways to reduce the parking footprint on site.

Online Survey: Large Gap Capacity Study

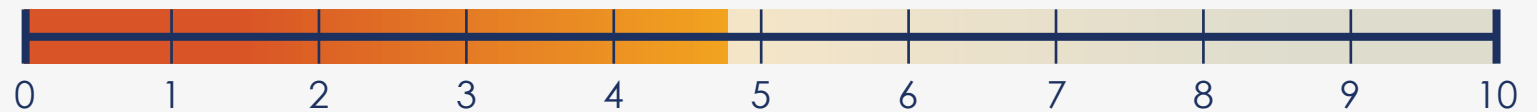
5-Acre Site
Feasibility Study

Between 0 to 10, how closely does this capacity study match your vision for the 5-acre site? (0 = very little, 10 = very closely).



"This is a fine option. I would be more shared green space it seems like a lot of space is dedicated to the art center."

"I love the Kimball being at the focal point as people approach the site and the statement that makes to the commitment of the community to the arts."



Average Number = 4.83

What did we learn:

- **There is a strong emphasis on ensuring there is additional affordable housing.** Some responses see this need as competing with the desire for an art center on the site.
- **Having green space is crucial.** Parkites see the value in green space that can bring people together, though some are concerned with its financial cost.
- **The stand-alone art center is a popular site feature, though many remain skeptical.** While there is a strong subset of Parkites who passionately advocate for a stand-alone home for the art center, many still feel that this should be part of a mixed use building or be located elsewhere in the city.

Online Survey: Capacity Studies

What aspects of the three concepts shown above resonate with you the most and why?

Future development should incorporate affordable housing 35% of respondents mentioned “I think the central location of this property presents an ideal location for affordable housing that has its cost offset by market rate and a potential hotel.” “Having worked in the hotel industry here for 10+ years our workers desperately need affordable housing options within our city limits.” “Affordable residential- make it ALL affordable!!”	Parkites value open space 34% of respondents mentioned “Green space will draw people to the space and create another ‘community living room.’” “Green space and things that the families of park city can use.” “The central green space in the Medium Gap study is compelling; it would be cool to see a version of the Large Gap study which places the Art Center in the middle of the site in a similar way.”	There is support for arts and culture 22% of respondents mentioned “Dedicated home for Kimball in concept 3, green space, mixed use and affordable housing.” “An arts destination that isn’t galleries. Those are on Main Street.” “I would like to see Kimball Arts Center have a new space.” “An Arts emphasis and public gathering and performance space.”	Site parking & connectivity should incorporate transit 16% of respondents mentioned “Eliminate parking to discourage driving into Park City with our excellent transit system” “I like the way the Medium Financial Gap and Large Financial Gap Site plans provide many non-car opportunities to reach the site and engage with tenants.” “Transit stops for a transit oriented development...”
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Feasibility Study: Three Key Findings from Phase 2

5-Acre Site
Feasibility Study

1

A permanent home for the arts community

There is support for creating a home for the Kimball Art Center, either as a standalone building or integrated into a mixed-use building. Regardless of the Kimball, there is strong support for arts and culture elements on the 5-acre site.

How: Parkites would like to see this decision driven by how it impacts a financial gap.

2

Big ambitions with prudent spending

While many have big hopes for this redevelopment, a plurality would like to keep the financial gap at no more than \$20 Million, though the second highest support is for more than \$20 Million if there is a community benefit.

How: Funded through existing financial tools and a public-private partnership, NOT through a hotel or market-rate housing.

3

Keep it mixed use, affordable & transit-ready

In addition to an art center, future uses on the site should prioritize dining/retail, open space, affordable housing, and a transit stop. Parkites support a walkable and connected development.

How: While the exact size of open space or units of affordable housing have not yet been determined, the majority of residents support these land uses in future development of the site.

Next Steps for Phase 3

Following this week's meetings with Planning Commission and Council, the team will:

Develop preferred redevelopment programs and concepts for the 5-acre site that provide community benefit while reflecting development feasibility.

Meet with both Advisory Groups to preview this content prior to going back to the community.

Share the final materials with the community at a third and final community meeting.



5-Acre Site Feasibility Study

[illegible]

TRT-Related Revenues and Expenses

Revenues	2017	2018	2019	2020	2021	2022	2023	2024*	8Y Total
TRT Annual Revenue	\$ -	\$ 1,592,720	\$ 2,733,084	\$ 2,692,669	\$ 2,741,751	\$ 4,490,163	\$ 4,513,625	\$ 4,457,848	\$18,764,011
Bond Proceeds	\$ -	\$ 19,500,000	\$ -	\$ -	\$ -	\$ -	\$ -		\$19,500,000
Rental Income	\$ -	\$ 328,700	\$ 581,286	\$ 467,209	\$ 38,679	\$ -	\$ -		\$ 1,415,873
Total Revenues	\$ -	\$ 21,421,420	\$ 3,314,369	\$ 3,159,877	\$ 2,780,430	\$ 4,490,163	\$ 4,513,625	\$ 4,457,848	\$39,679,884

Expenses	2017	2018	2019	2020	2021	2022	2023	2024*	8Y Total
Debt Service	\$ -	\$ 1,470,528	\$ 1,468,013	\$ 1,467,013	\$ 1,469,013	\$ 1,470,438	\$ 1,469,438	\$ 1,471,188	\$ 8,814,443
Payroll	\$ -	\$ -	\$ 19,551	\$ 174,249	\$ 29,403	\$ 66,852	\$ 83,060	\$ -	\$ 373,116
Utilities	\$ -	\$ 18,714	\$ 32,422	\$ 30,374	\$ 20,612	\$ 4,889	\$ 3,741	\$ -	\$ 110,752
Meetings, Conference, Travel	\$ 2,367	\$ 16,901	\$ 6,036	\$ 1,949	\$ 25,216	\$ 2,282	\$ 825	\$ 75,816	\$ 55,576
Land Acquisition	\$ -	\$ 19,297,809	\$ 202,191	\$ -	\$ -	\$ -	\$ -	\$ -	\$19,500,000
Design and Development Expenses	\$ 225,324	\$ 247,676	\$ 482,423	\$ 310,643	\$ 2,163,607	\$ 248,255	\$ 17,848	\$ 389,000	\$ 3,695,776
Property Maintenance, Operations and Snow Removal Expenses	\$ 41,528	\$ 105,457	\$ 136,854	\$ 29,117	\$ 137,242	\$ 19,334	\$ 129	\$ -	\$ 469,660
Capital Improvements								\$ 1,568,649	
Total Expense	\$ 269,218	\$ 21,157,086	\$ 2,347,490	\$ 2,013,344	\$ 3,845,091	\$ 1,812,050	\$ 1,575,042	\$ 3,504,653	\$36,523,974

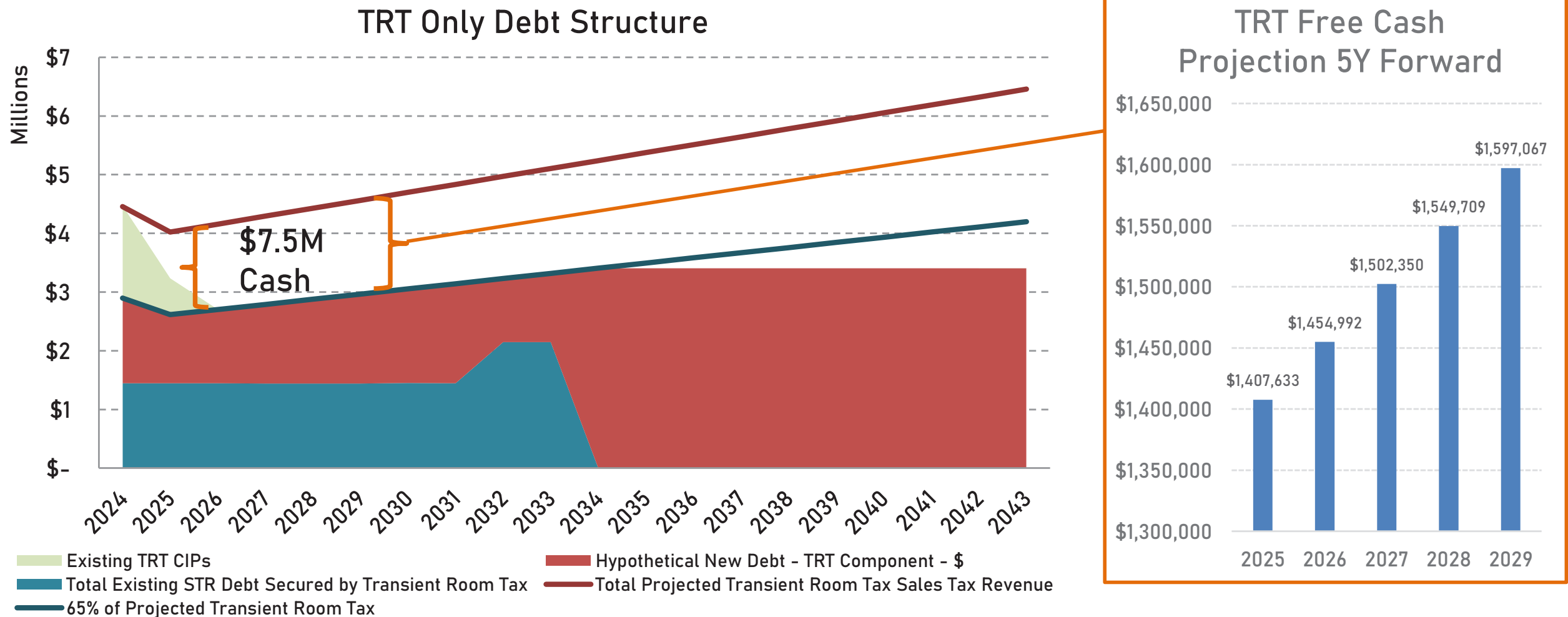
Revenue Less Expense	\$ (269,218)	\$ 264,334	\$ 966,879	\$ 1,146,533	\$ (1,064,662)	\$ 2,678,113	\$ 2,938,583	\$ 953,195	\$ 7,613,758
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Projected TRT-Related Balance at FY24 End	\$ 7,613,758
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Source: Park City Municipal Corporation. As of January 2024. *Note: FY24 revenues and expenses reflect a projected Transient Room Tax revenue, while Design and Development Expenses reflect the planned \$389k expense associated MKSK consulting services. Of this \$389k amount, \$170k in actual expenses have been realized as of January 2024. Therefore, the TRT related balance is composed of an FY24 year end projection.

TRT-Related Debt Capacity & Forward Cash

A new TRT-secured sales tax bond would generate approximately **\$30M** in proceeds at today's rates. Projected 5Y accrued free cash above debt service would total **\$7.5M**¹.

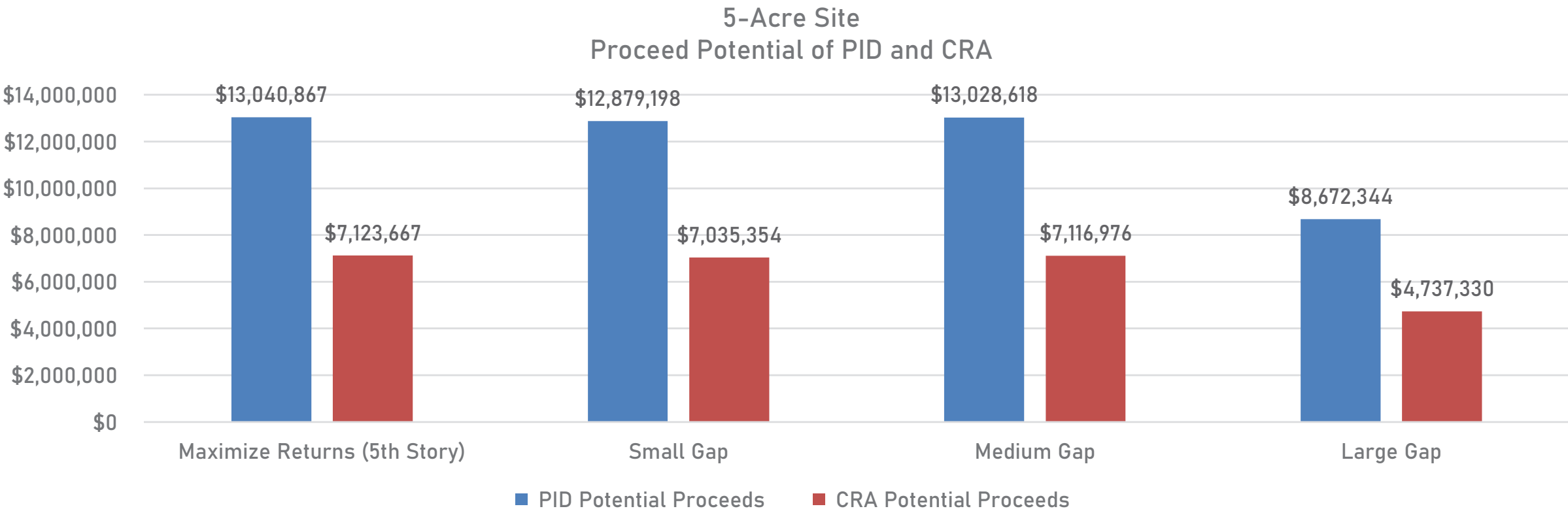


Source: Park City Municipal Corporation. As of January 2024.

1. Free cash estimate assumes that PCMC does not take an ownership, operations, or management role in constructed assets in the district.

PID and CRA Potential

A Public Infrastructure District (PID) would generate potential bonding capacity of \$8.6M-13M¹, while a Community Redevelopment Agency (CRA) with additional taxing entities could generate \$4M-7M² in additional bond proceeds.



Source: Park City Municipal Corporation. As of January 2024.

1. A potential PID assumes a .007 levy rate with proceeds raised from a 30Y bond.
2. A potential CRA assumes participation from Summit County, Multicounty Assessing and Collecting, County Assessing and Collecting, Park City School District, Park City Municipal, Weber Basin, Park City Fire Service District, and Summit County Mosquito Abatement District with a 60% haircut and proceeds raised from a 30Y bond.

Future Potential for Municipal Financial Role

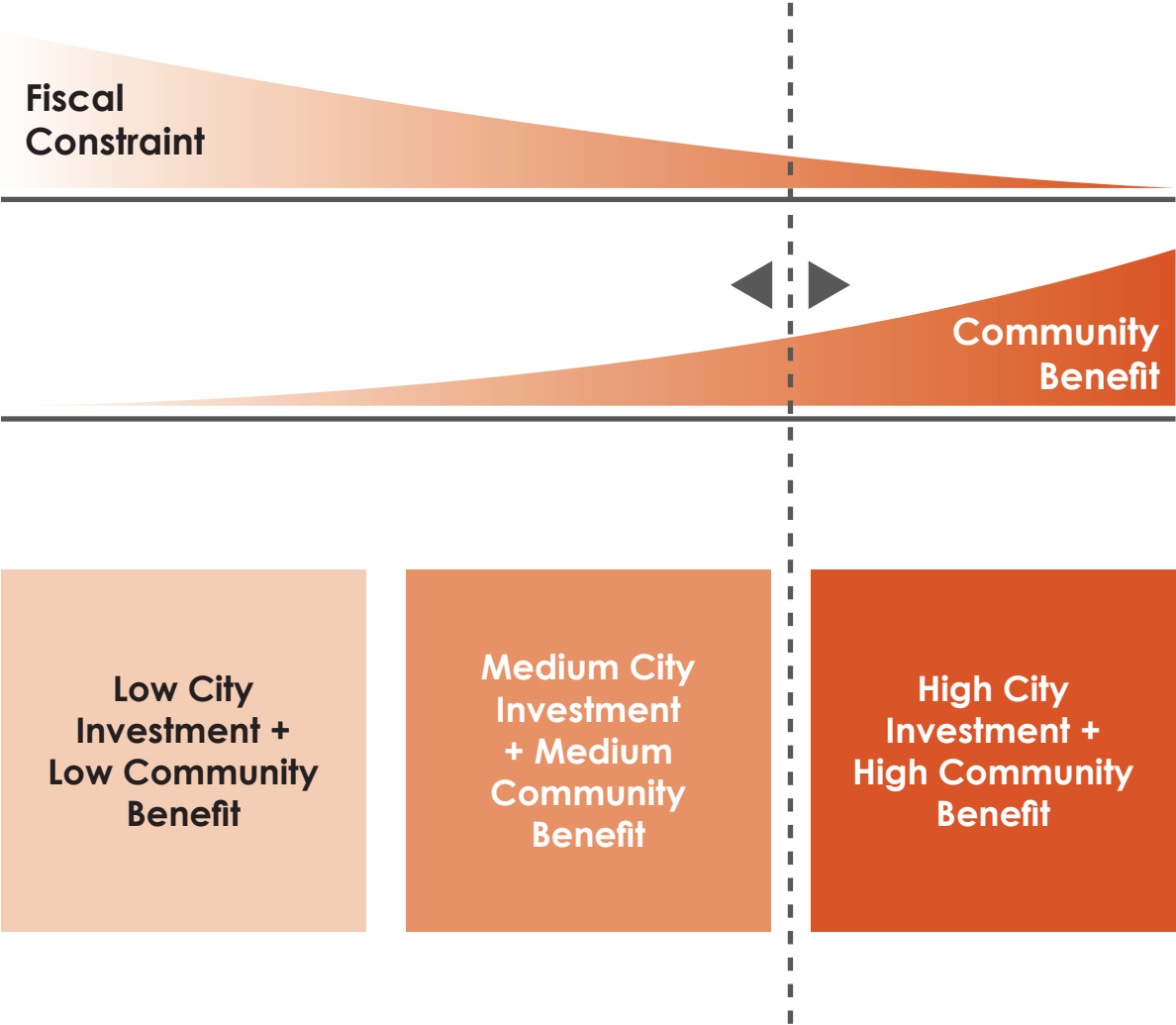
Does Not Cancel Any Existing Capital Projects		Deploys TRT Consistent with Existing Resolutions		Does Not Utilize General Fund Resources		Engaging External Taxing Entities Is Optional	
5-Acre Site Hypothetical Asset Mix and City Proceed Potential							
		Asset Value and Proceed Potential	Maximize Returns (5th Story)	Small Gap	Medium Gap	Large Gap	
Market Condition s & Asset Mix Goal	Gross Cost	\$	120,952,750	\$	136,605,000	\$	124,235,250
	Gross Value	\$	130,752,901	\$	129,131,939	\$	86,952,351
	Funding Gap	\$	9,800,151	\$	(7,473,061)	\$	(37,282,899)
Under Direct Authority of Council	TRT Cash Balance	\$	7,613,758	\$	7,613,758	\$	7,613,758
	New TRT-Secured Bond Proceeds	\$	30,490,487	\$	30,490,487	\$	30,490,487
	TRT 5Y Forward Free Cash	\$	7,511,751	\$	7,511,751	\$	7,511,751
	PID Potential Proceeds*	\$	13,040,867	\$	12,879,198	\$	8,672,344
	Total Potential Proceeds Under Direct Authority of Council	\$	58,656,862	\$	58,495,193	\$	54,288,338
	Funding Gap w/City Subsidy	\$	68,457,013	\$	51,022,132	\$	17,005,439
Under Authority of Council & Addtl. Taxing Entities	CRA Potential Proceeds*		\$7,123,666.92		\$7,035,353.82		\$4,737,329.59
	Total Potential Proceeds with Collaboration of Taxing Entities		\$65,780,529		\$65,530,547		\$59,025,668
	Funding Gap w/City Subsidy and CRA		\$75,580,680		\$58,057,486		\$21,742,769

Source: Park City Municipal Corporation. As of January 2024. *PID and CRA proceeds estimate assumes that PCMC does not take an ownership role in constructed assets in the district.

Discussion & Questions (1 of 2)

The planning team needs direction on the following components:

- To inform the Phase III deliverable, does Council support:
 - » A design concept that relocates or undergounds the Rocky Mountain Power lines?
 - » A shared parking facility?
- Does the Council support us in maximizing community benefit (affordable housing, public spaces, affordable artist spaces, etc.) by providing a larger financial contribution, or would the Council like us to prioritize fiscal constraint by providing a maximum City investment range and prioritizing the uses we will endeavor to include?



Discussion & Questions (2 of 2)

The planning team needs direction on the following components:

- In 2017, the Council partnered with the Kimball Arts Center and the Sundance Institute to initiate the acquisition of the 5-acre site for an Art & Culture District. The partnership and ensuing LOIs aimed to help offset property acquisition costs and create stability by siting two well-known and local anchor tenants.
 - » **Is there support to continue prioritizing arts and culture elements or uses** within the site?
 - » **Is there support to direct staff to engage the LOI partners** to evaluate some of the terms and conditions to ensure they remain reflective of each entity's outlook? (*Stand-alone buildings, land sale, public investment in infrastructure, today's conditions, and recent public input, etc.*).
 - » **Does the Council support a future design concept that reflects the spirit of the LOI** as it relates to a continued partnership to secure a home for the Kimball Art Center within Park City if they desire? Sundance?
 - » **Does the Council want staff to revisit key elements of the LOI** for a future partnership agreement with the Kimball Art Center for this purpose? Sundance?
- As the Phase III deliverable, does the Council support:
 - » **A single preferred concept** showing a proposed design, program, and site plan?
 - » **Three different concepts** demonstrating varying levels of public investment (high, medium, low).
 - » **An RFP Outline for a Public Private Partnership (P3)** that includes a development framework, recommending a preferred density, program mix, site uses (including affordable housing), parking, access and circulation, and open space.



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