



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

June 16, 2022

The Council of Park City, Summit County, Utah, met in open meeting on June 16, 2022, at 2:45 p.m. in the City Council Chambers.

WORK SESSION

FY2022-23 City Manager's Recommended Budget: Budget Policies, Fee Schedule, and Council Compensation Presentation and Review:

Jed Briggs and Kirsten Darrington, Budget Department, presented this item. Darrington indicated there were some updates to the budget policy. The changes included the policy would reflect a one-year budget cycle. Council Member Toly asked why it was previously done every two years. Briggs stated it had not been done that way since he worked for the City and a biennial budget was typically done for smaller municipalities.

Darrington indicated the other budget policy amendment was to suspend the existing Economic Development Grant applications until a discussion was conducted by the Economic Development Department with Council to align priorities. Council Member Gerber asked if the applications on the agenda tonight should be approved.

Weidenhamer stated those applications were made under the current policy and should be considered. Council Member Toly asked if Council should name representatives to work in small groups in conjunction with other stakeholders like the Chamber.

Weidenhamer recommended having two liaisons such as Council Members Rubell and Dickey and they would bring solutions back for Council's consideration. Council Member Rubell thought liaisons would be a good start and they could figure out how to represent Council priorities with the different focus groups. Council favored suspending the grant program for FY23. Dias indicated this policy could be reinstated mid-year when solutions were found.

Darrington noted there were edits to the Special Service Contracts (SSC) language to reflect current practices and allow for flexibility. This would also remove the March 31st application deadline. Mayor Worel asked about the status of the mental health SSC. Darrington stated that contract was still happening. Council Member Toly noted there was only \$60,000 in the fund. Council Member Gerber explained there was \$60,000 in Mental Health and \$60,000 for Communities that Care. Briggs stated the decision on those contracts was to wait for the community mental health gaps analysis results and then discuss how best to utilize the funding. Darrington indicated this policy amendment

would clean up the higher level policy. Dias stated Darrington was organizing a new website to guide the user through the SSC application process in a transparent way. Council Member Rubell remembered there was discussion on the Council having a holistic view of City support for organizations, whether through contracts, events, etc., and asked if that would be part of the website. Darrington requested more information on what was considered holistic, and asked if that would show all funding given to an organization. Council Member Rubell gave an example of showing an organization that received a fee waiver and a special service contract. Darrington stated she would work with other departments to determine the best way to show that data.

Council Member Rubell stated the reasons for the policy cleanup was twofold: one was to cleanup out-of-date things, but other things were substantive and he asked if cleanup was one and substantive amendments would be addressed separately. Briggs stated the procurement policy would be discussed at a future date. Other items could be amended throughout the year. Dias stated the policies could be summarized and he thought there were four to six that needed to be discussed. Those would come back in the fall for discussion. Council favored the three clean up amendments.

Fee Schedule: Darrington indicated she had asked managers to evaluate their departments' fees with inflation considerations. Briggs explained taxes generated revenue but fees were for a service to benefit the user and it defrayed the cost of that service. Fees charged should cover the costs of service but should not generate additional revenue. Council Member Toly asked about Police and Parking personnel who regulated construction sites, and how those costs were covered. Plane stated Building Fees were highly regulated by the State Legislature and local governments didn't have a lot of authority. She gave examples and indicated fees could be imposed as long as they were reasonable. Dave Thacker, Chief Building Official, stated the code enforcement element of building permitting were in a couple buckets. One was the regulation of construction sites which would fall in the inspection category, and would be covered under the building permit fee. Other elements not related to construction would be paid from another bucket.

Council Member Gerber asked about the business license fees and the service enhancement fees, and noted a survey was being done to make sure the City fees were in alignment with the costs the City had, especially with regard to the resort fee. There were a lot more funds used for transit and the City provided an enhanced service to ensure people got in and out of the resorts. She asked how licensing and assigning fees to the resorts worked with regard to Transit, Police services and Special Events staff helping with load in/out. Jonathan Weidenhamer, Economic Development Manager, indicated the City was allowed to charge the amount that it took to administer the business license. Enhanced service fees could be added to the base fee, such as police, traffic, parking, or flower baskets on Main Street. Resorts were charged an enhanced fee and staff was looking at different metrics to apply for the traffic control. It

was not ready, but base fees would be ready by July 1st. Council would have the ability to apply the base fees or all fees. Council Member Gerber stated the fees were totaled and a bill was sent to the resorts. She asked if the new fee would be ready for the upcoming winter to which Weidenhamer affirmed and stated this would be discussed on July 14th and potential action taken at the July 21st meeting, with heavy outreach to the community between now and then. Darrington stated the information today was informational. Council Member Toly asked if this would be adopted next week, to which Briggs stated the fee schedule with the changes would be amended at a future date. Council Member Rubell asked if the fee schedule amendments in the future would be broader across all areas. Darrington stated the business license fee study only pertained to that section. If there were other areas that weren't amended, they could be discussed later and amended. Council Member Rubell stated the cost of living was going up and cost recovery should be assessed on the other fees as well.

Council Member Doilney indicated each department requested the fee changes and he thought that should be the protocol, instead of Council reviewing every fee. Council Member Rubell stated the City's costs were increasing and he thought the sooner fees were adjusted to get cost recovery the better for the City. Darrington explained the managers looked at the fees first. Some managers didn't request fee amendments this year because they had increased them in previous years. She noted she reached out to the managers reminding them to review their fees and send their changes. Council Member Rubell asked that managers look at their fees again and adjust the fees as needed to remain cost neutral.

Council Member Toly asked to understand what the City could and could not charge for construction mitigation fees. Council Member Doilney indicated the City went through three years of abnormal spending due to COVID and then the recovery period. He knew the managers had been looking at their fees and doing their best in this realm. Council Member Rubell asked if water fee rates would be discussed in July, to which McAfee affirmed.

Parking Fees: Council Member Toly stated the fee for a Main Street parking pass was being reduced to \$250 from \$400. Wasden explained it was the midyear rate for the last half of the calendar year. The full year rate was increasing from \$400 to \$500. Council Member Toly asked about construction parking fees, to which Wasden stated those were part of the building permit. The nightly parking or plumber parking was different. Council Member Toly recommended removing the word construction so it was clear.

Council Member Rubell noted one thing in the fee schedule was that the first offender would not receive a fine. It was discussed before that the Parking Department enforced Old Town but the new policy was different now. Wasden stated the wording should be adjusted and stated the warning only applied to first offenders on Main Street. Outside

that, it was the officer's discretion. Council Member Rubell asserted the language should be removed, even for Main Street.

Recreation Fees: Council Member Rubell discussed fees for residents versus out of area users. In terms of the MARC, there was a 70% cost recovery and he noted the taxpayers paid for the other 30%. He asked if the City considered the 30% when assessing fees. Fisher stated 70% was the cost of recovery for recreation and cemetery. Tennis recovered 130% of its costs, so not all programs were weighted the same. He also didn't calculate the snow removal or mowing costs. It was difficult to pull out fees based on where users lived. Council Member Rubell thought there was a policy question of having nonresidents pay more to recover the costs since the residents paid taxes. Fisher stated 55% of users lived in the City and if the Basin users were included it would be 75%. A very low percentage of users lived in Heber or Kamas. He didn't think an increase would make a big difference in the revenue generated. Daenitz explained the 30% cost recovery funding gap was filled by General Fund operations money, which were property tax and sales tax. The non-residents were helping fund the majority of the cost gap. Council Member Toly thought there were many tourists who bought punch cards, but there weren't many tourists displayed. Fisher noted they came on the daily drop in.

Golf Fees: Council Member Rubell stated the same discussion that applied to Rec should be discussed for Golf. Vaughn Robinson, Golf Manager, stated the philosophy of Golf was to have an affordable amenity for the residents. The non-resident rate was \$20 more than the resident rate. Council Member Rubell asked if other avenues were being pursued to do things for the residents. Robinson stated there was no preference given for tee times for residents. Council Member Rubell asked to look at some perks for residents or charge visitors more in order to have more time for residents. Robinson noted residents made up 65%-70% of the users.

Housing Capital Budget: Jason Glidden, Affordable Housing Manager, stated funds were requested for maintenance of the City-owned affordable housing projects. Daenitz explained the bulk of the Housing Fund was dedicated to the Woodside Park II project, but Council was not required to use the money for that. Glidden stated the housing projects had placeholder funds, but they would be shifted as the projects became firmer. Daenitz noted the Additional Resort Sales Tax helped fund affordable housing projects and he explained how those funds were appropriated. He discussed the 2019 Sales Tax Revenue Bond and that it was meant for affordable housing. Mayor Worel stated the senior center would be part of the Woodside Park II project and asked how that would be funded. Daenitz stated that could be part of the Lower Park RDA. Glidden indicated he was still in discussions with the seniors and there was a fund balance of \$900,000 that could be brought over for the senior center.

Daenitz received questions on how to have ongoing funds for affordable housing projects and noted there were potential revenue sources, but they would require expanding sales tax, issuing a GO Bond, reallocating revenue, raising property taxes, and/or continuing to structure public/private partnerships.

Mayor Worel opened the item for public input.

Katy Wang, Executive Director of Park City Film, discussed the mission of Park City Film. She noted the arts were important and stated films shown were very diverse. The Sandy Auditorium was the venue used for the Park City Film and Sundance Film Festival. She requested the replacement of the chairs in the auditorium and noted the County gave a \$100,000 grant for the seating. Park City closed the gap by providing \$50,000 and she was grateful for the City's support.

Mayor Worel closed the public input.

CityTour Recap by Myles Rademan, Park City Leadership Director:

Myles Rademan stated 60 people went on the recent CityTour in May. He reviewed the things learned and shared in Twin Falls, Boise, Bellevue, Halley, Ketchum, and Sun Valley, Idaho.

Rademan reviewed Twin Falls had a Chobani factory with 1,000 employees because of all the cows in the area. Boise was a fast-growing area and public art was important and emphasized. Boise had an Anne Frank Memorial to connect the community to the global good. In Bellevue, the group went to the community food center. This center had been turned into a complete community center and not just a food pantry. Rademan noted there were many elements of this already set up in Park City, such as the Christian Center, Peoples Health Clinic, and other entities. In Ketchum, the group visited a culinary institute and Rademan thought this type of school would be a good fit for Park City. The group visited affordable housing projects and saw the city's housing efforts. These experiences caused the attendees to reflect on how these types of things could be implemented in this community.

Mayor Worel thanked Rademan for putting together his 48th CityTour. This was a rigorous tour and she appreciated all his work.

Special Event Requests: Bonanza Park Neighborhood Area Programming and Event Parking Rates:

Jenny Diersen, Special Events Manager, presented this item and indicated this was a follow-up to a previous discussion.

Bonanza Art Park: Diersen stated this location was used to bring local residents together. Council supported mild to moderate programming in the fall. After the work

session, staff discussed and proposed three options: do nothing, have minor or default programming so it was like a park until the City decided how to use the space, or event programming over eight days. Mayor Worel asked if nonprofits could do things on the site if Council chose to do nothing. Diersen stated the nonprofits could apply to use the site, but staff would not be doing anything on the site.

Council Member Toly asked if minor programming could occur in September. Diersen stated benches could be put up in June and other passive measures. Council Member Toly asked if it would be insured, to which Diersen affirmed. Council Member Toly asked why the budget for Option Three was \$80,000 instead of \$60,000, to which Diersen stated it was due to staffing and programming, and it could be reduced by eliminating some of the eight planned days of programming.

Council Member Gerber thought the events grew each week last year as different groups came to program events. She thought it would be beneficial to program Option Three. Council Member Doilney agreed and stated the goal was to get people out to new spaces. He saw a desire that local people wanted to get out where they didn't normally go.

Council Member Rubell stated the latest Prospector event was put on for \$500 so he thought \$80,000 was excessive. He suggested not programming it every week and allowing other entities to program it some weeks. He supported programming every other week to save costs. He thought it was a plus to allow other groups to host events. Council Member Doilney thought the Prospector event was different and his takeaway was that people in that neighborhood wanted activity near them. He suggested investing money in the infrastructure to make it attractive so people would want to have events there. He asked if the arts organizations asked to hold events there. Diersen stated they were waiting to see what the City was doing. Council Member Rubell supported the passive programming and every other week for events so other groups had the opportunity to program the space.

Mayor Worel liked that the residents came together to fill a need. She thought this would be a great opportunity for organizations to activate the space. She supported the passive programming and inviting groups to hold events. Council Member Doilney favored making the area more attractive to see the participation from the art community. Council Member Gerber was fine if the City did less programming, and asked to make it clear what the City was offering to do.

Weidenhamer stated in the past, staff allowed a food truck area, and asked if Council approved the City prequalifying vendors for the site. It was indicated the area would have passive, park programming as soon as possible, with tables, games, and structures. Staff would explore a scope for programming up to \$50,000 and Council preferred that nonprofits programmed the area. There was support for the City to

program a Halloween festival and facilitate other nonprofits to activate the area. Staff would make a protocol sheet for nonprofits to follow. Council Member Toly noted the Council might have something planned for that site by next year.

Event Parking Rates: Diersen stated parking rates were generally approved with each special event permit. The Historic Park City Alliance (HPCA) sent a letter requesting a portion of the parking revenue during special events. Diersen reviewed the history of splitting special event parking rates with HPCA beginning in 2010 and noted over the years, the City had stopped splitting those revenues. The rates were now tied to Transportation Demand Management. She displayed a chart showing peak traffic and parking demands in the summer. When the parking rate conversation began, HPCA was involved. Now HPCA wanted a consistent rate structure over all events. She indicated there was a flat rate for July 4th, which was different than the rates for Silly Market or Arts Fest. The Parking and Special Events Departments were recommending the proposed rate structure.

Council Member Toly suggested pausing the conversation until she and Mayor Worel could discuss it with HPCA - to review parking rates for events and the amount of money they requested, as well as look at parking overall and what could happen to the City once the resort started charging for parking.

Council Member Rubell agreed with the principle of raising rates for tourist events, but he was concerned that transit solutions were not available for some areas of town. He was undecided, but supported rate increases as a traffic mitigation tool. He would like to see solutions for locals who attended. He didn't want to share the revenue since the City ran the operations and had all the costs.

Council Member Gerber felt the rates were reasonable and commented the locals knew better than anyone not to park on Main Street during events. Everyone was impacted during peak events. The rates made sense and she agreed the City did all the work and the enforcement. The goal was to create better transportation and parking management and it should be tied together. Regarding the Park City Mountain Resort (PCMR) parking rate implementation, she thought there was time to discuss that.

Council Member Doilney thought the letter requesting money was unreasonable. There was a lot of work involved with traffic mitigation. He hoped the rates could be implemented as soon as possible and the money should go to the City. He noted emails were sent to Council when the traffic impacts were felt. He thought Wasden was a forward thinker for things that would benefit the community. This was a visitor economy and he wanted them to have a good experience in town, but it was not out of line to charge \$7/hour to park in the best spot in town.

Council Member Rubell suggested promoting bike riding. Diersen stated there were event protocols for bike valets and bike parking. The majority of Council agreed to implement rates and were not in support of revenue sharing. Council Member Toly was not supportive of the decision. Council agreed to have the liaisons meet with HPCA.

REGULAR MEETING

I) ROLL CALL

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

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Report:

1. FY 2022 Fraud Risk Assessment:

Council Member Rubell referred to Exhibit A and noted the City didn't have a signed statement committing to no fraud or an audit. He thought it would be valuable to implement both those things. Sara Nagel, City Treasurer, stated there was a policy in the works for a fraud disclosure statement. The assessment was for governments of all sizes so there could be a discussion on having an audit. Council Member Rubell favored a discussion and thought it would be beneficial considering the amount of money moved in the organization. Nagel noted the City was in a low-risk category and she felt the emphasis was having good policies.

Council Questions and Comments:

Council Member Doilney stated Father's Day would fall on Juneteenth and he commended the City for closing on Monday out of respect for the holiday. He noted bigger cities in Utah had events around the holiday. He quoted Barack Obama that Juneteenth was a holiday of progress.

Council Member Gerber stated Tim Henney was recognized by Mountainlands Community Housing for all he did for affordable housing. She noted rising fuel costs

affected the community and stated Recycle Utah had a \$235 fuel surcharge for every bale of cardboard hauled away.

Council Member Toly attended a library board meeting and she noted many outdoor events were at the library this summer. She also announced the Elks event and the Open Your Barn Door event this weekend. She indicated there was a survey on Recreation. She also disclosed she lived on 9th Street and the 9th Street Stairs item was on today's agenda

Mayor Worel indicated the Latino Fest was June 20-26. She had open office hours on June 27th. She also announced there would be a joint City Council/County Council meeting on June 28th.

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.

Deb Hartley, Executive Director for Bridge 21, stated this organization was an affordable housing nonprofit for neuro-diverse intellectually disabled (IDD) people. She stated it was hard for this population to find housing and she felt they needed to be part of the affordable housing conversation.

Shirin Spangenberg, HPCA, thought it was strange that the parking rates and the revenue share were introduced together, and she looked forward to discussing the issue with Mayor Worel and Council Member Toly.

Casey Hansen asked for clarification on what was considered a public right-of-way. He was a local musician and he utilized many alleys so he didn't have to go all the way around. A couple weeks ago a security guard attacked him, threw him to the ground and threw him out of the alley. There used to be a stairwell in the alley and he used it for years. The stairs were removed, the gate was broken, and it was south of the veteran's war building. One of the Cabin security guards tackled him. He asked if the City had specified which alleys were public rights-of-way. The Planning Commission couldn't clarify which alleys were rights-of-way. He indicated some businesses owned some of the alleys. Mayor Worel asked City Manager Dias and staff to help Hansen get answers to his questions.

Mayor Worel closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from May 26, 2022:

Council Member Gerber moved to approve the City Council meeting minutes from May 26, 2022. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute Contracts for Water Quality Consultant Services, in Forms Approved by the City Attorney, with Water Quality & Treatment Solutions, Inc., in an Amount not to exceed \$50,000. and Confluence Engineering Group, LLC, in an Amount Not to Exceed \$50,000:

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

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

VI) OLD BUSINESS

1. Consideration to Approve Ordinance No. 2022-18, an Ordinance Annexing Approximately 1,200 Acres of Property Located in the Southeast Quinn's Junction Area into the Corporate Limits of Park City, Utah, and Amending the Official Zoning Map of Park City to Zone the Property Recreation and Open Space within the Entry Corridor Protection and Sensitive Land Overlays:

Rebecca Ward, Assistant Planning Director, presented this item. Dias stated many staff and community members had come forward and were impressed with the progress staff had made on the annexation. He thanked staff who worked on this over the last six months. Ward reviewed the process for annexing this parcel and noted the area would be annexed as Recreation and Open Space. There was a lease within the annexation area for a park and ride. The Clark Ranch property was included and Ward noted the purchase included a conservation easement on part of the parcel.

Ward stated the environmental quality was evaluated on the parcel and a portion was designated the Richardson Flat Tailings Impoundment-Operable Unit 1 (OU1). Council Member Gerber asked if annexing would affect the City's ability to request the owner of OU1 to clean up that area. Plane stated the City could make a request, but it had no authority to demand the cleanup. Council Member Gerber asked what the next steps of

the property being the boundary were. Ward stated the annexation would be certified by the Lt. Governor.

Mayor Worel opened the public hearing.

Landon Allred on behalf of the Town of Hideout stated there was a conflict between this annexation and Hideout's annexation. There were six lawsuits with regard to the annexation dispute. There was a link on Page 204 of the Council packet to Hideout's protest letter, but he wanted to discuss the procedural issues. He explained the statute and process for annexation. The problem with this annexation was the process was defective because the County Clerk did not forward the Hideout protest letter to the Boundary Commission. She determined that Hideout's annexation was invalid. Hideout's annexation was actually valid and that area was already annexed. The annexation was not voided and it was an affected entity and the letter should have gone to the Boundary Commission. The Boundary Commission acted on the assumption the annexation was invalid. So, the Council had no analysis from the Boundary Commission and they didn't have a full land use report. If this was approved, another lawsuit would ensue. Procedure mattered and the procedure for this annexation was wrong. He requested Council pause on approving this.

Mayor Worel closed the public hearing.

Margaret Plane, City Attorney, stated there had been six lawsuits for a while. Park City followed the statutory process. There were two lawsuits currently in the Fourth District Court and Hideout and Summit County, and the Hideout Annexation was voided as of two hours ago. An appeal could be made to the higher courts. There was another lawsuit with Summit County and Brockbank, which was not with Larry H. Miller, on the Flagstaff Development Agreement which stated the area was designated as recreation and open space. Summit County prevailed on that lawsuit. Summit County Clerk Eve Furse used her authority to determine if protests were valid and only one of four letters was valid. That protest went to the Boundary Commission and the commission determined the protest was invalid. It was appealed and the District Court upheld the decision. The decision was appealed to the Court of Appeals and the stay was denied. There was a suit if Furse had the authority and it was making its way through the system. Process and substance mattered, and the City was working in good faith to annex the property. The recommendation was to consider this now and there were no legal barriers from approving the annexation.

Council Member Doilney moved to approve Ordinance No. 2022-18, an ordinance annexing approximately 1,200 acres of property located in the Southeast Quinn's Junction area into the corporate limits of Park City, Utah, and amending the Official Zoning Map of Park City to zone the property Recreation and Open Space within the Entry Corridor Protection and Sensitive Land Overlays. The area was already subject to

the Flagstaff Development Agreement and the open space acquisition restrictions. The Council determines that under the circumstances of the annexation, the conditions of Land Management Code Section 15-8-5 do not apply and no other agreement is necessary. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

VII) NEW BUSINESS

1. Consideration to Set the Date of June 23, 2022, for a Public Hearing on Ordinance 2022-20, an Ordinance Establishing Compensation for the Elected and Statutory Officers for FY 2023:

Penny Frates, Budget Analyst, and Sarah Mangano, Human Resources Director, presented this item. Frates noted the wages for statutory officers and the Council and Mayor were increasing 10.33%.

Council Member Doilney explained the Council had flexibility to give officers raises, subject to performance reviews, education, certifications, etc. The ranges were set to be equal to peer communities. Council Member Rubell asked what metrics were available for the actual salary increases. Frates stated that wasn't set yet. After the actual pay was established, she could return with an average.

Council Member Toly asked if Council wages were similar to Summit County officials. Frates indicated she would return with those numbers. Council Member Rubell asked if the increase in health benefits was due to the insurance cost increase, to which Frates affirmed.

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

Council Member Rubell did not support the elected officials' pay increase and felt as leadership, he would rather see the money going to the employees earning at the bottom of the spectrum. He preferred to have an increase next year, after observing what happened over this next year with attracting and retaining employees. He supported the raises for statutory officers and the increase in health insurance for Council.

Council Member Gerber stated the Mercer study tried to make the pay attractive for those who needed it and for future councils. There had been a discussion on whether Council members had a more time-consuming job. Council Member Rubell suggested tabling the raise this year and discussing it next year before the election. Council

Member Gerber thought passing a smaller percentage now would be better than approving a 13% pay increase next year, especially if there was a downturn. Frates stated they wanted to stay consistent across the board. Council Member Toly stated this was not a part-time job and Council should be paid commensurate to their work. Council Member Doilney indicated it was hard to look at compensation for yourself. He hoped to see many candidates for City Council and the pay could make a difference. He was interested to see what other Council members earned in other jurisdictions. If people ran for office who had the time, a living wage could help gain interest from other groups who needed a full-time job.

Mayor Worel stated the Council wage was what was recommended a few years ago and she asked for a blue-ribbon commission to reconvene. The majority of Council favored moving forward with both raises. Council Member Rubell disagreed.

Council Member Gerber moved to set the date of June 23, 2022, for a public hearing on Ordinance 2022-20, an ordinance establishing compensation for the elected and statutory officers for FY 2023. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

2. Discuss 9th Street Stairs Capital Project:

Matt Twombly, Senior Project Manager, and Michelle Downard, Resident Advocate, presented this item. Twombly reviewed the history of how the City was platted and how the east/west rights-of-way were actually hills too steep to use as roads. He displayed a map showing the three levels of stairs that would improve walkability. The plan was to break up the construction into two phases. The issue with the 9th Street Stairs was 8th Street and Crescent Tram, since the street was narrow and steep with many driveways, which made it difficult for pedestrians. Ninth Street was not accessible in the winter, and there was no off-street parking.

Twombly stated the stairs were four feet wide and there was room for wildlife and possibly a bike trail alongside them. On 6th Street, there was a ramp on the side of the stairs so bikers could push their bikes alongside the stairs instead of carrying the bikes. He noted the outreach efforts made with onsite and zoom meetings and the Spring Projects Open House. The input on the project was mixed. Some concerns raised were a lack of open space and reduced privacy. Supportive residents asserted the stairs would increase walkability in the area.

Twombly noted there would be a budget request for snow removal next budget year. He gave options if Council decided not to construct the stairs on 9th Street.

Council Member Doilney asked what the reason was for constructing the stairs in two phases. Twombly stated funding was a big reason. Also, the upper section of 9th Street had many utilities and a different approach would be taken for those stairs, such as using concrete instead of footings. Council Member Doilney asked if there would be a benefit for completing both phases at the same time. He wanted to minimize the construction impacts and stated the walkability in the area was lacking. Twombly stated he did not have firm estimates for the project, but he knew it would be expensive. Council Member Toly noted a lot next to the proposed stairs was for sale so there could be simultaneous construction.

Mayor Worel opened the item for public input.

Jody Whitesides lived in the area and he thought it would be nice to have the stairs. He was instrumental in making Crescent a one-way street because the road was so narrow. He thought 8th Street should be completed too. There was a footpath on 9th Street so it made sense to put stairs there. Also on 10th Street between Norfolk and Empire, the street was starting to slide and it was pushing the stairs out.

Ed and Annette Keller via Zoom, were opposed to the stairs. It was one of the few remaining open spaces where children could play and wildlife could traverse. The people walking to go skiing walked on Norfolk Avenue, Woodside Avenue, or Crescent Tram. He doubted many people would carry skis to the 9th Street stairs if they wanted to go to the Main Street area because it was 75 yards out of the way. They wanted to know the percentage of comments that were favorable to putting up the stairs.

Cheryl Soshnik via Zoom, stated many people were going up the 10th Street stairs or were walking on the street. It made sense to construct the 9th Street stairs for safety and walkability reasons. Since COVID, there had been an increase in people walking around town. It was very needed.

Maria McNulty eComment: "In reviewing the packet, I don't see any mention of the in-person meeting that was held with you and Matt on May 4. At that meeting, there were 4 old town residences represented, of this 3 lived right on 9th street. Those three asked to go on record in opposition to the stairs. During this meeting we discussed at length the opposition to implementing stairs on 9th between Woodside and Norfolk, if there is not a comprehensive plan (or even understanding the feasibility) for stairs all the way to Empire; and further, we discussed the use of signage and other traffic calming measures BEFORE building stairs. Apologies if I missed anything in the packet in reference to this, but if the meeting notes are missing, will they be added? I also failed to see my correspondence dated May 17 (attached.). I was told they would be shared with Council. Again, apologies if I missed this in the packet, however I would like confirmation that my opposition to the 9th street stairs has been noted by Council. During our May 4 meeting, we were assured that should the stairs be approved on 9th

street that there would still be ample green space for animals, kids and mountain bikers. I have immense concern around this. Simply looking at how homes have landscaped the land alongside other sets of stairs (see images below) demonstrates that not only is there no access for other users, it further underscores the need to maintain this important remaining green corridor (9th street)."

Mayor Worel closed the public input for this item.

Council Member Doilney supported moving forward but wanted staff to explore the idea of doing it all at once. Council Member Gerber indicated there were several applications from residents to use the 9th Street stairs property for driveways and she wanted it preserved for stairs. She thought it would be great if it could all be completed at the same time. She favored planting vegetation to help with privacy for the residents.

Council Member Rubell asked if the stairs would be installed on an easement. Twombly stated it was an undeveloped right-of-way. Council Member Rubell agreed with Council Member Doilney and thought it was a safety issue and should be completed as soon as possible.

Council Member Toly indicated Treasure Hill was a great hiking area and had only a few parking spots. People going to the trail used Crescent Tram and the stairs would help pedestrians get there. She hoped to see signage for all the City stairs. There also needed to be more "No Parking" signs. She hoped to see a solution for cars on 8th Street since that street was so narrow. She agreed with Council Member Doilney to complete both phases simultaneously.

Downard reiterated there was mixed feedback and asked Council if they supported mitigation efforts for those living directly next to the stairs. Council agreed. Council Member Rubell stated the City's responsibility was to provide safe access, and being a good neighbor was nice. He didn't want to hear from staff that the stairs could not be completed because of landscaping next to the neighbors. Council Member Doilney agreed and suggested having connections to homes from stairs or masking was nice, but he wanted to be consistent.

Council Member Toly asked if this was the last project for stair connectivity. Twombly stated this was the last area where stairs could go. The upper Main Street area was completed. She asked why stairs couldn't be constructed on 8th Street. Twombly stated the width was an issue for that right of way but he could look at it to see how much room there was.

3. 2021 Annual Drinking Water Quality Consumer Confidence Report:

Michelle DeHaan, Water Quality Manager, reviewed the State law that required the City to provide an annual water quality report to all residents. Several Public Utilities staff

introduced themselves. DeHaan indicated over the last 10 years, the City constructed several water treatment plants to ensure pure water. There was state of the art treatment technologies, there was continuous water monitoring, and the City had good regional partners. She noted the 3Kings Water Treatment Plant would begin providing water this summer. She reviewed the City's different plants and the different technologies needed for treatment at each one. One challenge was the salt content from wells around the City. This was slightly above the State limit and the City was involved in discussions with the State.

DeHaan discussed efforts going forward, including the 3Kings Water Treatment Plant, ice pigging, a pilot program with homeowners to determine the evidence of copper and lead pipes, and being proactive with chemicals detected in groundwater wells. The Utah Division of Water would come out with regulations on the chemicals and would set a limit for these chemicals in the water supply.

Council Member Rubell referred to the immunocompromised section of the report, and asked for information on cryptosporidium. DeHaan stated the Environmental Protection Agency (EPA) required the table that was published include compounds detected, but cryptosporidium was not detected. Council Member Rubell asked if the customer meter site evaluation was live. DeHaan stated it was a pilot program to gather information from homeowners. The public side would be harder because the City would have to dig.

Council Member Gerber was glad the PFAS chemical was discussed because it was in the news a lot, and she asked if washing a nonstick pan would put the chemical into the water supply. DeHaan stated large water systems monitored for PFAS, but detection levels were much higher. Now monitoring could be detected at lower levels. Utah was monitoring groundwater wells and they were not detecting the chemicals. Council Member Doilney stated the chemical was found in three wells, and asked what the mitigation would be. DeHaan indicated they would wait for a determination from the EPA. They didn't know if the levels found were above what the EPA would set as a limit. It needed to be assessed before a determination was made. McAfee stated part of the pipeline project included blending water sources so there were many options available. Council Member Toly stated part of the process was to educate the public not to buy the products.

4. Consideration to Approve an Economic Development Grant Contract for \$10,000 for Wild Events, LLC:

Jonathan Weidenhamer and Ellie Cutting, Wild Events, were present for this item. Weidenhamer stated there was money in the current budget and this was a case for community. The business provided a service not met in the community. The applicant requested \$20,000, but the recommendation was to grant \$10,000. Cutting lived in Park City for eight years and worked in events for the past 10 years. She started her event

company because she had seen a demand for tabletop rentals. She had done 31 events so far this year and had 65 bookings in the next few months.

Mayor Worel asked if this was a franchise, to which Cutting stated no, but she would travel to other locations. Mayor Worel asked if she picked up the tableware, to which Cutting stated she did at times. Council Member Gerber reviewed that grants historically were geared to bring people to the City. Now the focus was people here who wanted to expand and grow their business. Council Member Toly asked what the marketing strategy was for bringing in more clientele. Cutting stated she knew people in town who referred her.

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

Council Member Doilney stated businesses like this made Park City feel like a small town and he liked to help these entrepreneurs. Council Member Toly agreed and stated she liked the small businesses and didn't want everything to turn corporate.

Council Member Doilney moved to approve an economic development grant contract for \$10,000 for Wild Events, LLC. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

VIII) ADJOURNMENT

PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

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

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

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

III) NEW BUSINESS

1. Consideration to Approve an Economic Development Grant Contract for \$20,000 for Alpine Distilling:

Jonathan Weidenhamer and Sara Sergent, Alpine Distilling, presented this item. Weidenhamer asked for a grant to offset costs from tenant improvements as Alpine Distilling relocated from the basement into their storefront. He noted when the City needed hand sanitizer, Sergent and her family worked to make it for the City.

Sergent stated the Alpine Pie Bar and Distilling was in line with community values: they opened their space to nonprofits when they weren't open, and they employed diverse people in their business.

Board Member Rubell asked about water impact fees and the benefits of moving into the City. Sergent stated when they operated in Silver Creek, the impact fee was \$4,805.56, and it would be \$66,000 in the City limits which they got reduced to \$58,000. She wanted to make sure they could accommodate their team.

Chair Worel opened the item for public input. No comments were given. Chair Worel closed the public input portion of the item.

Board Member Doilney stated it wasn't often where members of the community embodied the word community. The Sergents had been givers since they came to the City. The grant process showed they were participating in every way. Board Member Rubell agreed and stated in looking forward, the program needed to look at what the City was trying to accomplish to attract businesses and what barriers existed that prevented businesses from moving to the community.

Board Member Rubell moved to approve an economic development grant contract for \$20,000 for Alpine Distilling. Board Member Doilney seconded the motion.

RESULT: APPROVED

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

EXCUSED: Board Member Dickey

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 07-14-2022

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 rising in the background. The houses and buildings are densely packed, and their roofs are covered in white snow. The overall scene is serene and wintry.

City Manager's FY23 Recommended Budget



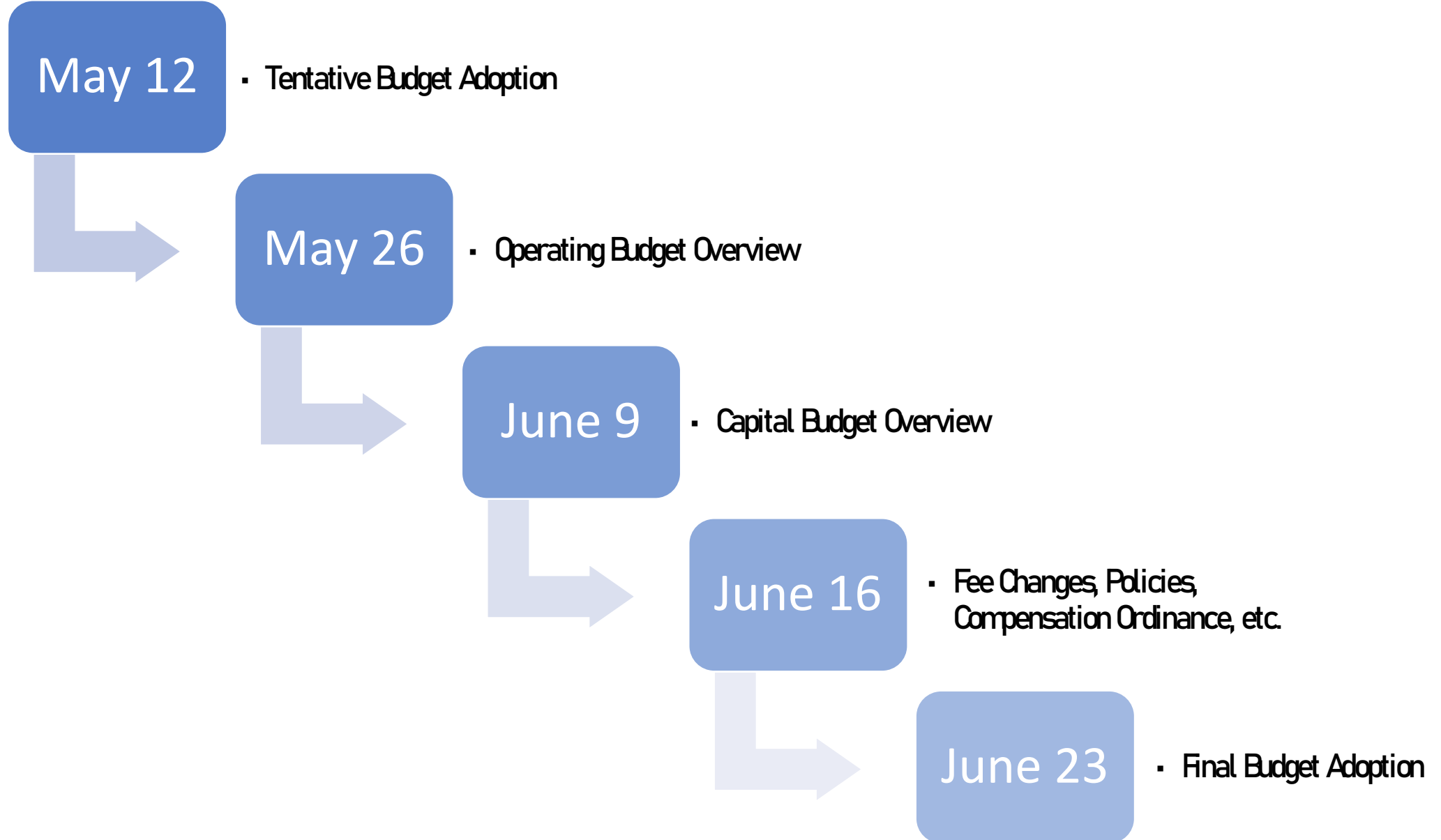
A large, multi-story brick building, identified as Park City High School, serves as the background. The building features numerous windows and decorative architectural elements. In the foreground, several trees with green and white blossoms are visible, partially obscuring the building. A dark overlay is applied to the entire image to enhance the text visibility.

Timeline

PARK CITY

1884

Budget Timeline



FY23 Budget Update

- **Budget Policies & Objectives:** Review the updated budget policies and proposed changes. Determine if changes should be adopted as part of the FY23 Budget on June 23 or later as part of a broader Budget Policy update
- **FY23 City Fee Schedule:** Review the fee schedule, proposed changes and provide feedback ahead of adoption
- **Elected and Statutory Officer Compensation:** Review Compensation and provide feedback
- **Wrap Up Capital Presentation:** Housing, Water, Flagstaff Fee Transfers
- **Miscellaneous/Outstanding Budget Items:** Review the changes between the Tentative and Final Budgets



Budget Policies

Budget Policies

- Adopted as part of the annual City Budget
- Govern stewardship of public funds and ensure transparency
- Propose Council adopt some minor adjustments on June 23, and direct the Budget Team to return with a broader Budget Policy update later this year

Budget Policies

Budget Organization (Chapter 1, Part I)

- ***Propose the policy be updated to reflect a one-year budget cycle***
- Current policy recommends PCMC operate under a two-year budget cycle. However, the City has effectively operated under a one-year cycle for multiple years
- This change supports the City's actual operating environment
- City will continue to proactively forecast revenues, demonstrate restraint when considering ongoing cost increases, and submit a 5-year CIP, like other cities

Budget Policies

Economic Development Grant Policy (Chapter 1, Part II)

- ***Propose suspending the existing program to prevent accepting any additional grant applications until a future City Council policy discussion is conducted by the Economic Development Department.*** The program criteria would benefit from a considerable update to reflect the current Council's goals.
- This program was created in 2006 to provide financial assistance to small businesses; Council last updated this policy in 2017
- Aligns with specified Community goals and State criteria
- The following funds are available annually within the program but are absorbed back into the general fund if not awarded:

Anywhere in City limits (general fund)	\$10,000
Lower Park RDA	\$20,000
Main St. RDA	\$20,000
- To date, \$176,000 has been awarded to 14 businesses

Budget Policies

Special Service Contracts (Chapter 5, Part II, Section D):

- ***Propose adopting minor edits to better reflect current practices and allow for flexibility***
The March 31 application deadline has also been removed to allow for more flexibility
- Park City partners with local nonprofits to provide valuable services to the community through Special Service Contracts (SSCs)
- Funds different types of services such as cultural events, educational programs, and emergency services
- Awarded through a competitive RFP process and applications evaluated by the Special Service Contracts Committee.
- In FY21, Council approved a revamp of the application process, creating two categories: Regular Service Contracts (four-year cycle) and Diversity, Equity, and Inclusion (DEI) Service Contracts (two-year cycle)



FY23 Fee Schedule



FY23 Fee Schedule Changes

Building Fees (Section 1.2, page 5)

- Increases Building Permit Fee from 1.00% of Total Valuation of construction to 1.05% with a minimum fee of \$50.00

Engineering Fees (Section 1.3, page 8)

- Increase to Construction Inspection Fees
- Updates criteria for Permit to Work in Public Right-of-Way to better define requirements and costs
- Adds new fee for Processing of Small Wireless Facility Applications (1.3.3)
- Adds new fee for Road Closure Permits (1.3.4)

Water Metered Services Fees (Section 2.2, page 10)

- The Public Utilities department is proposing a 3% increase to all water fees.

GRAMA Fees (Section 6.4, page 18)

- Compiling Documents – Removes language saying no charge may be made for the first quarter hour of staff time used to compile documents for a GRAMA request. Change aligns with recent revisions to state code

FY23 Fee Schedule Changes

Parking Fees (Section 7, page 19)

- Proposes increases to majority of parking fees, including parking violations, parking permits, parking lot and meter rates

Recreation Fees (Section 8.2 – 8.3, page 25)

- Updates name from Recreation Center to PC MARC and corrects Director's title throughout policy for consistency and clarity
- Increases and reorganizes Field User fees table for clarity
- Updates income ranges for the Sliding Fee Scale, which applies a discount to specific fees based on Summit County Average Median Income

PC MARC Fees (Section 8.4, page 26)

- Increases Youth Clinic Fees
- Increases pickle ball fees and adds new fees for groups
- Increases Facility Pass fees and removes Couples Rates
- Simplifies rates for Tennis Passes by removing the Couples and Additional Family Members Rates.
Increases Tennis Youth Clinic fees
- Adds new fees for Full Day Gymnasium Use

FY23 Fee Schedule Changes

Golf Fees (Section 8.5, page 29)

- Proposes modest increases to majority of fees to offset rising costs
- Adds one new fee for Lodging/Advance booking 18 Hole with cart of \$90.00

Cemetery Fee Waivers (Section 8.7, page 30)

- Removes language for resident eligibility

Park Pavilion Rental Fees (Section 8.8, page 31)

- Increases Park Pavilion Rental fees

Ice Arena and Fields Rental Fees (Section 9, page 35)

- Removes fees no longer being used, including the Super Star Birthday Package, Drop-in Broomball, and the skate treadmill
- Adds new fee for Stick and Puck rental
- Drop-in Curling fee revised to reflect per lane instead of per individual
- For-profit ice rental rate increasing by \$20.00; all other hourly ice rental rates increased by \$5.00
- Updating section 9.2 for Recreation Programs to include language for season passes
- Adds Overnight Rental Staffing fee of \$100/hour per employee
- Increases and reorganizes Field User fees for clarity

FY23 Fee Schedule Changes

Fees Currently Under Review: Business Licensing Fees Update - Informational

- Per Utah Code [§ 10-1-203](#), a municipality may assess a fee to cover administrative costs of issuing business licenses
- Park City is conducting a comprehensive business license fee study; study was last updated in 2005 and 2013
- The cost of providing administrative services has increased considerably over time
- Most resort towns are reassessing their business licensure programs post COVID-19

Timeline:

- Base administrative fee study is being conducted and expected to be complete by July 2022
- Enhanced and disproportionate fee study is scheduled for completion in August 2022
- Park City notices licensed businesses for their annual, or 2023, license renewal in August. Proactive outreach with the business community is planned to begin in June



Elected and Statutory Officer Compensation



Elected and Statutory Officer Compensation Rate Changes

- For FY23, the Elected Official and Statutory Officer Compensation is mainly consistent with the Pay Plan recommendation
- Recommends Mayor and Council receive an across the board 10.33% increase to keep pace with regional inflation and the increasingly time-consuming duties of elected office

Mayor	FY 2021-2022	FY 2022-2023
Wages	\$ 45,366.72	\$ 50,053.00
Health Benefits (or cash in lieu)	\$ 21,522.48	\$ 22,600.00
Car Allowance	\$ 3,000.00	\$ 3,000.00
Total	\$ 69,889.20	\$ 75,653.00
City Council	FY 2021-2022	FY 2022-2023
Wages	\$ 23,435.04	\$ 25,856.00
Health Benefits (or cash in lieu)	\$ 21,522.48	\$ 22,600.00
Total	\$ 44,957.52	\$ 48,456.00
Statutory Officers	FY 2021-2022 Range	FY 2022-2023 Range
City Manager	\$137,000 - \$174,991	\$158,250 – \$211,000
City Attourney	\$163,404 - \$192,355	\$176,493 – \$235,324
City Treasurer	\$64,000 - \$93,844	\$82,860 – \$110,480
City Engineer	\$124,086 - \$138,456	\$124,938 – \$166,585
City Recorder	\$79,039 - \$90,861	\$82,860 – \$110,480

FY23 Elected and Statutory Officer Compensation Rate Changes



Capital Presentation Housing & Water



Housing – Small New Requests

FY22

Central Park Condos +10k

Woodside Phase I +10k

FY23

Please see subsequent slides for
broader overview of proposed housing
re-allocation of Capital budget

Housing Summary

Former Allocation

CP0362 Woodside Phase II & CP0361 Land Acquisition/Banking Program

New Allocation

Housing Capital Projects by 5Y \$									
\$ Rank	Project	Carry Forward	FY22	FY23	FY24	FY25	FY26	FY27	5Y Total Plan
1	CP0013 Affordable Housing Program	\$765,116	\$11,196,029	\$0	\$0	\$0	\$0	\$0	\$11,961,145
2	CP0362 Woodside Phase II	\$12,802,208	(\$7,800,000)	\$0	\$0	\$0	\$0	\$0	\$5,002,208
3	CP0361 Land Acquisition/Banking Program	\$0	\$3,049,845	\$0	\$0	\$0	\$0	\$0	\$3,049,845
4	CP0358 Homestake Housing	\$0	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$3,000,000
5	CP0566 Clark Ranch Housing	\$0	\$0	\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000
6	CP0557 Lite Deed Program	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
7	CP0309 Woodside Phase I	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Total		\$13,567,324	\$9,455,874	\$4,000,000	\$0	\$0	\$0	\$0	\$27,023,198

Affordable Housing & Land Acquisition Summary – Source of Revenue

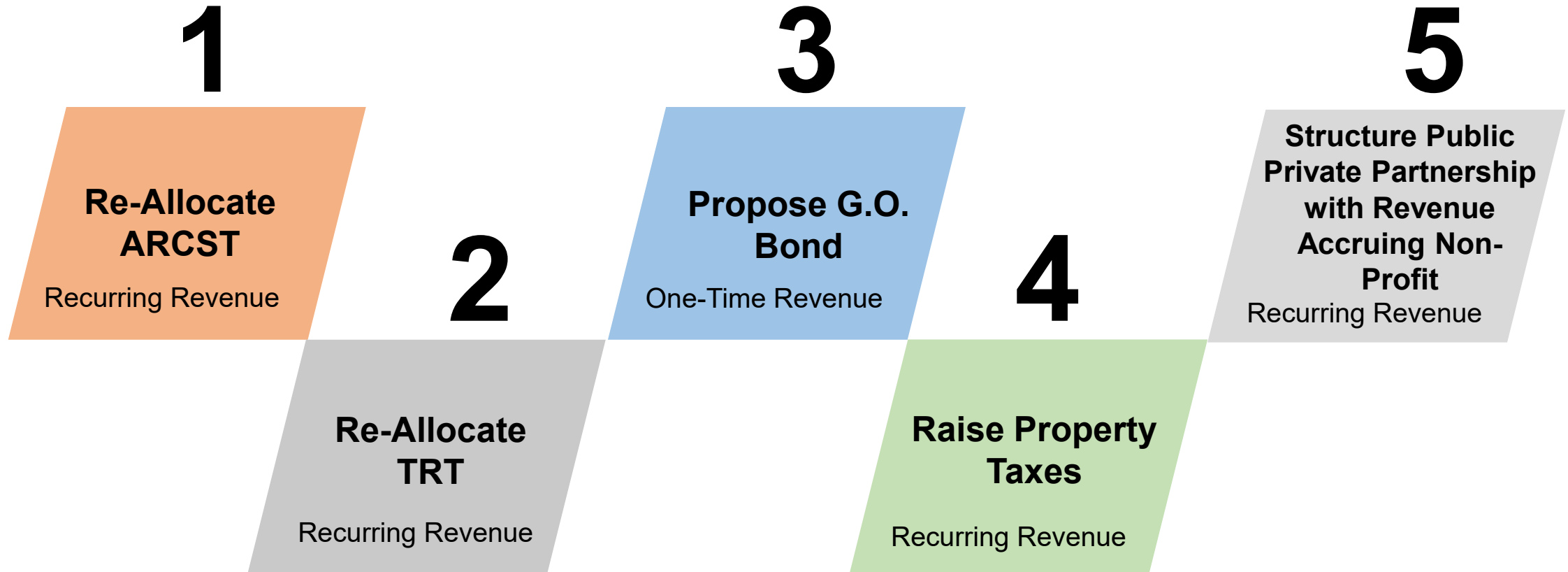
Revenues for Housing & Land Acquisition Projects	
2019 Sales Tax Revenue Bond	\$22,946,374
Sale of Assets	\$1,020,000
Additional Resort Sales Tax	\$1,049,845
LPA RDA Balance	\$30,242
Fee In Lieu	\$518,487
Interest Earnings	\$40,049
Other/Misc Capital Accrued Balance	\$1,418,201
Total	\$27,023,198

PCMC 2019 Sales Tax Revenue Bond

Bond Authority and Purpose:

“The proceeds of the 2019 Bonds may be used by the City for financing: (i) a portion of the costs of a revolving program of acquiring and constructing affordable housing units, (ii) parking and plaza improvements, (iii) road improvements, (iv) open space acquisition, (v) park, recreation and community center improvements and (vi) paying costs of issuance of the 2019 Bonds.”

Increases to Housing Funding Potential Paths Forward



Note: The FY22 and FY23 Capital Budgets for Housing do not consider any of the first four strategies.

Housing Strategy

PCMC Relative Value Housing Strategy Analysis



	Strategy					
	Purchase Price Buy Down	Lite Deed Restriction	City Build & Sell	Rent to Own	Shared Equity	Public Private/Non-Profit Partnership
	Configurable Model Parameters					
Funding Access, \$	\$25,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$25,000,000
Assumed 2022 Market Price, \$	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	-
Assumed Discount Factor, %	47%	15%	47%	0%	20%	-
Assumed Number of Executable Transactions/Year, No.	10	12	15	8	10	-
Assumed Monthly Rent Charged, \$	-	-	-	\$2,500	-	-
Assumed Cost per Acre, \$	-	-	-	-	-	\$4,500,000
Assumed Buildable Units per Acre, Acres	-	-	-	-	-	70
Assumed Annual Growth Rate of PC Home Prices, %	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	Key Outcomes					
Units Acquired, No.	50	121	54	26	94	389
Acquisition Cost Per Unit, \$	\$500,000	\$206,612	\$462,963	\$834,038	\$265,957	\$64,286
Years for City to Acquire Affordable Units, Yrs.	5.00	10.08	3.60	5.67	9.40	5.00
City Revenue or Equity Generated, \$	(\$25,000,000)	(\$25,000,000)	(\$25,000,000)	\$28,315,000	\$24,688,515	(\$25,000,000)
	Strategy Single Criteria Rank					
Maximize Units Acquired	5	2	4	6	3	1
Minimize Acquisition Cost Per Unit	5	2	4	6	3	1
Minimize Years for City to Acquire Affordable Units	2	6	1	4	5	2
Maximize City Revenue or Equity Generated	3	3	3	1	2	3
Council Defined Sentiment - Community Benefit	1	1	1	1	1	1
Weighted Average Score	3.2	2.8	2.6	3.6	2.8	1.6
	Strategy MiniMax Regret					
Overall MiniMax Rank	5	3	2	6	3	1

Source: PCMC as of June 2022. **Overall MiniMax Rank**

Library

FY22

Library Development & Donations +12k

FY23

Water Fund

Water Fund FY22 Projected Expenses vs. Revenues Ex Capital			
Revenues		Expenses	
Water Charges for Services	\$19,819,145	Personnel	\$3,760,132
Planning Building & Engineering Fees (Impact Fees)	\$1,183,938	Materials, Supplies and Services	\$343,896
Federal Revenue	\$456,274	Utilities	\$1,208,900
Misc. Revenues	\$203,002	Contract Services/Consulting/Software	\$1,383,542
		Parts/Maintenance Supplies	\$1,060,905
		Special Service Contract/Misc. Charges	\$112,000
		Debt Service	\$6,547,947
		Interfund Transfer	\$1,807,429
Total Revenue Ex Bond Proceeds	\$21,662,359	Total Expense Ex Capital	\$16,224,751
		Net Revenues Available for Debt & Cash Capital	\$11,985,555
		Net Operating Revenue After Debt Service for Cash Capital	\$5,437,608
		Debt Service Coverage Ratio FY22	1.8

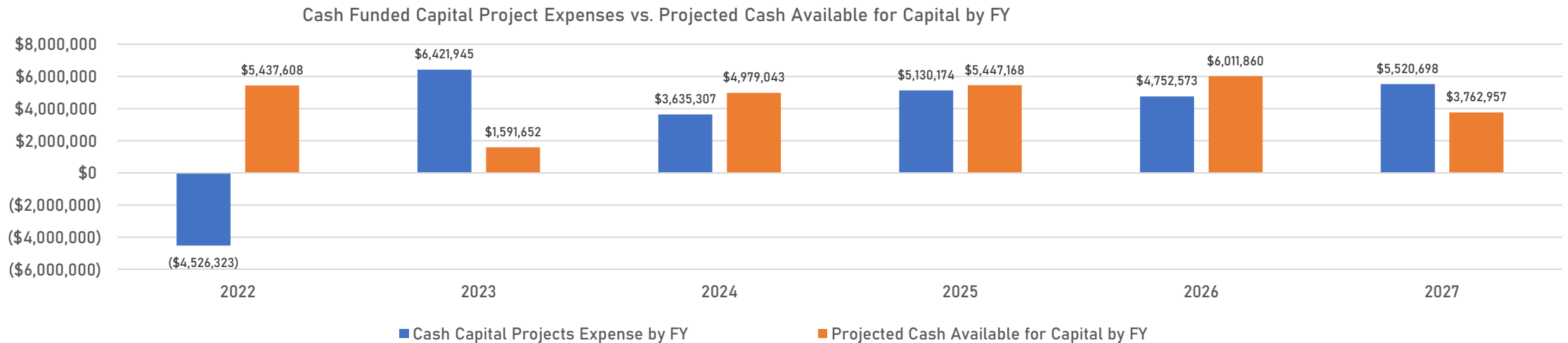
Water Fund FY23 Projected Expenses vs. Revenues Ex Capital			
Revenues		Expenses	
Water Charges for Services	\$20,392,268	Personnel	\$4,471,634
Planning Building & Engineering Fees (Impact Fees)	\$1,219,456	Materials, Supplies and Services	\$479,911
Federal Revenue	\$469,962	Utilities	\$1,219,298
Misc. Revenues	\$209,092	Contract Services/Consulting/Software	\$1,850,331
		Parts/Maintenance Supplies	\$1,407,280
		Special Service Contract/Misc. Charges	\$122,542
		Debt Service	\$9,313,682
		Interfund Transfer	\$1,834,448
Total Revenue Ex Bond Proceeds	\$22,290,778	Total Expense Ex Capital	\$20,699,126
		Net Revenues Available for Debt & Cash Capital	\$10,905,334
		Net Operating Revenue After Debt Service for Cash Capital	\$1,591,652
		Debt Service Coverage Ratio FY23	1.2

YoY% increase in fund balance driven by bond proceeds associated with 3Kings WTP.

Water Fund

Water Fund Operations FY22 vs. FY23 YoY% Change			
	FY22 Expense	FY23 Expense	YoY% Change
Personnel	\$3,760,132	\$4,471,634	18.9%
Materials, Supplies and Services	\$343,896	\$479,911	39.6%
Utilities	\$1,208,900	\$1,219,298	0.9%
Contract Services/Consulting/Software	\$1,383,542	\$1,850,331	33.7%
Parts/Maintenance Supplies	\$1,060,905	\$1,407,280	32.6%
Special Service Contract/Misc. Charges	\$112,000	\$122,542	9.4%
Debt Service	\$6,547,947	\$9,313,682	42.2%
Interfund Transfer	\$1,807,429	\$1,834,448	1.5%

Cash Capital Project Expenses vs. Cash Available for Capital Projects by FY						
	2022	2023	2024	2025	2026	2027
Cash Capital Projects Expense by FY	(\$4,526,323)	\$6,421,945	\$3,635,307	\$5,130,174	\$4,752,573	\$5,520,698
Projected Cash Available for Capital by FY	\$5,437,608	\$1,591,652	\$4,979,043	\$5,447,168	\$6,011,860	\$3,762,957
Net	\$9,963,931	(\$4,830,293)	\$1,343,736	\$316,994	\$1,259,287	(\$1,757,741)



Water Fund Operations Budget

Key Requested Operating Increases:

- Supplies - \$103,000
- Uniforms - \$5,000
- Software /Technology - \$50,000
- Contract Services - \$370,000
- Materials - \$30,000
- Equipment - \$45,000
- Chemicals - \$220,000
- Vehicles - \$233,000
- Utilities – approx. \$200k (to adjust in final budget)

Goals and Major Cost Drivers

- High Quality Sustainable Water Supply - 45%
 - 3Kings WTP start up
- Reliable Water Service and Assets- 30%
 - Asset Management
 - Technology
 - Inflation
- Fiscally and Legally Sound Business Operations - 25%
 - Increasing volume of surplus water leased to Weber Basin

Public Utilities Goals and Top 10 CIP List

1. High Quality Sustainable Water Supply

- MIW Treatment (3Kings)
- Tunnel Maintenance
- Rockport Water Pipeline & Storage
- Quinns Water Treatment Plant Asset Replacement
- *QJWTP Treatment Upgrades (complete)*
- *Park Meadows Well (complete)*
- *C1 – Quinns WTP to Boothill – Phase 1 (complete)*

2. Reliable Water Service and Assets

- Water Dept Infrastructure Improvement
- SCADA and Telemetry System Replacement
- West Neck Tank

Other Public Utilities Goals for Reference

3. Fiscally and Legally Sound Business Operations
4. Engaged, Informed, and Dynamic Workforce
5. Responsive Customer Service and Collaboration with Stakeholders
6. Community and Environmental Sustainability

Future CIP Budget Drivers

- Master Plan Update
- Asset Management Program
- Lead Service Line Inventory Requirement
- Phase 2 Regional Interconnection – Hwy 224 Pipeline

3Kings Update

3KWTP construction continues and is on schedule. Work activities include:

- Construction Mitigation
- Construction mitigation (fencing, erosion protection, mud track off pads, etc.) are in place and will remain for the duration of the project.
- The pedestrian walkway adjacent to the project site and along the west side of Three Kings Drive will remain in place for the duration of the project. Removal is scheduled for the fall of this year, 2022.
- Efforts to prevent the tracking of debris off the site continue. As the season changes, road sweeping will be adjusted to address the changing conditions from mud to dust.
- As equipment and materials deliveries become more frequent, crews will make efforts to address traffic conflicts along Three Kings Drive.

Site Construction

- Subgrade work has been completed on all structures. One crane has been removed from the site.
- Building shells for seven of the eight buildings are now completed. Roofing materials and exterior siding installation is beginning. Stone veneer has been installed on three buildings and will continue on the others. Site earthwork, rough grading, and yard pipe work is underway. A portion of the site paving is scheduled for early summer.
- Work inside the buildings will continue throughout the spring, summer, and fall.
- Construction on the last remaining building, located on the west side of the site, will continue through 2022

Roadway Utility Work

- Utility work within Three Kings Drive has been completed and temporary pavement installed. New gutter in the vicinity of the 3KWTP and will be installed in the fall of 2022 and spring of 2023. Pavement resurfacing of Three Kings Drive will be performed in 2023. Landscape restoration in these areas, north of the 3KWTP site, will be completed by mid-May 2022.

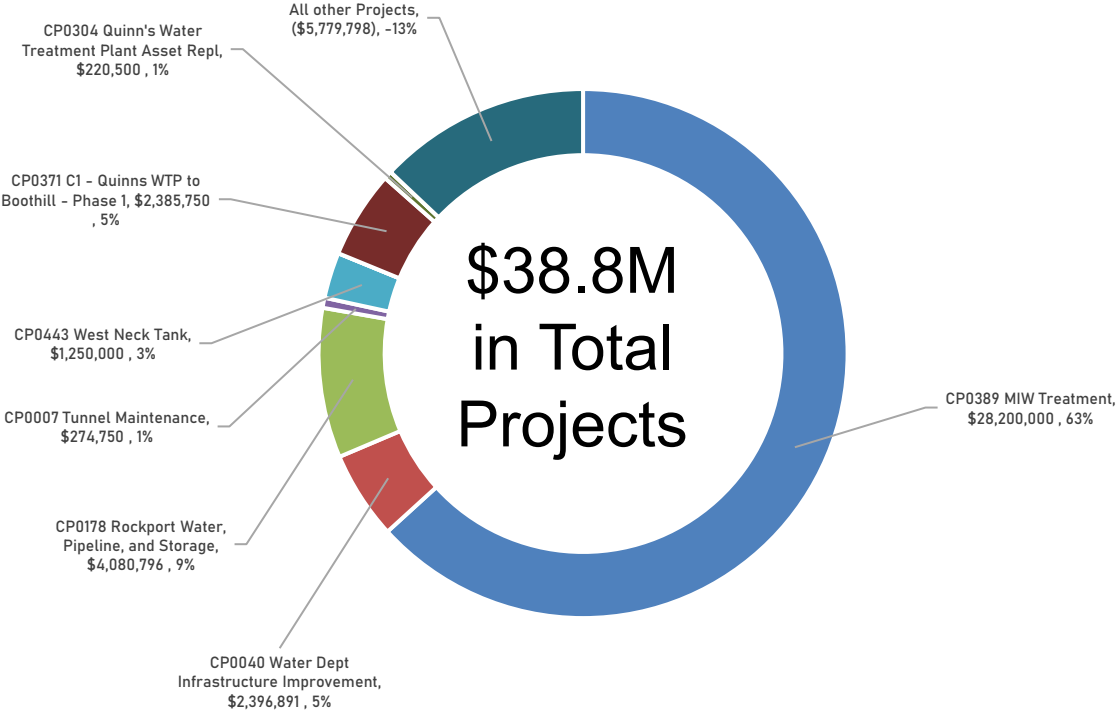


Golf Course Impacts

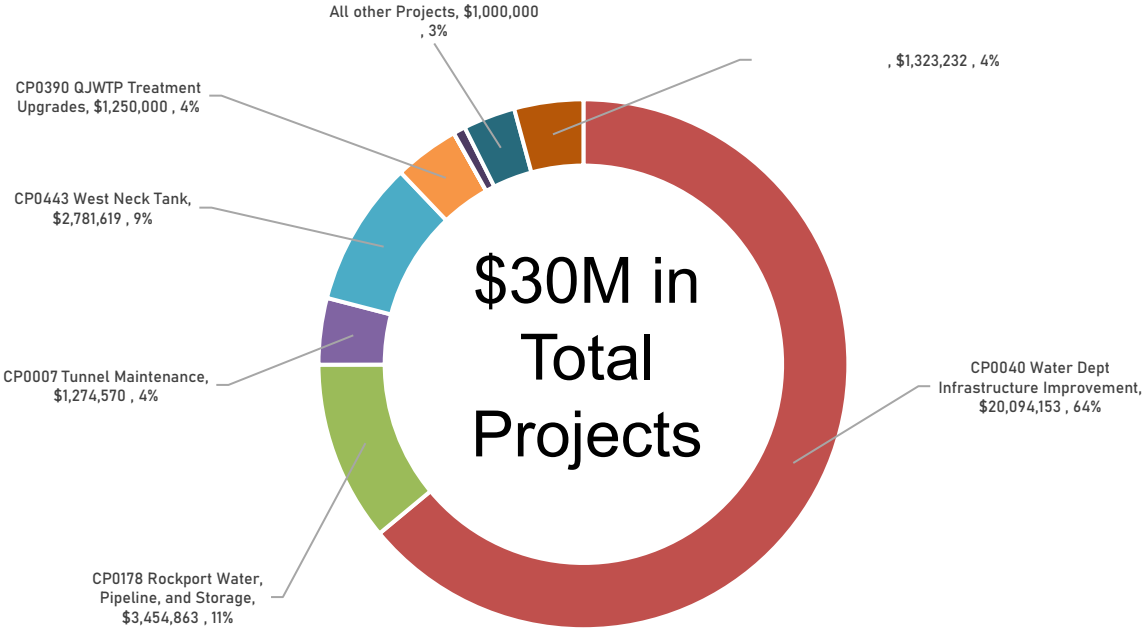
- Golf Hole 11 will continue to be impacted during 2022. Restoration is scheduled in late 2022/spring 2023 with the hole open for play in early 2023.

Top 10 Projects Over 5Y- Water Fund

FY22 Budgets Among Top 10 Water Fund 5Y Projects



FY23 Budgets Among Top 10 Water Fund 5Y Projects



Top 10 Water Fund Projects Over Next 5 Years, by \$

\$, Rank	Project	Carry Forward	2022 Base	2022 Newly Requested	2023 Base	2023 Newly Requested	2024 Base	2024 Newly Requested	2025 Base	2025 Newly Requested	2026 Base	2026 Newly Requested	2027 Base	2027 Newly Requested	Score
1	CP0389 MIW Treatment	\$38,219,228	\$28,200,000	0	\$10,600,000	\$9,494,153	\$0	\$250,000	\$0	\$260,000	\$0	270,400	\$0	281,216	31
2	CP0040 Water Dept Infrastructure Improvement	\$415,848	\$2,395,250	1,641	\$3,454,863	\$0	\$3,496,538	\$0	\$1,776,879	\$0	\$1,183,223	0	\$0	2,000,000	40
3	CP0178 Rockport Water, Pipeline, and Storage	\$169,876	\$1,458,700	2,622,096	\$1,458,700	\$(184,130)	\$1,498,200	\$(140,680)	\$1,391,306	\$(187,763)	\$1,460,871	\$(183,913)	\$0	1,275,201	36
4	CP0007 Tunnel Maintenance	\$2,749,968	\$274,750	0	\$281,619	\$2,500,000	\$292,884	\$0	\$304,599	\$0	\$319,829	0	\$0	332,622	39
5	CP0443 West Neck Tank	\$1,398,914	\$1,250,000	0	\$1,250,000	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	0	51
6	CP0390 QJWTP Treatment Upgrades	\$2,839,109	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	0	43
7	CP0343 Park meadows Well	\$2,678,908	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	0	26
8	CP0371 C1 - Quinns WTP to Boothill - Phase 1	\$0	\$1,110,000	1,275,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	0	39
9	CP0304 Quinn's Water Treatment Plant Asset Repl	\$691,424	\$220,500	0	\$231,525	\$0	\$238,471	\$0	\$245,625	\$0	\$252,994	0	\$0	263,114	29
10	CP0301 Scada and Telemetry System Replacement	\$0	\$0	0	\$0	\$1,000,000	\$0	\$200,000	\$0	\$206,000	\$0	212,180	\$0	218,545	24
			2022 Base + New	\$38,808,687	2023 Base + New	\$30,086,730	2024 Base + New	\$5,835,413	2025 Base + New	\$3,996,646	2026 Base + New	\$3,515,584	2027 Base + New	\$4,370,698	

Source: PCMC as of June 2022.

Water Rates

Current Plan for FY23 Budget

- Staff requests direction to include an inflationary water rate adjustment, 3% across the board as part of the FY2023 Budget process on June 16, 2022
- In depth discussion on potential future water rates in July 2022



Flagstaff Fees

PARK CITY

1884

Flagstaff Fees – Breakdown

FEE REVENUE BREAKDOWN

Fiscal Year	PCMC		FMMRA
	Open Space	Transit	
2003	\$ 62,750	\$ -	\$ 62,750
2004	\$ 55,275	\$ 110,775	\$ 166,050
2005	\$ 164,734	\$ 172,564	\$ 337,298
2006	\$ 465,407	\$ 465,404	\$ 930,810
2007	\$ 293,405	\$ 293,405	\$ 586,811
2008	\$ 610,119	\$ 610,119	\$ 1,220,238
2009	\$ 122,532	\$ 122,532	\$ 245,063
2010	\$ 408,070	\$ 408,070	\$ 816,139
2011	\$ 228,225	\$ 228,225	\$ 456,449
2012	\$ 172,581	\$ 172,581	\$ 345,163
2013	\$ 266,456	\$ 266,456	\$ 532,911
2014	\$ 391,814	\$ 391,814	\$ 783,628
2015	\$ 335,559	\$ 335,559	\$ 671,119
2016	\$ 254,409	\$ 254,409	\$ 508,818
2017	\$ 185,963	\$ 185,963	\$ 371,927
2018	\$ 590,116	\$ 590,116	\$ 1,180,232
2019	\$ 276,085	\$ 276,085	\$ 552,169
2020	\$ 131,904	\$ 131,904	\$ 263,808
2021	\$ 963,355	\$ 963,355	\$ 1,926,710
2022*	\$ 442,548	\$ 442,548	\$ 885,096
GRAND TOTAL	6,421,306	6,421,883	12,843,189

The fees are split evenly between the Flagstaff Mountain Master Resort Association and Park City Municipal (PCMC). A further equal split of the PCMC funds is delineated between open space and transit. The chart above indicates total amounts collected since 2003.

Flagstaff Fees – Open Space

FEE EXPENSES - OPEN SPACE

Fiscal Year	Open Space
2004	\$ -
2005	\$ -
2006	\$ 12,937
2007	\$ 32,084
2008	\$ 27,484
2009	\$ 137,723
2010	\$ 1,279,511
2011	\$ 274,019
2012	\$ 238,552
2013	\$ 268,509
2014	\$ 324,648
2015	\$ 351,073
2016	\$ 375,372
2017	\$ 530,677
2018	\$ 574,659
2019	\$ 261,786
2020	\$ 536,140
2021	\$ 349,183
2022*	\$ 217,414

Total Expenses	\$	5,791,771
-----------------------	-----------	------------------

Total Revenues	\$	6,421,306
-----------------------	-----------	------------------

Remainder	\$	629,535
------------------	-----------	----------------

*FY22 shows estimates through March 2022

Currently, Open Space utilizes the Fee for the following programs and projects:

- Annual Wildfire Mitigation Projects
- Annual Noxious Weed Maintenance
- Open Space Preservation including acquisition and easements
- Annual Conservation Easement Monitoring costs with Summit Land Conservancy
- Recreational Improvements, including trails and trailheads improvements and maintenance
- Maintenance of Recreational Amenities, including restrooms, maintenance equipment such as tools and materials, trash and mutt-mitt stations and signage

Flagstaff Fees – Open Space

Flagstaff Open Space Expenditures by Category								
Fiscal Year	Admin Expense	Easement - Open Space	Improvements - Landscaping	Improvements - Wayfinding & Trails	Stewardship	Weed Mitigation	Appraisals, Title, Professional Services	Total Expenditure by Category
2003								\$ -
2004								\$ -
2005								\$ -
2006					\$ 12,937			\$ 12,937
2007			\$ 207		\$ 6,250	\$ 20,447	\$ 5,180	\$ 32,084
2008					\$ 7,500	\$ 17,234	\$ 2,750	\$ 27,484
2009			\$ 79,154	\$ 384	\$ 7,500	\$ 50,685		\$ 137,723
2010	\$ 3,714	\$ 1,177,133	\$ 7,549	\$ 5,379	\$ 43,057	\$ 27,894	\$ 14,785	\$ 1,279,511
2011	\$ 16,922	\$ 102,213	\$ 27,472	\$ 9,162	\$ 55,208	\$ 62,542	\$ 500	\$ 274,019
2012	\$ 297		\$ 73,539	\$ 13,710	\$ 39,091	\$ 90,888	\$ 21,027	\$ 238,552
2013	\$ 819	\$ 16,454	\$ 79,631	\$ 10,509	\$ 51,466	\$ 70,433	\$ 39,197	\$ 268,509
2014	\$ 188	\$ 350	\$ 120,928	\$ 72,924	\$ 35,801	\$ 43,110	\$ 51,347	\$ 324,648
2015	\$ 18,251	\$ 3,450	\$ 63,408	\$ 48,442	\$ 98,690	\$ 66,763	\$ 52,069	\$ 351,073
2016	\$ 16,281		\$ 125,096	\$ 7,608	\$ 2,060	\$ 195,832	\$ 28,495	\$ 375,372
2017	\$ 12,601		\$ 155,306	\$ 153,376	\$ 53,973	\$ 82,368	\$ 73,053	\$ 530,677
2018	\$ 10,194		\$ 164,259	\$ 58,781	\$ 110,282	\$ 115,719	\$ 115,424	\$ 574,659
2019	\$ (11,597)		\$ 83,772	\$ 8,189	\$ 27,291	\$ 103,719	\$ 50,412	\$ 261,786
2020	\$ 3,249	\$ 147,616	\$ 114,843	\$ 44,124	\$ 62,598	\$ 111,736	\$ 51,974	\$ 536,140
2021	\$ 2,116	\$ 96,141	\$ 74,796	\$ 28,738	\$ 40,769	\$ 72,772	\$ 33,850	\$ 349,182
2022*	\$ 1,318	\$ 59,861	\$ 46,571	\$ 17,893	\$ 25,385	\$ 45,311	\$ 21,076	\$ 217,415

Flagstaff Fees – Transportation

FEE EXPENSES - TRANSIT

Fiscal Year	Transit
2004	\$ -
2005	\$ -
2006	\$ -
2007	\$ -
2008	\$ 20,275
2009	\$ -
2010	\$ -
2011	\$ 22,816
2012	\$ -
2013	\$ -
2014	\$ -
2015	\$ 13,360
2016	\$ 337,698
2017	\$ 114,593
2018	\$ 896,961
2019	\$ 1,214,549
2020	\$ 476,206
2021	\$ 211,214
2022*	\$ 701,288

Total Expenses	\$ 4,008,960
Total Revenues	\$ 6,421,883
Remainder	\$ 2,412,923

*FY22 shows estimates through March 2022

- PCMC's free public transit service is augmented by the annual Fee to support access to the Project are via the 9 Purple Empire Pass route. Since 2019, a major portion of The Transit Management Fee has provided funding for the Purple route. Through 2021, the Fee covered the entire operational cost of the Purple route; however, due to the variability in Fee revenue, this may not always be the case.
- In addition, a portion of the Fees is utilized for transportation capital projects that improve overall access to the Flagstaff Area by enhancing accessibility. Part of the Flagstaff agreement also includes maintaining use and access to the Richardson Flat Parking lot and Richardson Flat Road, and this commitment has also been maintained.
- Recent capital expenditures from the Fee include traffic signal transit hardware, software at the Richardson Flat Road traffic signal, and a portion of the engineering design for the 'Kearns high school tunnel'.
- In priority order, the Fee will continue to fund the 9 Purple Empire Pass route, capital infrastructure, and software and technology that benefit the Project the project area. PCMC anticipates future capital expenses to expand transit amenities (bus stop improvements), accessibility programs, and roadway safety improvements serving the Project area.

EVENT REQUESTS

BONANZA ART PARK
EVENT PARKING RATES



BONANZA ART PARK

Estimated Programming Budget for Bonanza Art Park

Item	Estimated Cost
Potty/ Washroom Rental	\$5,000
Trash/ Waste Management	\$1,000
Programming Non Amplified Music, Dance/Performance, Non Profit Partners, Food Truck Minimum	\$26,000
Staffing (2) - Site Manager & Programming Activation Manager	\$48,000
Estimated Costs	\$80,000

June, July and August: Passive Programming.

Late August & September: Active Programming once a week with a Halloween Fest in late October.



Council Discussion:

Special Events Manager has authority to approve Super Minor/ Default or Event Programming as a Level 2 event.

Council should provide direction regarding level of programming desired.

- Do Nothing
- Super Minor/ Default
- Event Programming

If Council desires to explore a park option on a more permanent basis, they should provide direction to return at a subsequent meeting.

EVENT PARKING RATES

Major Events	2021 Parking Rates	2022 Parking Rates
Park Silly Sunday Market	\$5 p/h max \$18; 10 a.m. to 5 p.m./ first hour free	\$7 p/h max \$30; 10:00 a.m. to 4:00 p.m. Free from 4:00 to 6:00 p.m. normal rates after 6:00 p.m. No first hour free.
Car Free Days on Main?	\$5 p/h max \$18; 10 a.m. to 5 p.m./ first hour free	\$7 p/h max \$30; 10:00 a.m. to 4:00 p.m. Free from 4:00 to 6:00 p.m. normal rates after 6:00 p.m. No first hour free.
Savor the Summit	Normal parking rates	\$7p/hr max \$30; 4:00 p.m. to midnight. Normal rates during the day.
Fourth of July	\$20 flat fee until 1 p.m.	\$30 flat fee until 1 p.m.
Arts Festival	Friday Rates are normal Saturday and Sunday rates are \$5 p/h max \$18 from 9 to 5 p.m. first hour free at 5p.m., rates drop to \$3 hr max \$18 first hour free.	Friday night - \$7/hr max \$30; 2:00 p.m. to midnight. Normal rates during the day. Saturday and Sunday, \$7/hour max \$30 from 10 to 5:00 p.m., normal rates after (\$3/hour). No first hour free.
Miners Day	\$10 flat - 9:00 a.m.-5:00 p.m. - balance with PSSM day before	\$15 flat - 9:00 a.m.-5:00 p.m. - balance with PSSM day before
Autumn Aloft	Normal parking rates	normal rates - parking is free before 6 p.m.
Shot Ski	Normal parking rates	normal rates - parking is free before 6 p.m.
Halloween	\$10 flat rate 2 p.m to 6 p.m. (normal rates after 6 p.m.)	\$15 flat rate 2 p.m to 6 p.m. (normal rates after 6 p.m.)

Changes are based on data and balanced perspective. Event parking rates are a TDM tool and have not been increased in 5 years. Total estimated increase in parking revenue is estimated at \$70K.

HPCA Coordination:

HPCA provided initial feedback, letter in packet and additional request for parking revenues (new since packet published).

Council Questions:

City Manager has the authority to implement Special Event Parking Rates.

Council should provide direction if additional outreach is necessary or if they are supportive of the proposed changes.



PARKING DATA

	2022		2021		Fri	Sat	Fri	Sat
	5-Jun	12-Jun	4-Jul	11-Jul	3-Jun	4-Jun	10-Jun	11-Jun
0	121	132	146	125	79	116	87	140
1	107	95	113	97	66	89	62	117
2	78	74	86	76	55	70	47	86
3	68	58	84	59	36	53	37	59
4	57	56	74	58	32	49	37	49
5	56	57	74	59	32	49	37	49
6	56	57	74	62	31	48	36	49
7	58	65	78	63	32	55	46	52
8	73	88	82	88	37	67	87	58
9	98	126	108	171	60	89	134	71
10	156	309	258	508	118	144	198	113
11	363	401	583	550	209	183	242	172
12	545	554	615	588	239	239	271	226
13	559	560	547	566	282	293	299	259
14	541	549	577	562	297	319	337	303
15	516	528	592	534	314	352	321	300
16	433	480	479	489	334	386	318	328
17	326	382	358	401	332	382	314	345
18	289	295	313	357	323	438	367	408
19	248	243	265	322	369	446	427	424
20	175	180	222	284	444	413	412	458
21	138	147	175	223	375	328	316	385
22	92	110	144	143	279	195	195	257
23	72	80	111	97	153	138	147	171

Transactions	2029	2167	2237	2226	1265	1428	1245	1510
--------------	------	------	------	------	------	------	------	------

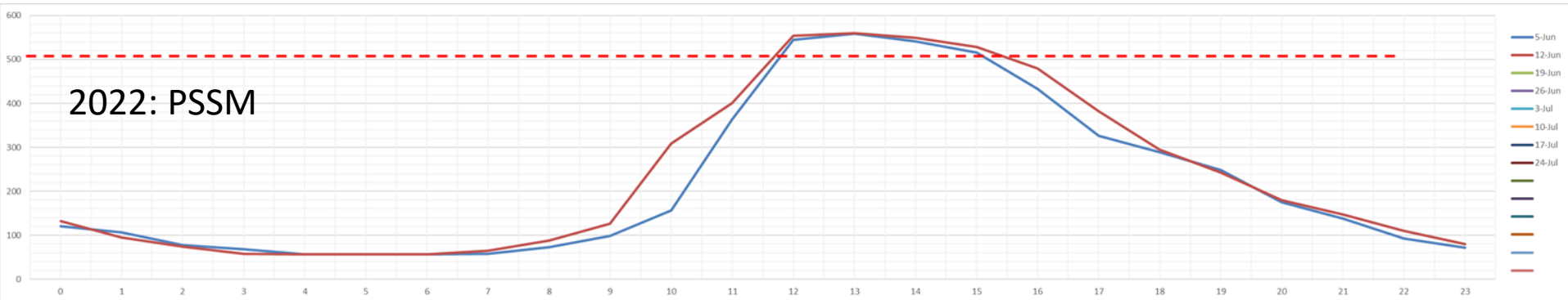
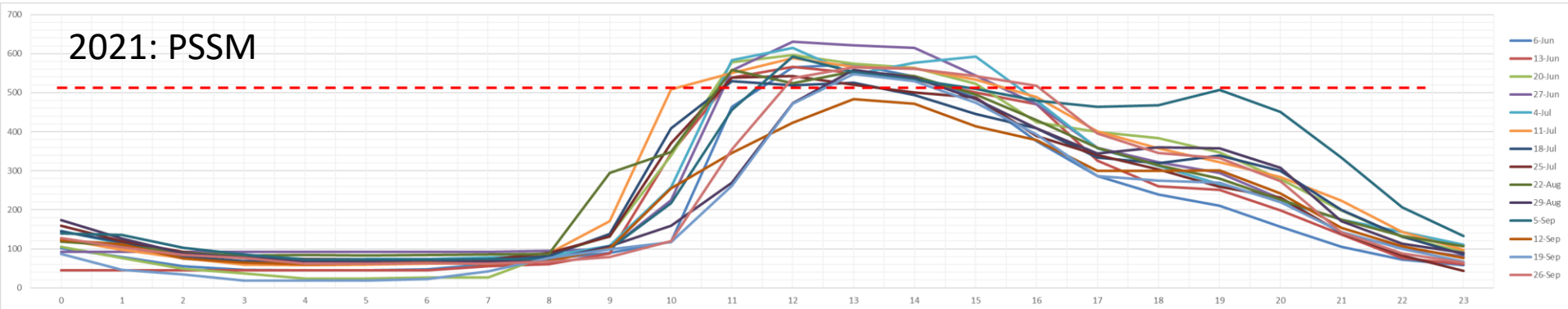
Summary:

Patterns are similar across the last 5 years and week over week.

High parking demand reciprocates intense traffic challenges in neighborhoods and increases need for police/enforcement.

We took a balanced approach for the rates recommended based on initial feedback from HPCA.







ANNEXATION PETITION

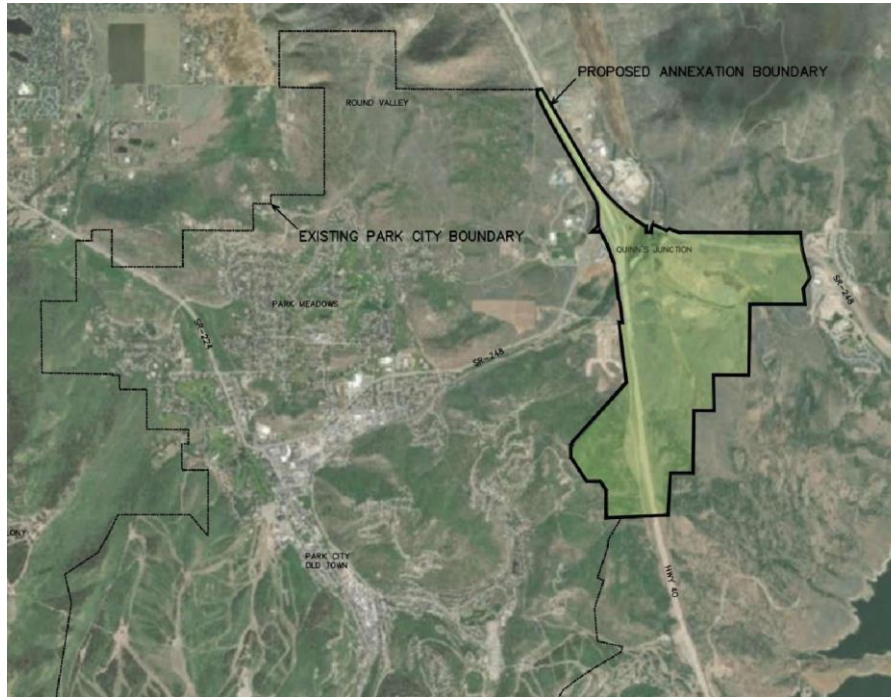
SOUTHEAST QUINN'S JUNCTION



SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

On October 15, 2021, Park City Municipal filed a petition to annex approximately 1,236 acres in the Quinn's Junction area (HWY 40 & SR 248) and to zone the area Recreation and Open Space:

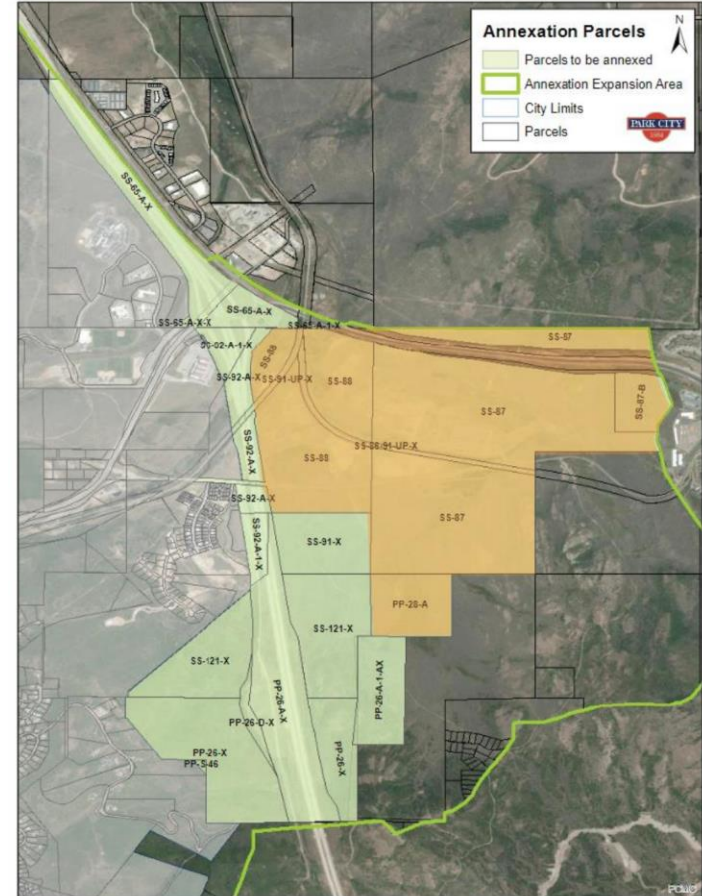


ANNEXATION PETITION

The petition includes property subject to the Flagstaff Development Agreement (DA) which outlines future uses like golf, equestrian, or other recreational facilities.

Section 3.1 of the Flagstaff DA contemplates annexing the Richardson Flat property into Park City.

The General Plan Quinn's Junction Joint Planning Commission Principles developed between Summit County and Park City identify future use of this area as recreation and open space, consistent with the 1999 Flagstaff DA.

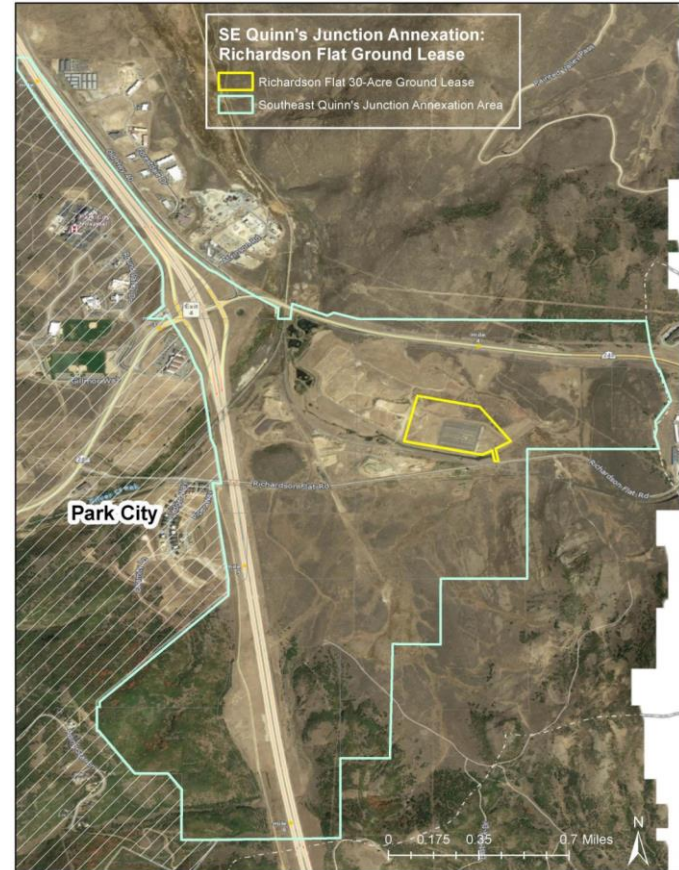


SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

The City leases 30 acres within the Richardson Flat property. 650 parking spaces are for City use and 100 parking spaces are reserved for the property owner of the Montage Hotel and Empire Pass.

The lease allows for future recreation uses.



SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

The petition includes the City-owned Clark Ranch property. In 2014, the City Council approved a Real Estate Purchase Contract for the purchase of Clark Ranch with Resort Communities Tax open space funds.

The purchase included plans for a conservation easement and a potential for limited non-open space uses.



SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

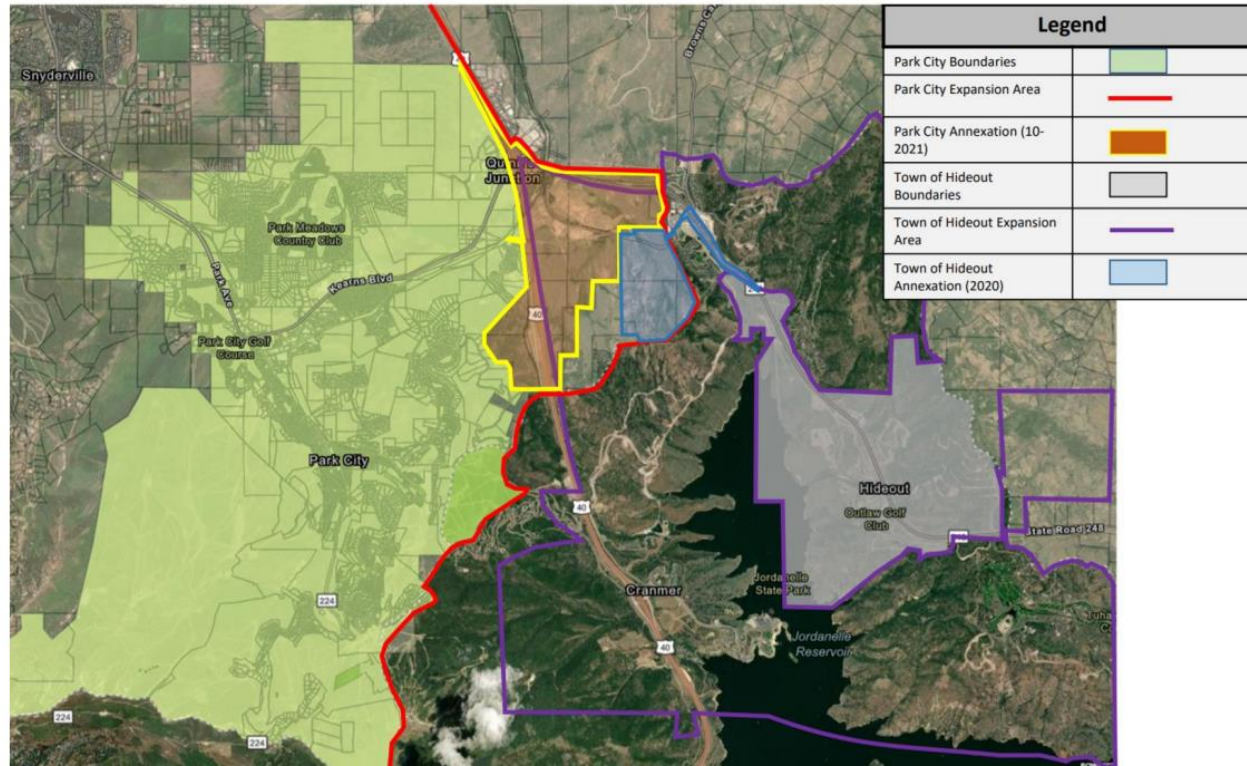
The General Plan designates the area proposed for annexation recreational open space.

The annexation of Richardson Flat into Park City has been envisioned for more than two decades.

Annexation of the Clark Ranch property brings City-owned property into City jurisdiction.

HIDEOUT'S ATTEMPTED 2020 ANNEXATION

The petition does not overlap with Hideout's attempted annexation. The image below is taken from the Town of Hideout's protest to the City's annexation:



SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

The City evaluates 15 criteria and an annexation agreement when considering an annexation petition.

The criteria and analysis are outlined in the staff report.

The presentation provides an overview of environmental quality, services, the General Plan, and proposed zoning.



SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

On April 27, 2022, the Planning Commission conducted a work session.

On May 25, 2022, the Planning Commission conducted a public hearing and unanimously forwarded a positive recommendation to the City Council.



SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

Environmental Quality

A portion of the Richardson Flat area is designated the Richardson Flat Tailings Impoundment – Operable Unit 1 (OU1).

Some cleanup activities have been completed. For the long term, additional actions include restrictions on future land and groundwater use and implementation of a final operations and maintenance plan.

Annexation of this area into municipal boundaries does not alter any legal liability of the City or of current, past, or future property owners.



SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

Services

The area proposed to be annexed is already in the Park City Fire District, Park City School District, and Snyderville Basin Water Reclamation District.

Annexation will not change solid waste or mosquito abatement services.

Animal control services will continue to be provided by Summit County Animal Control or Park City Public Safety based on a case-by-case basis.



SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

Services

The City will provide police, snow removal, street maintenance, planning, zoning, code enforcement, and trails and open space services.

Future services may include transit and water.



SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

Police

In coordination with the Summit County Sheriff, Park City Police currently patrols the Richardson Flat parking lot. The City has cameras installed in the parking lot for public safety. Park City Police will continue to patrol the area.

If transit is expanded to the area, the level of service will likely increase, requiring a future budget amendment.

In 2019, the Planning Commission approved a Conditional Use Permit for Fire Station #39 to be constructed on the Park City Medical Campus. Construction is proposed to begin by 2025. A Police Substation is planned on the adjacent City-owned lot.

SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

Snow Removal and Street Maintenance

UDOT provides snow removal for HWY 40 and SR 248.

Richardson Flat Road is the only local road. A 2019 agreement between the County and City states the City will take over snow removal at the time of annexation.

Upon annexation, Richardson Flat Road will become a Class C city street. Public works will apply for Class C funds to help finance road maintenance.

SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

Planning, Zoning, and Code Enforcement

Any future recreation facilities or transit hubs will trigger Planning Commission review of a Conditional Use, subject to Recreation and Open Space Zoning.

Summit County already approved trails under construction on the Clark Ranch property. Upon annexation, future trail and trailhead construction and improvements will require administrative staff-level review by the Planning and Building Departments.

SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

Transit

The Short-Range Transit Plan and Park City Forward – Long-Range Transportation Plan, both in draft form and undergoing review for adoption, identify the Quinn's Junction area as an important area to improve local transit and multi-modal connectivity.

Improvements are already contemplated and funding for expanded services will be evaluated as each project moves forward.

SOUTHEAST QUINN'S JUNCTION

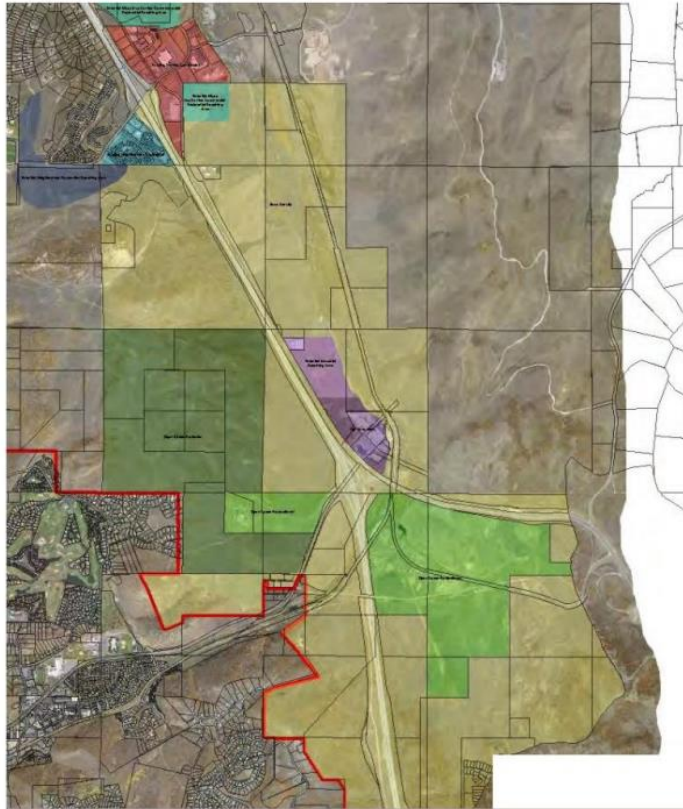
ANNEXATION PETITION

General Plan

The area proposed to be annexed is part of the *Quinn's Junction Joint Planning Commission Principles* outlined in the General Plan, developed in coordination with Summit County.

The General Plan identifies the area as recreational open space and envisions the Richardson Flat area to be developed consistent with the 1999 Flagstaff Development Agreement, with future golf, equestrian, and other recreational facilities.

2004 QUINN'S JUNCTION JOINT
PLANNING COMMISSION MAP



Base Density
Existing Neighborhood Residential
Existing Service Commercial
Light Industrial

Open Space - Protected
Open Space - Recreational
Potential Industrial Receiving Zone

UPDATED QUINN'S JUNCTION
AREA MAP



Potential Neighborhood
Residential Receiving Area
Potential Mixed Use Service -
Residential Receiving Area

SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

Annexation Agreement

A draft annexation agreement is attached as Exhibit I, outlining flood plain management and preservation of environmentally sensitive lands, and consistency with the Quinn's Junction Joint Planning Commission Principles.

The City Council may find the circumstances of an annexation are such that the conditions of an annexation agreement do not apply.

SOUTHEAST QUINN'S JUNCTION

ANNEXATION PETITION

Staff recommends the City Council conduct a public hearing and consider approving Ordinance No. 2022-18.

The City Council may consider a motion stating that:

- the area is already subject to the Flagstaff Development Agreement and open space acquisition restrictions;
- the Council determines that under the circumstances of the annexation, the conditions in LMC Section 15-8-5 do not apply and no other agreement is necessary; and
 - the Council moves to approve Ordinance No. 2022-18.





Water Quality Program Update

PARK CITY

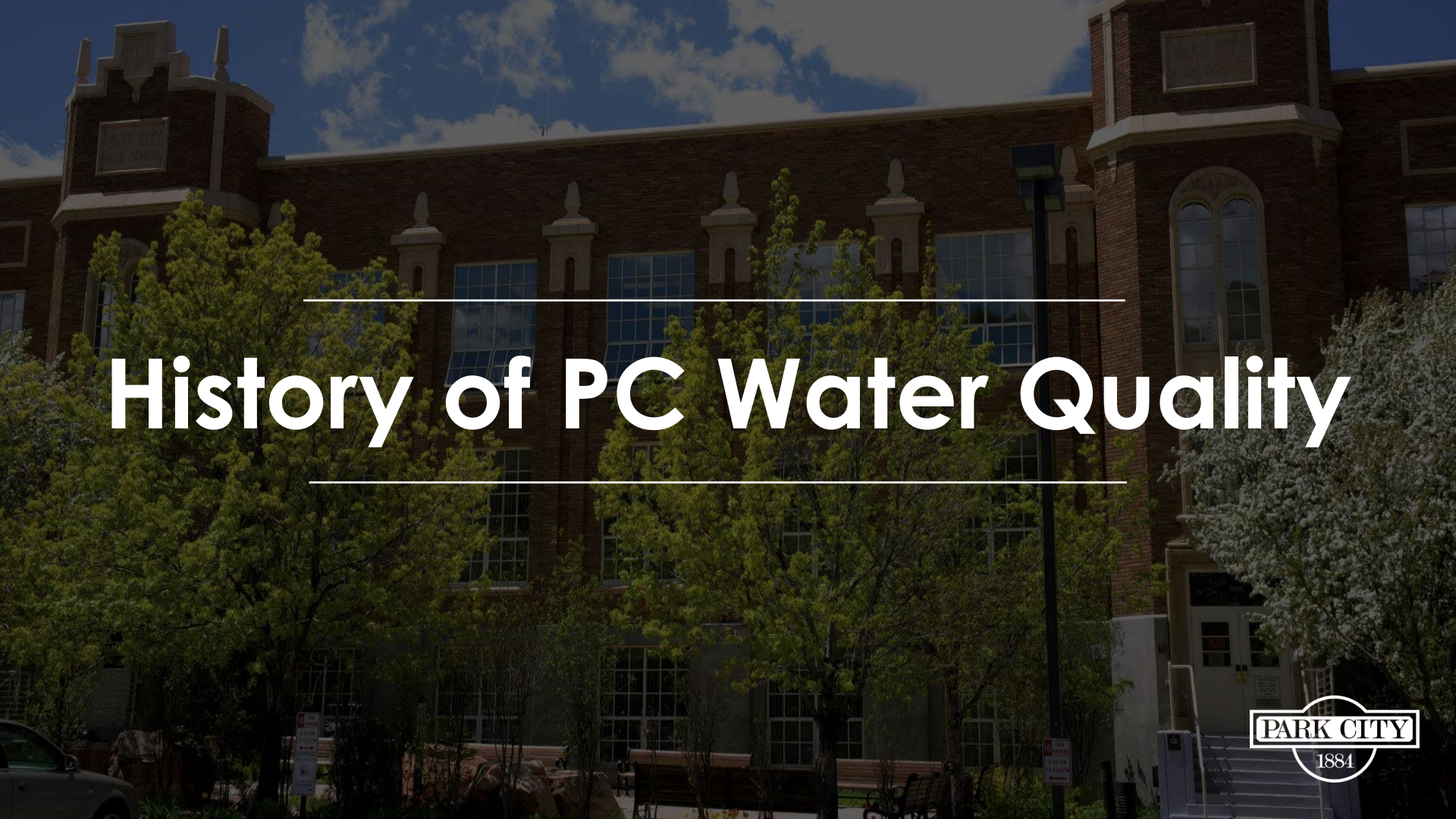
1884

PARK CITY MUNICIPAL CORPORATION

PCMC PUBLIC UTILITIES

JUNE 15TH, 2022

[VIEW GALLERY](#)



History of PC Water Quality



History of Park City Water

Public commentary not happy with the water company.

“It looks queer to the average Parkite to walk up to a bucket of drinking water and be able to see the bottom of the pail.”

Late 1800s

1893 - Town practically without water in case of fire.

June 19, 1898, Great Fire destroyed 200 buildings

1901 - A form of dysentery affected many Park City residents, who believed it was caused in part, if not in whole, by their water

Late 1800s

BEER ADS targeted PC residents who feared their water “just enough to aid digestion...for some beer is not healthful, Schlitz is the pure beer, the clean beer, the filtered and sterilized beer. No bacilli in it—nothing but health. And Schlitz is the aged beer that never causes biliousness.”

Early 1900s

1930's - Park City takes over the water system

1930 - Spiro Tunnel first used

1946 - Judge Tunnel replaces the Alliance Tunnel as primary source

1930s & 40s

PARK CITY

1884

History of Park City Water

1970's - Service area extended from Old Town into Park Meadows, Thaynes, and Prospector

1979 - Park Meadows Well drilled

1981 - Thiriot Spring first used

1980's - Snowmaking deliveries start

1970s & 80s

1990- Middle School Well drilled

1993 - Spiro Treatment Plant first built to remove heavy metals, primarily arsenic, thallium, antimony, iron and manganese

1999 - Divide Well drilled

1990s

2002 - Water from JSSD pumped into Park City

2004 - Spiro WTP upgraded for new arsenic standard

2007 - Park City experiences a large release of accumulated metals from the distribution system piping

2010 - Park City experiences a second release

Early 2000s

2011 - Major reorganization of the Public Utilities Department

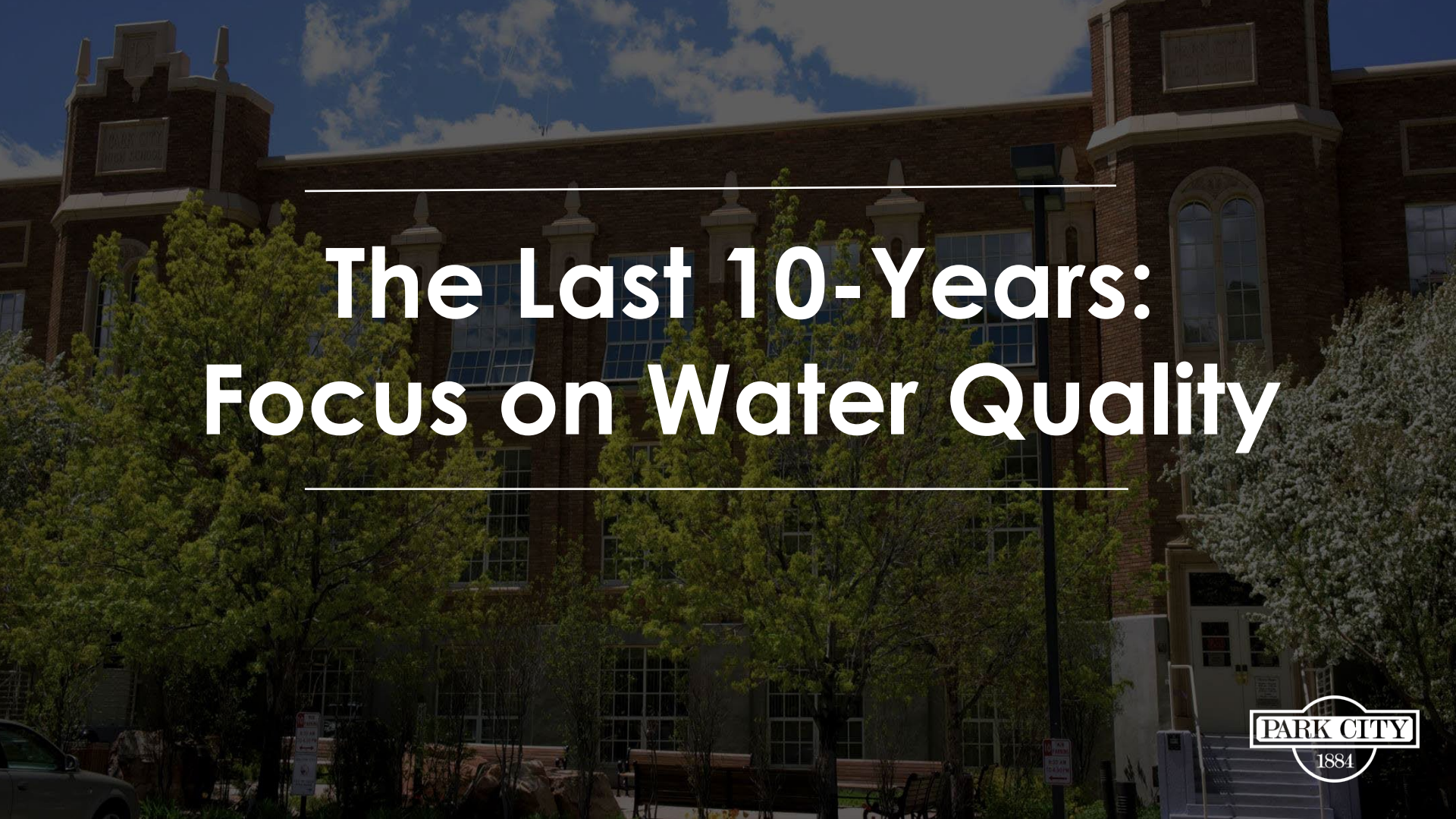
2012 - Rockport Importation and Treatment Project completed

2013 - Judge Tunnel removed

2016 - Creekside WTP built

2020 - Spiro WTP demolished and 3Kings WTP construction began

Last 10 years



The Last 10-Years: Focus on Water Quality



Our Approach

- Dedicated Water Quality and Treatment Division
- Highly qualified and engaged staff
- Understanding of risks, causes and solutions
- State-of-the-art treatment technologies
- Continuous monitoring everywhere
- Distribution system water quality management
- Regulatory partnerships, transparency, public education
- Source Water Protection
- UPDES compliance and watershed characterization

The Bottom Line

Park City Drinking Water continues to be of superior quality.
We should all drink Park City water with confidence and pride.



DEAR PARK CITY WATER CUSTOMER,

We are pleased to provide the 2021 Drinking Water Quality Consumer Confidence Report. Once again, Park City Water has provided the highest-quality drinking water and customer service for our residents, visitors, and businesses. As in years past, all drinking water met or exceeded quality standards set by the Environmental Protection Agency (EPA) and Utah Division of Drinking Water (DDW) for testing from January through December 2021.

SETTING THE STANDARD FOR EXCELLENCE

Park City has one of the most complex municipal water systems in the U.S. Although we are classified as a "small water system" by the EPA, we have eight sources, a high number for a town of our size. We also continue to manage our town's mining legacy. We meet these challenges through strict compliance with Utah Division of Drinking Water and EPA standards, as well as unyielding professionalism and dedication to excellence.



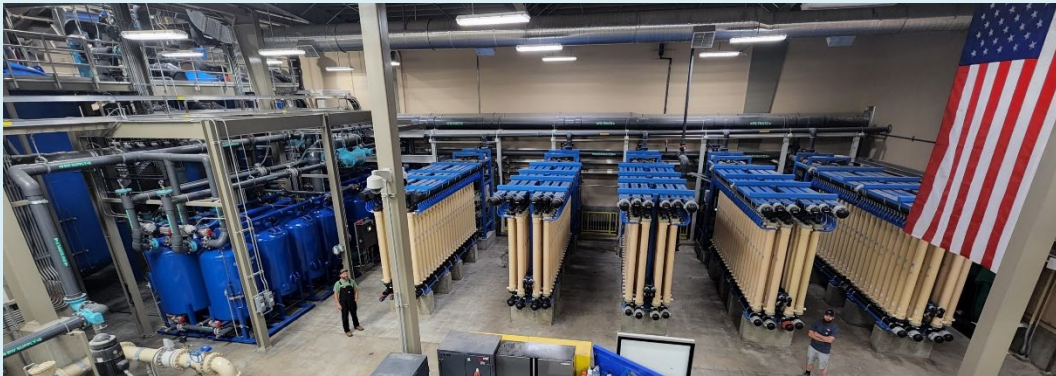
MIW Treatment

- 2014 Utah Division of Water Quality issued a Stipulated Compliance Order (SCO) and UPDES permits that require Park City as operator to treat Judge and Spiro tunnels water and meet future permit limits
- 2019 Amended SCO (ASCO)
 - By January 2024: 100% of Judge Tunnel, a portion of Spiro Tunnel
 - By January 2033: A larger portion Spiro Tunnel
 - Permits require monitoring only with future metals limits in 2033
 - Watershed characterization
- 3Kings WTP on track to provide drinking water by summer 2023
 - Will remove metals from tunnel waters and meet surface water treatment requirements
 - Thiriot springs blended into clearwell



Complex Water Treatment Plants

Quinns Junction WTP



Creekside WTP



Continuous Monitoring Everywhere



- Established water quality goals for treatment plants & distribution system
 - More stringent than regulations
 - Alarms & shutdowns if water quality does not meet goals
- 5-distribution analyzers monitor water quality around-the-clock
 - pH, turbidity, chlorine residual/ORP
- Quarterly distribution sampling at 13 sites throughout system
- Daily chlorine residual monitoring
- Stream water characterization

Distribution System Water Quality

- Actively manage metals accumulation in distribution system
 - Advanced water main cleaning
 - Our own scientists and industry leaders demonstrated advanced water main cleaning with ice pigging and foam swabbing is 100x more effective than unidirectional flushing
 - Annual unidirectional flushing
 - Corrosion control
 - Tank cleaning



Successful Ice Pigging

Contaminant	Prospector Dr Sample Results (mg/L)			
	Ice Pigging Residuals - 1 st Pass	Ice Pigging Residuals – 2 nd Pass	Post pigging flush	EPA Limits
Arsenic	1.91	0.087	0.001	0.010
Lead	110	0.77	<0.0005	0.015
Thallium	131	1.67	<0.0002	0.002



Pipe Interior Before & After Ice Pigging



Prospector Dr 1st Pass



Prospector Dr 2nd Pass



Looking Forward: Continued Focus on Water Quality

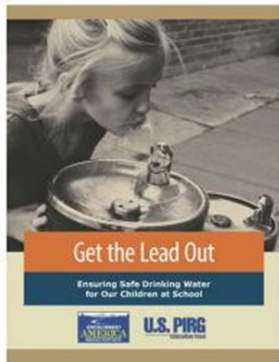
3Kings WTP



On Track to Provide Drinking Water to the
Community by Summer 2023



EPA Lead & Copper Rule



- 2021 rule revisions require physical inventory of service line material, both the City and Homeowner side of meter, by fall 2024
- High level of confidence there are no lead service lines in Park City



2022 Testing Underway	Lead (parts per billion)	Copper (ppb)
EPA Action Level	15	1300
40 homes, multifamily residences	<0.5-4.5	3.5-533

Step 5: Perform a magnet and scratch test.

You will need a magnet (like one on your fridge), and you will need something to scratch the surface but, not damage the pipe, like sandpaper, flat head screw driver, or coin.



Galvanized Pipes

Dull silver, hard to scratch.
Magnet will stick.



Lead Pipes

Shiny silver, easy to scratch.
Magnet will not stick.



Copper Pipes

Shiny copper, like a penny.
Magnet will not stick.



Proactive, Voluntary Monitoring for PFAS



EPA Document # 305S21001

January 2022

Violations May Put Ski Wax Users at Risk from Illegal Perfluoroalkyl Substances

The U.S. Environmental Protection Agency (EPA) is publishing this enforcement alert (Alert) because EPA has identified several high-performance ski wax consumer products that contained perfluorinated chemicals that were not reviewed by EPA for health risks under TSCA. These wax products are intended for use on sports equipment to enhance the performance of the equipment's slick surfaces that are in contact with snow.

- EPA is concerned that recently identified violations of the Toxic Substances Control Act (TSCA) may be putting skiers and wax applicators at risk for exposure to certain persistent and bioaccumulative chemicals.
- EPA advises sellers of ski wax to ensure that the products they sell do not contain certain perfluorinated chemicals that are not on the TSCA Chemical Substance Inventory (TSCA Inventory) or have prohibitions on their use in sporting goods.

Illegal PFAS Chemicals in Ski Waxes

EPA identified several manufacturers, importers and sellers that produced or sold ski wax products that included certain perfluorinated chemicals in violation of TSCA. TSCA prohibits the manufacture, processing or importation of a chemical that is not on the TSCA Inventory or otherwise exempt.

Per- and polyfluoroalkyl substances (PFAS) are a group of thousands of man-made chemicals that include perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS). PFAS have been manufactured and used in a variety of industries around the globe, including in the United States, since the 1940s. Certain PFAS are persistent, bioaccumulative, and toxic, and remain in the body for long periods of time which may pose a health risk in extremely small quantities. The most-studied PFAS chemicals are PFOA and PFOS. Studies indicate that PFOA and PFOS can cause reproductive and developmental effects, impair liver and kidney functions, disrupt thyroid hormones (PFOS), impact the immune system in laboratory animals, and cause cancer tumors in animals (PFOA).

To protect the public from exposure to these and other chemicals, TSCA requires anyone who intends to manufacture (including import) a new chemical substance for a non-exempt commercial purpose to submit a pre-

Did you know?

The U.S. Ski & Snowboard and the Canadian Ski Association have joined the International Ski Federation (FIS) and International Biathlon Union (IBU) in banning the use of fluorinated ski wax in competition from all disciplines in North America beginning with the

..... FIS has prohibited any products containing C8 fluorocarbons (including PFOA) at all FIS events from

- Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) detected in groundwater wells
- Yesterday EPA issued updated Health Advisories
- Utah DDW: *We are in the process of working to understand what the new advisory levels mean for Utah, and are committed to supporting water systems if in the future action is needed.*
- Evaluating potential that fluorocarbon ski wax may be responsible for low-level PFAS concentrations
 - Banned in advance of the 2022 Winter Olympics, which should considerably reduce their prevalence in mountain towns across the west
 - Targeted public education campaign being considered regionally to limit further use and negative impacts on local environment
- Continuing to track regulatory activity, monitoring and gaining an understanding of treatment options and costs in case warranted at a future date





Discussion and Questions

PARK CITY

1884



9th Street Stairs

6-16-22 Discussion

PARK CITY

1881

OLD TOWN STAIRS HISTORY

- Very Unique – Park City platted by Developers from Michigan
 - Didn't understand the East – West Rights of Way ran up steep hills
- The Miner's built stairs in most of Old Town Rights of Ways to connect their neighborhoods
- 1982 & 1990 Main Street and Lower Park Avenue Redevelopment Agency (RDA) Created
 - RDA funds must be used within the Redevelopment Area.
- Main Street RDA Old Town Stairs complete.
- Lower Park Avenue RDA - 4 Blocks of City Rights of Way remain undeveloped
 - 3 Sets on 9th Street – Park to Empire
 - 1 Set on 10th Street – Empire to Lowell



History - Continued

- Late 1980's early 90's Park City began systematic program to reconstruct the dilapidated stairs from the mining era
- The goal was to:
 - Increase Walkability in Old Town
 - Provide Winter Pedestrian Access to Residents and Guests
 - Reduce Auto Pedestrian Conflict



Continuing Memoirs of Old Park City

by Jody L. Olsen
The Journal

This issue of The Journal continues part two of the Angus Pace historical series with a few memoirs from his youth. Part one provided an account of the early establishment of Atkinson, Utah, Pace's hometown, and the prosperity farmers in the area enjoyed.

As a young boy, Angus Pace was a constant visitor to Park City. His father's sister married Ted Tree, a local farmer who owned and operated the farm which was established where the Racquet Club now stands. As kids, Pace, his brothers and friends would ride up to Uncle Ted's farm and then venture up Main Street. Pace vividly remembers Main Street and all the activity that took place.

Pace recalled the Chinese mine workers who were housed at Atkinson. The workers would try to escape the pungent sulfuric acid smell that permeated Silver Creek—also known to locals as Poison Creek. At that time, the mining company was putting sulfuric acid in the creek in order to dissolve the iron minerals, so the creek had a particularly foul smell. In order for the hundreds of Chinese workers to get away from the stench of Poison Creek, they would come to Main Street and spend their evenings sitting curbside near the Egyptian Theater.

Pace was young when they built the Egyptian, but he still remembers the impressive murals that were painted on the walls. There was another theater in town called the American Theater, located about a block down Main Street from the Egyptian. The boys would attend the theater two or three times a week at a cost of 15 cents per show.

Everyone in town went to the theater, and according to Pace, "there wasn't much else." The theater would run a serial tragedy and Pace and his gang would faithfully return to see the sequels. There was also a bank night at the Egyptian, where patrons would fill out a ticket and try and win the \$10 prize. Pace never won at bank night. He joked, "We were over at McDonalds the other day and a little boy wanted to play the Monopoly game. His dad was trying to explain to him that the odds were about 50 million to one that

he would win. That is about how bank night was. You didn't very often win. Still, the incentive was there and we did go. It was a source of entertainment for us."

The mines at that time were going full tilt. The mine had hired many of the Chinese workers who had moved to the area to build the railroad. When the railroad track was laid to Wyoming, the Chinese were out of work. Many went to work for the mines. Pace described the Chinese workers as a rambunctious lot who worked hard, but would raise trouble on their days off. The solution the mining company came up with was to bring in prostitutes to entertain them. The services the prostitutes rendered were part of the workers' salaries. The prostitutes were housed in cabins located at the bottom of Main Street and the boardwalk extended up into lower Deer Valley. It was a way, Pace said, "to keep peace between those men." Many curious boys would entertain themselves by crossing over the railroad tracks and watching the activities that were taking place.

At that time in Park City, there were also two or three big horse drawn delivery companies that would deliver coal and wood to residents. Lewis Bros. Stages, which originated on Main Street, was one of those delivery services. As electricity came into the area and the need for coal and wood slowed down, Lewis Bros. branched out into a sight-seeing service. They eventually expanded and started running a stage into Salt Lake.

There were no backroads through town in those days. The houses were built high on top of the mountains and everyone got up there by climbing the wooden stairs that began at Main Street and Park Avenue and led up the hill to the houses. The men who ran the delivery trucks carried the coal and wood in sacks, up the stairs, to



Photo by Eric Schultz/The Journal

Stairs located at Fourth Street leading from Park Avenue to Woodside are all that remains of Park City's milk route.

make their deliveries. "It wasn't an easy way of life in those days for any of those people," Pace said. He was

See "Memoirs" on next page

1995 Old Town Stairs Inventory

Its Time To Improve Your Neighborhood Access!

- Crescent Train Trail
- Elmwood Street Stairs (from Woodside to Lowell)
- Upper Fifth Street Stairs (from Woodside to Empire)



We Need Your Help.

We need your comments on the preliminary design and feedback about what you would like to see in your neighborhood. Please plan to attend an evening or morning discussion, but if you can't we would still like to hear from you. Please fill out the attached questionnaire and return to:

Peg Bodell
Public Affairs Office
Park City Municipal
445 Marsac
P.O. Box 1480
Park City, UT 84060

801-645-5033

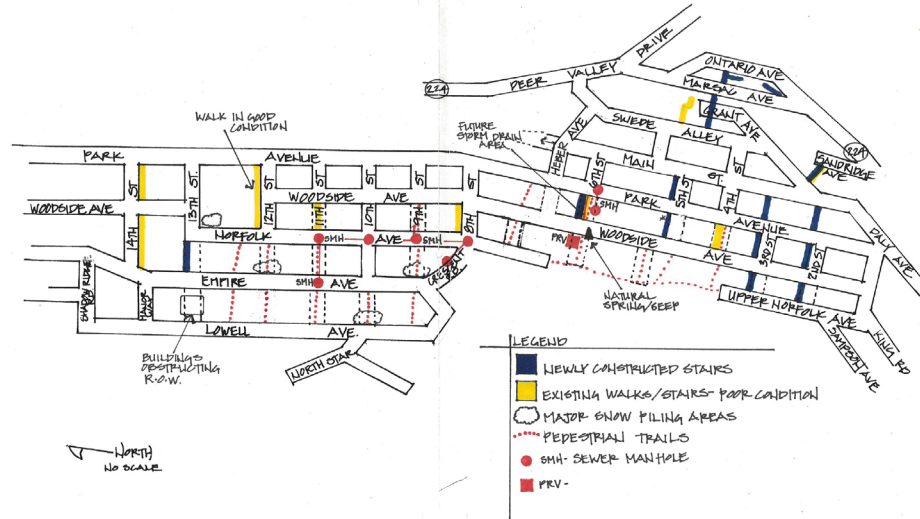
NEIGHBORHOOD MEETING

Wednesday • OCTOBER 19TH • 7pm-8pm (evening)

or

Thursday • OCTOBER 20TH • 10am-Noon (morning)

at the
MINER'S HOSPITAL
second floor



GUIDING DOCUMENTS



2002 Old Town Improvement Study Summary Report



Prepared by

Colin Hilton
Park City Municipal Corporation

Contributing Partners

Tasco Engineering, Inc – Lehi, Utah
Wilbur Smith Associates – SLC, Utah
EDA Architects – SLC, Utah

Park City Trails Master Plan Update



Produced by:
Park City Municipal Corporation
November 2008

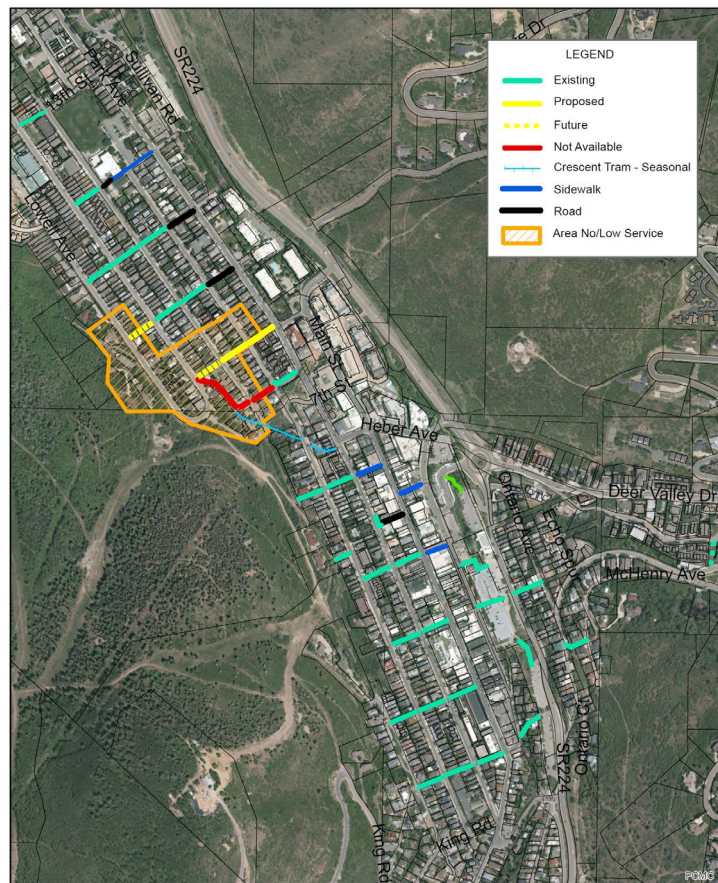


Park City Municipal Corporation



Old Town Stairs Retreads





Old Town Stairs

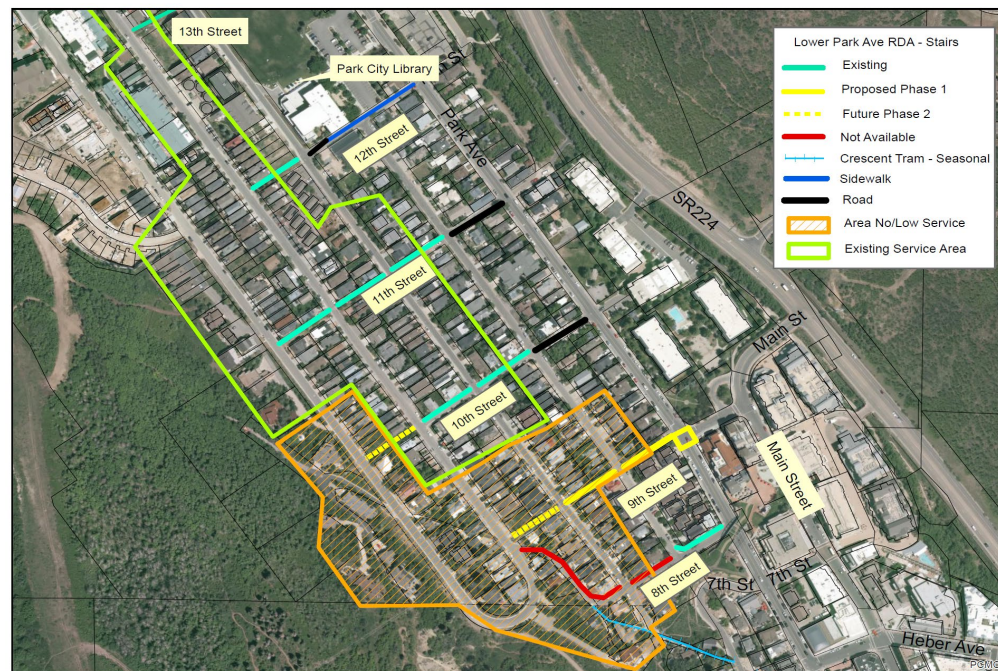
0 180 360 540 720 900 Feet

1 in = 535 ft



STAIRS COMPLETED TO DATE

AREA OF LOW SERVICE



Lower Park Avenue Stairs

0 100 200 300 400 500 Feet

1 in = 265 ft



CURRENT AREA OF REDUCED SERVICE



Proposed 9th St and 10th St Stairs Service Area

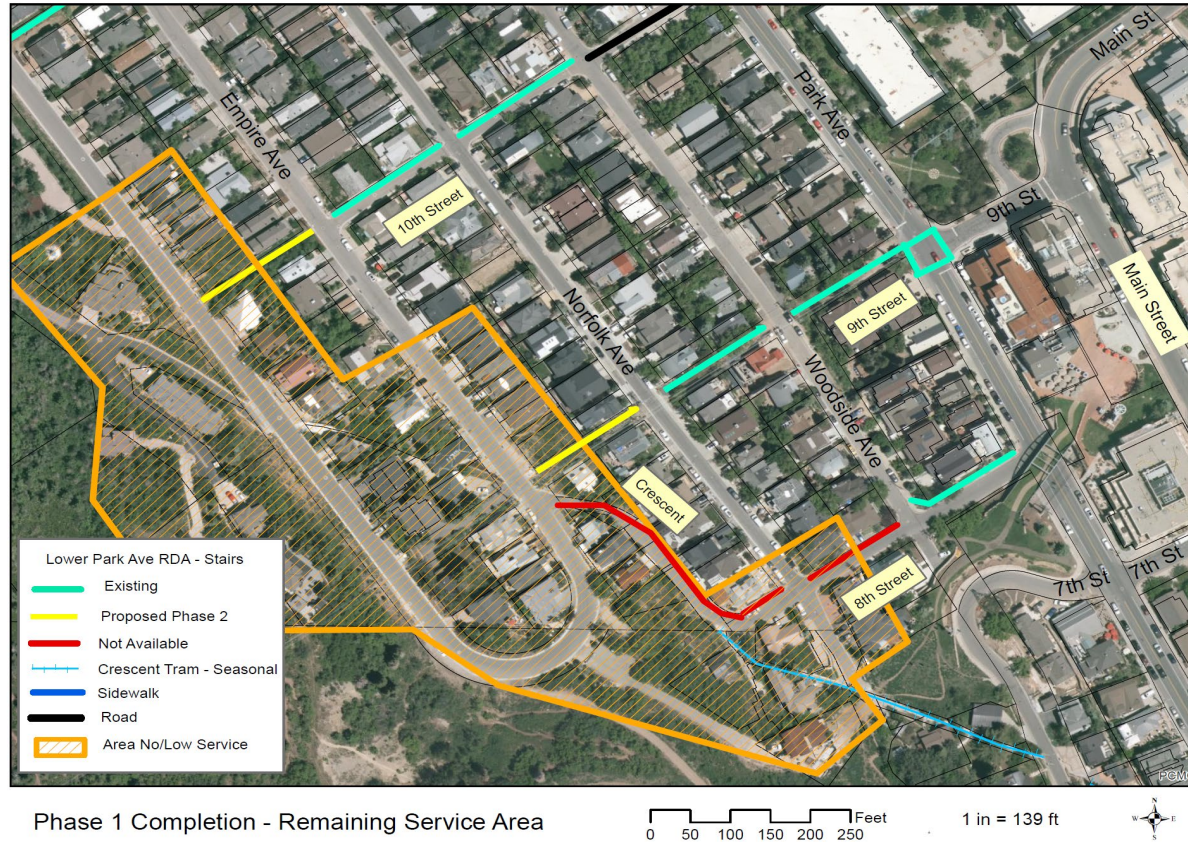
0 50 100 150 200 250 Feet

1 in = 141 ft



REDUCED SERVICE AFTER PHASE 1

~ 40%



REDUCED SERVICE AFTER PHASE 2

~ 7%



Phase 2 Completion - Remaining Service Area

8th Street & Crescent Tram Issues

- Crescent Tram Walkway (ski-run) impassable in winter
- Very Steep and Narrow
- Many Driveways
- Snow-Banks into Road – Slippery
- Unable to Install Stairs
- No crosswalks across Park Ave – midblock crossing
- Pedestrian Auto Conflicts



8th Street – Woodside to Norfolk

8th St



Image capture: Mar 2011 ©

Google Maps 175 8th St



rk City, Utah
Google
et View - Mar 2011

Image capture: Mar 2011 © 2021 Google



8th Street – Woodside to Norfolk

175 8th St



City, Utah

Image capture: Mar 2011 © 2022 Google

Google Maps 175 8th St



City, Utah

Image capture: Jul 20



8th Street - Empire & Crescent

730 Crescent Tram



844 Crescent Tram



Image capture: Mar 2011 © 2022 Google



9th Street Right of Ways & 10th Street at Lowell-Empire

901 Park Ave



Image capture: Mar 2011 © 2022 Google

- Not Accessible in Winter
- Off street parking – back into intersection
- 9th and Park Avenue intersection in need of ADA ramps and crosswalks

9th Street – Woodside & Norfolk

944 Woodside Ave



Image capture: Mar 2011 © 2021

898 Norfolk Ave



Image capture: Mar 2011 © 2021 Google



EXISTING STAIRS IN OLD TOWN

1098 Empire Ave



Image capture: May 2019

1063 Empire Ave



Image capture: May 2016 © 2021 Google

Public Information - input

- On-site In-person meeting May 4, 2022
- Zoom meeting the evening of May 4, 2022
- City Projects Public Open House on May 10, 2022

* While public input has included support for all alternatives,
Public Input favors constructing 9th and 10th St Stairs



Considerations

- Adjacent Neighbors –
 - Stairway Connections
 - Construction Mitigation
 - Signage
 - Landscaping
 - No Additional Lighting
- Utilities – Coordination
- Wildlife – Allow space for wildlife
- Bicycles – Provide bike rail or space for bike trail
- Other Considerations – Operations and Maintenance...



Neighbors



Utilities



Wildlife



Bicycles



Mitigation –
Signage/Landscaping



Other

CITYTOUR 2020



TWIN FALLS, BOISE, BELLEVUE, HAILEY
KETCHEM & SUN VALLEY





TWIN FALLS







Boomers vs. Stickers Value-added Agriculture







BOISE



ZIONS BANK

HOLLAND & HART

clearwater

BOISE STATE
UNIVERSITY



BUFFALO WILD WINGS





Welcome to Boise

PARK CITY

1884















Public Art:

- Manhole covers project – tie back to our town’s history
- Utility boxes painted or wrapped
- More funding for public art & refresh /More progressive art needed
- Library/CCPC – need more color & fun
- Create “Freak Alley” where Banksy is

















'THEY WILL NOT BE
JUDGED BY THE COLOR
OF THEIR SKIN BUT
BY THE CONTENT OF
THEIR CHARACTER.'

-MLK





Anne Frank Memorial
Connecting the community
to the global good

BELLEVUE

HUNGER COALITION





BLOOM COMMUNITY FOOD CENTER



CHOWPUE
CHOWPUE

CHOWPUE
CHOWPUE

CHOWPUE
CHOWPUE

CHOWPUE
CHOWPUE











CHOMPER!









John Jander.com
by
H. Romero
Los Angeles, CA
2011

Bloom/Hunger Coalition: Bellevue

- Collective space for mult-iservices/hub
- Community gathering place/Inclusive
- Collaborative/working together/not duplicating efforts/full service
- Community Kitchen
- Chompy: community composter
- Healthy can be affordable
- Entire place was an art center: Fun & colorful



HAILEY



Keep it simple;
Make do with less

KETCHUM





Limelight Hotel





Culinary Institute

Culinary Institute:

- Program with the high school to support local employment/job training/interns
- Utilize extension campuses and create a pipeline for interns to feed non-profits via PC Community/Prostart program







Affordable Housing:

- Deed restrictions
- Lease only to Locals program; Prioritize essential workers
- Use private philanthropy/ Tiered pricing and nonprofit partner/Comprehensive/holistic collaboration
- Density: we need to take advantage of tax credit programs
- Get community alignment around affordable housing; we keep putting it off to SLC, Kamas, Heber, etc.
- Need for a regional housing authority
- ARCH Community Housing Trust partnership with St. Luke's Health System/St. Luke's Wood River Foundation for employee housing
- Partnership with resort & government/Sun Valley: partnerships between hospital, schools, and affordable housing
- Housing in Idaho is so far ahead of us: we don't even have anyone who really understands all the programs.







Ketchum New City Hall





THE COMMUNITY LIBRARY

THE COMMUNITY LIBRARY
This is a place of many things.
But before all else,
it is a place where we connect—

THE COMMUNITY LIBRARY
Forget "for the people." Our library was founded & thrives because it is "of the people." Of a trail-blazing past & present ...
BE MIND FULL



THE COMMUNITY
LIBRARY

Forget "for the
people." Our library
was founded
& thrives because
it is "of the
people."
Of a trail
past & pre

THE COMM
LIBRARY



Keep it Sunny Campaign:

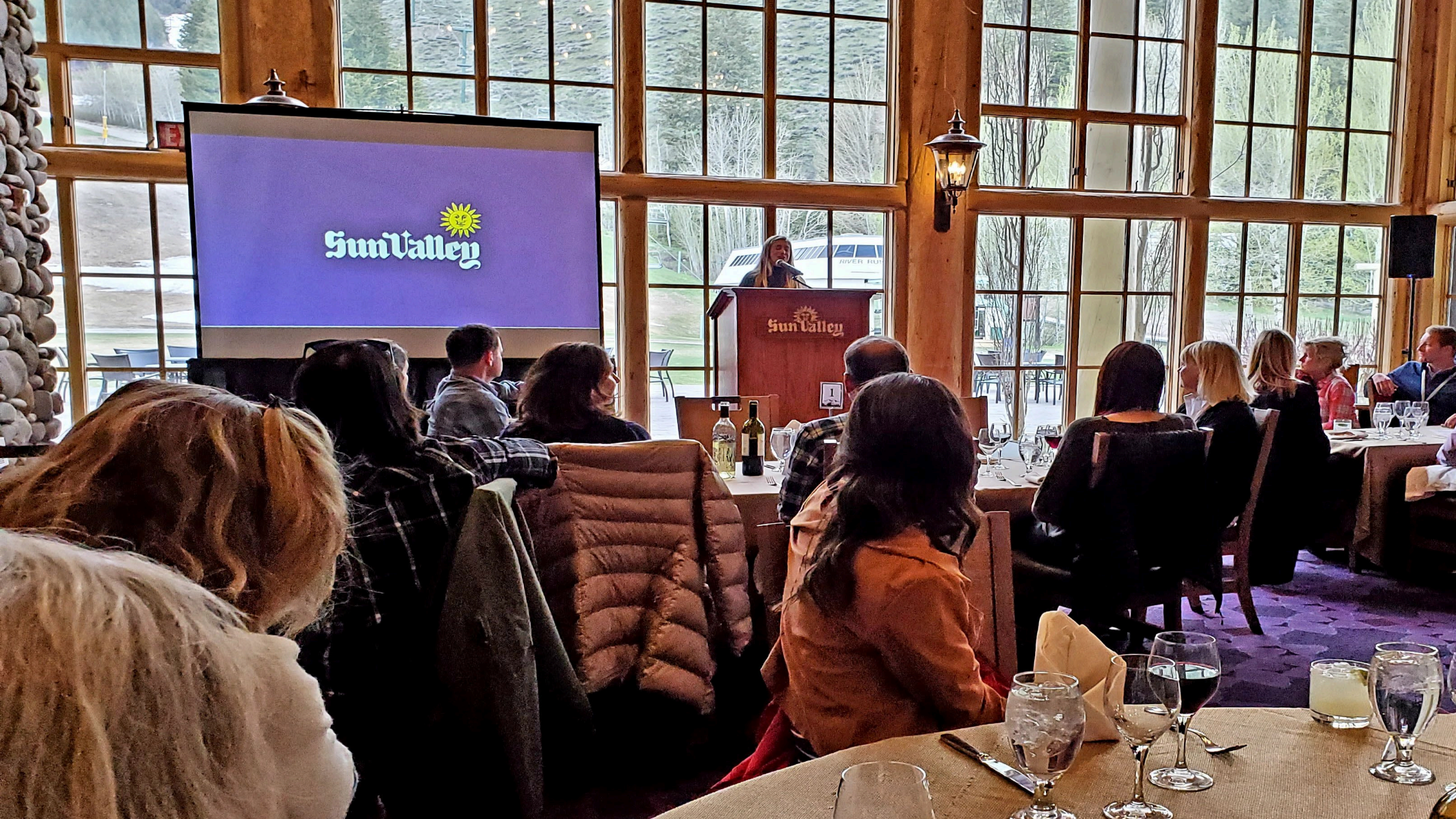
- Keep It Sunny Campaign in Sun Valley
- Clever & witty
- Bend, Oregon has a campaign for newcomers to learn what the local culture is about, and people pay to go to this in Bend.
- We need to teach people about our discourse: unite the community
- Chamber-led & Community-wide





Wood River Trail: Community Spine

SUN VALLEY



The presentation slide is divided into three main sections. The top left features a photograph of an elderly couple sitting together, both wearing patterned sweaters. The top right section contains the text "#1 SKI RESORT" in large, bold letters, with "TWO YEARS IN A ROW" in smaller text below it. To the right of this text are two small circular logos. The bottom left of the slide features a large, bold, red "NOT FOR SALE" sign with a white border. The bottom right corner of the slide displays the "Sun Valley" logo, which includes a stylized sun icon above the brand name.





FOREST HEALTH: \$10K / ACRE



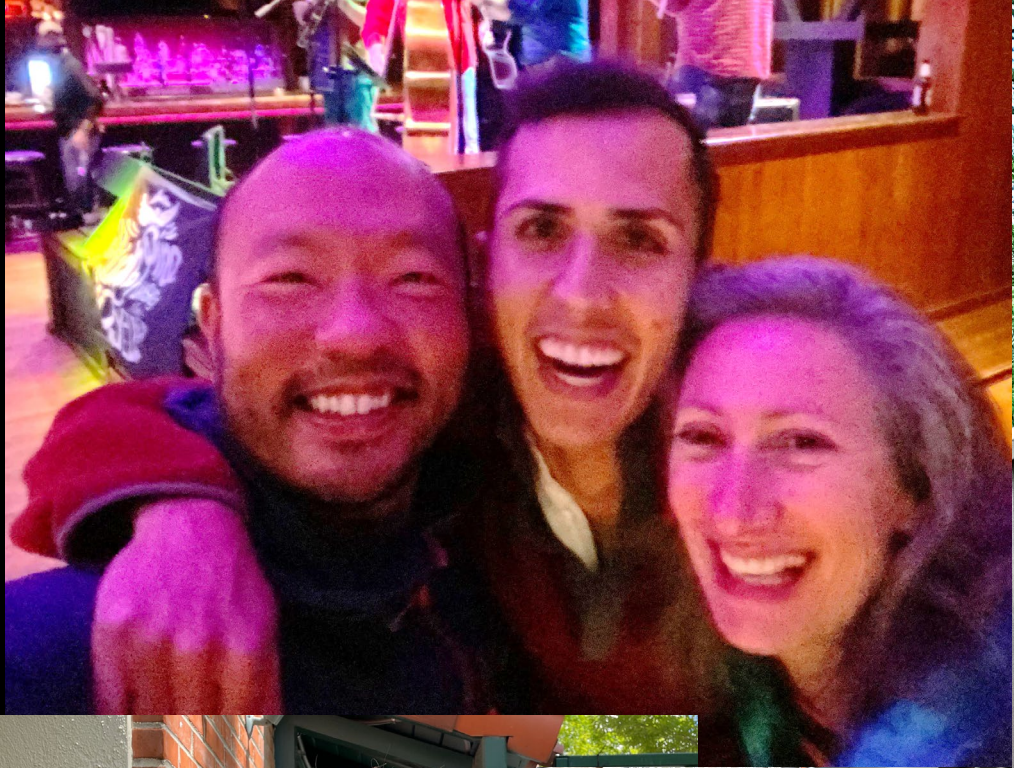


CITYTOUR TAKE-AWAYS

- **Transportation District: City & County**
- **Enhanced Public Art**
- **Hunger Coalition: McPolin Farm?**
- **Sustainability Expo: Outdoor Retailers**
- **Workforce Housing: Philanthropy & Public**
- **Governments 'land bank' for housing**
- **Rail-Trail as Community-Building Spine**
- **Value-added Agriculture**

- **Culinary Institute: Hospitality Training Center**
- **Universities: Increased role for higher education**
- **Senior Housing / Veterans**
- **Quigley Canyon: Clark Ranch: combining affordable housing open space & bike park**
- **Ketchum: simple, low-cost, do-it-yourself projects, using city staff & volunteers**
- **Forest Preservation: Sun Valley; \$10K/acre**
- **Ketchum City Hall vs Fire Station: too understated**
- **Internal CityTour & Leadership 101**





CITYTOUR 2020





June 8, 2022

Mayor Nann Worel
City Manager Matt Dias
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

Dear Mayor Worel & Manager Dias,

As you know, the HPCA is a robust organization that supports the community of Park City, and the historic district businesses. It is our mission to focus on our partnership with the Park City Municipal, local businesses, and the community, in maintaining the vibrant and dynamic experience our locals and visitors share every year.

The purpose for our letter is to request a portion of the parking revenue. Collectively, we all benefit from the revenue generated from parking. Up until recently, the HPCA had received a portion of the revenue, which helps maintain and support our organizations' goals. As you know, the HPCA supports the businesses in the historic district in a variety of ways. Listed below are various ways the HPCA strives to support these goals.

- Develop and manage advertising programs to promote the organization as a destination. As well as create and execute marketing campaigns to include, but not limited to spring, fall, and early holiday shoulder seasons and seasonal event campaigns.
- Public Relations efforts including community relations, updating and implementation of comprehensive media database development, local, regional, and national pitching, press release generation and distribution.
- Coordinate and manage trash and recycling services for the Business Improvement District (BID) and work with City staff to evaluate the program,
- Coordinate, liaise, and negotiate with the City on issues such as code changes, infrastructure improvements, parking regulations, filming, events on Main Street, etc.
- Maintain and build relationships with all community associations such PCARA, PCALA, and Chamber.
- Provide communication to all the Historic Park City merchants through various channels (i.e., newsletter, emails, phone calls, and door to door outreach as needed), including local event information that may impact the Historic Park City area

Since 2012 the City has directed a small portion of revenue the parking revenue funds to the HPCA to offset some of the services outlined above. However, this agreement ended in 2021. Loosing these funds has created a huge shortfall budget for the coming year and in return will prevent us from providing the support businesses have they have come to lean on. This support is more critical than ever as we manage the ever-changing landscape and growth of our community. Keeping in mind that the businesses are the driving factor in creating parking revenues, we believe that have a portion should be directed to the HPCA. The HPCA respectfully requests the City consider directing a percentage of parking revenue annually to offset operational costs as outlined above.

We look forward to having discussions on how we can create a partnership where all are benefitting from the parking revenue being generated.

Respectfully submitted on behalf of the HPCA Board of Directors.

A handwritten signature in cursive script that reads "Rhonda Sideris".

Rhonda Sideris
HPCA Board President



June 16, 2022

VIA E-MAIL

Nann Worel
Mayor, City Council
Park City
445 Marsac Avenue
Park City, UT 84060
Email: nann.worel@parkcity.org

Jeremy Rubell
Council Member
Park City
445 Marsac Avenue
Park City, UT 84060
Email: Jeremy.rubell@parkcity.org

Becca Gerber
Council Member
Park City
445 Marsac Avenue
Park City, UT 84060
Email: becca.gerber@parkcity.org

Max Doilney
Council Member
Park City
445 Marsac Avenue
Park City, UT 84060
Email: max.doilney@parkcity.org

Ryan Dickey
Council Member
Park City
445 Marsac Avenue
Park City, UT 84060
Email: ryan.dickey@parkcity.org

Tana Toly
Council Member
Park City
445 Marsac Avenue
Park City, UT 84060
Email: tana.toly@parkcity.org



Re: Park City's Southeast Quinn's Annexation

Honorable Mayor and City Council Members:

LHM DEV RIH, LLC, with its affiliate, HCAD LLC, is the owner of approximately 626 acres of land within the proposed annexation. We have no objection to Park City annexing those portions of land owned by Park City within the proposed annexation. In fact, we support the city annexing its own land.

We do not agree, however, with the annexation of our property, which constitutes a majority of the real property sought to be annexed.

First, the city has not sought nor obtained our consent. In fact, the purported consent for our property comes from a page signed by a city official (not any landowner of the 626 acres).

Second, no predecessor, including United Park City Mines (UPCM), has consented to the annexation. There was apparently an offer of annexation made some 23 years ago by UPCM; however, rather than obtain a written signature from UPCM, as required by law, Park City has created an unsupported argument that a 23-year-old offer to annex some portion of land entitles the city now to annex all land that was once owned by UPCM in the area.

The signature requirement is simple, did a landowner sign the petition to annex or not? Regarding the proposed annexation, Park City did not obtain a signed petition from us or the prior landowner.

Third, while there is litigation pending between the HCAD (the affiliate owning 22 of the acres included within the annexation) and Park City, no court nor county boundary commission has weighed in or evaluated whether Park City has obtained the required statutory signature for this annexation. Not one of these decision-makers has been presented with or offered an opinion on these key facts.

In short, if Park City proceeds with the annexation of RIH's and HCAD's property (excluding Park City's land), Park City will be doing so without having complied with the plain language of the Utah annexation statute, while also ignoring the desires of the landowner, and holding itself out to the state and the public as exercising rights beyond its authority.



We respectfully request that any action taken as it relates to this annexation relate only to Park City's owned lands, and not our property. As a final note, we are not opposed to negotiating an annexation into Park City in the future. However, we would intend to do so as the law contemplates, through a negotiation and a signed consent complying with the law and benefiting both parties.

Sincerely,

A handwritten signature in blue ink, appearing to be "R. H. Miller", written over a horizontal line.

LHM DEV RIH, LLC

cc: Margaret Plane: margaret.plane@parkcity.org
Matt Dias: matt.dias@parkcity.org
Michelle Kellogg: michelle.kellogg@parkcity.org