



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

May 27, 2021

The Council of Park City, Summit County, Utah, met in open meeting on May 27, 2021, at 2:00 p.m. in the Park City Library Community Room.

Council Member Henney moved to close the meeting to discuss property and litigation at 2:00 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 3:15 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

WORK SESSION

FY2021-22 City Manager's Recommended Budget: Capital Budget Presentation and Review:

Jed Briggs, Erik Daenitz, and Penny Frates, Budget Department, presented this item. Daenitz reported the March sales tax figures were some of the highest ever for that month. He was encouraged with the rebound from the pandemic. For FY 2022, there were plans for the following capital projects: Quinn's fields and enhancing the field lighting, the Homestake multi-use path, Rail Trail improvements, open space improvements including weed control, and Ice facility improvements. With regard to the open space improvements, Council Member Joyce asked about the timeline for removing the trees that were dead from beetle kill. Deters stated there was a request for proposals (RFP) out for beetle kill, forest health, and forest fire mitigation. The plan for this year was to work on Treasure Hill. The forest by Bonanza Flat was not part of the scope because it was not owned by the City. He stated beetle kill and fire mitigation were clustered together, and there was no funding designation yet. Mayor Beerman asked where the projects funded by the \$100,000 from the Council Contingency fund were located. Deters stated those funds would be used for Virginia Mining Claims and

the Deer Valley Loop area. Mayor Beerman asked when the Treasure Hill project would begin, to which Deters responded the RFP would go out next week.

Daenitz reviewed some ongoing projects were affordable housing, the procurement of 15 electric buses, 3Kings Water Treatment Plant, and pavement management. He also discussed that a lot of maintenance was funded by the General Fund transfer. Daenitz reviewed the bond proceeds status, including the 2013 Walkability, 2020 Treasure and Armstrong, and 2015 Downtown Improvements, and indicated staff proposed to put the Downtown Improvement funds toward Munchkin Avenue and Woodbine Way paths and streets. Other bond proceeds were for the 2017 Downtown enhancements to Munchkin, Woodbine, and Homestake multiuse paths, and the 2019 Sales Tax Revenue (STR) for affordable housing. Council Member Worel asked if the money for downtown improvements was being repurposed because the improvements had been completed. Daenitz stated the list of improvements was not completed, but projects were on hold while the Historic Park City Alliance (HPCA) completed its visioning process. Briggs stated bond proceeds needed to be spent within a certain timeframe of being received, so staff was being strategic in planning projects.

Daenitz stated the Arts and Culture District budget was not included in the 2022 budget proposal. He noted there were many revisions with the Arts and Culture District affordable housing. He thought the City could implement the Arts and Culture District housing, Homestake private/public partnership housing, and Woodside Park Phase 2 housing concurrently.

When discussing the Transportation Fund, Mayor Beerman asked if there was a timeline for the Bonanza Park Pedestrian Crossing improvements. Briggs stated the project was five years out, and he did not know how it would be funded at this time. He indicated staff could figure expenses and how to pay for them up through FY 2025. Council Member Worel asked if the purchase of minibuses and vans for microtransit was calculated in the budget. Briggs indicated that was not included in the budget. Council Member Joyce thought the City would outsource the capital for microtransit and then would fund the operating expenses. Mayor Beerman asked if the additional resort sales tax (ARST) money was budgeted for Homestake and indicated the City received Congressionally designated grant funding for that project. He wanted to know if the budget included the grant and if so, would the project not use ARST if the City received those grant funds. Briggs stated the project was budgeted from bond proceeds so the project was guaranteed. Daenitz noted if the grant was funded, the budget could be amended to reflect the ARST was not used.

Briggs stated the Transportation Planning team had been aggressive in applying for grants and he hoped those would be awarded. He indicated there would be a City match and the five-year budget plan was in anticipation of receiving those grants. Briggs displayed a list of major transportation projects planned for the next five years.

Council Member Henney thought Council should discuss the Walkability fund and the Senior Center funds. Mayor Beerman stated there was consensus to bring back the Walkability Committee to reevaluate the projects and priorities. John Robertson, City Engineer, stated that was talked about last week and the direction was to bring back the committee, discuss the projects, and bring recommendations back to Council. Council Member Henney stated the budget could be reopened in the future, if necessary, to address Walkability, Transit, and the Arts and Culture District. Council Member Gerber asked how often the City had bonded against the ARST. Daenitz stated he did not know of a time prior to 2015.

City-Owned Land Analysis and Discussion:

Jason Glidden, Affordable Housing Manager, stated Council requested a discussion on Clark Ranch, Mine Bench and Sommer properties in relation to affordable housing. He indicated staff was requesting to authorize the activation of pre-entitlement work which included creating a complete community engagement plan as the City considered affordable housing on those properties.

Glidden explained the history of acquiring the Clark Ranch properties. A portion of the property was always intended for public use. It was next to the Park City Heights Subdivision currently being developed. It was purchased with bonds and there was a way to work on clearing up bond language restrictions. The zoning was currently in Summit County so annexation into the City limits would be necessary. Access would be needed and Glidden indicated there could be access from a frontage road or from Park City Heights.

Glidden stated the next steps for this site included clearing the property from the bond language by assigning funding in the amount of the land value associated with the ten acres to an approved project in the bond language. Deters stated he would like a conservation easement to be placed on the remainder of the property. Glidden stated the property would be annexed into the City limits, and a professional engineering firm would be hired to determine the best and most cost efficient way to access the property. Deters stated staff had reached out to Ivory Homes and they were aware the City would like to access that property from Park City Heights.

Council Member Worel asked if soils had been tested on Clark Ranch, to which Deters stated he would have to research that. Council Member Henney stated there was soil remediation on Park City Heights and he guessed it would be on Clark Ranch as well. Council Member Worel stated a lot of development was going in by Jordanelle and she asked if there would be a traffic study done in association with a proposed development, to which Deters affirmed. Council Member Joyce stated if there was access from the frontage Road or Park City Heights, a traffic light was going to be installed at Richardson Flat. He stated he didn't want to do the project piecemeal and thought a professional should do a feasibility study to figure out where the development should

naturally stop. He noted the land cost the City \$17,000 per acre which was a great price. Mayor Beerman thought the focus right now should be on the west side of Highway 40 with the conservation easement, and the City should put a hold on plans for the east side for now. Council Member Gerber asked how long it would take for that land to be annexed into the City, to which Deters estimated nine months. Council Member Henney indicated Council Member Joyce's request for a feasibility study would affect the bond language and the annexation petition would require a declaration of what zone was being applied for, which would delay the timeline. He recommended having the feasibility study done first.

Deters asked how much priority Council wanted to give Clark Ranch. Council Member Henney stated he knew there were challenges with the property, but felt this project was promising. Mayor Beerman stated the only flaw was the bond language. Council Member Joyce noted the City should get the access easements while the developer was still the HOA.

Glidden discussed the Mine Bench property and stated it was currently zoned Recreation Open Space and conservation easements were north of the property. The zoning would have to be changed and there were steep slopes. He stated 13 out of 29 acres were buildable. The soil was contaminated and would need to be addressed and there were existing tenants in the current structures.

Glidden reviewed the next steps were to rezone the property for residential development, develop a plan for the relocation of existing tenants, and hire a professional to determine developable land that did not exceed 40% slope. Council Member Gerber asked where on the map the 13 acres developable acres were located. Glidden stated the flat area that had structures and to the south of the structures was appealing. He noted a trail might have to be moved. Council Member Gerber asked about the historical relevancy of the site. Deters stated the structures were not on the Historic Sites Inventory. Glidden stated the historic buildings could be incorporated in the project and noted it was close to the resort and the resort might be interested in partnering with the City on developing the property. Deters indicated utilities were on site, but major work was needed.

Council Member Worel thought before moving forward, the City should determine if the site was feasible because of the utilities cost. Council Member Joyce thought this site failed from the viewpoint of the City's affordable housing priorities. The tenants would have to be relocated, the Jordanelle Special Service District (JSSD) was a mess with its water, the mine, and the utilities, there were no bus stops near this area, it was on a busy road that backed up every afternoon, and it was isolated from the community. He suggested moving the salt pile up there and using the Public Works yard on Iron Horse for a better purpose. Mayor Beerman agreed and thought staff could look at the best use for Mine Bench and the Iron Horse property. Deters stated the current use for Mine

Bench was seasonal storage. Council Member Doilney stated there were people there now and the City should determine the soil situation. The area might be isolated, but it would be more developed in the future. Glidden stated he would look at a shift, but would also stay open to partnerships with the resorts for employee housing. Council Member Joyce noted contaminated soil would not be relevant if there was no digging.

Council Member Henney stated any discussion about uses for the Iron Horse property would need input from Public Works. Council Member Joyce thought when the Gordo soils repository was capped, the Public Works Department could expand there and noted other options for storage.

Glidden reviewed the 14.35-acre Sommer property. A portion was bought with Housing funds. The property was landlocked, and access would need to be coordinated with neighboring properties through Lower or Upper Iron Horse Loop or Prospector Square. There were soils issues on this property as well, and the current zoning was Estate. Glidden noted the next steps would be to rezone the property from Estate to Residential development, evaluate access points, and perform a steep slope analysis. Mayor Beerman stated this property had issues and he thought Council should defer this property to a later discussion, especially since there were other appealing projects on the table.

Park City Arts and Culture District Follow Up Discussion: Scope and Plan of Finance:

David Everitt, Deputy City Manager, presented this item and reviewed the current scope of the project, which included the base site elements plus creative and cultural facilities, eliminating Building Two, constructing 60 housing units, consolidating affordable housing to Building One, designating space in Building Three for nonprofit collaboration, building a shell building for fit-out by nonresidential tenants, and using economical materials. This scope would cost \$64.5 million. He reviewed the breakdown of funding and noted there were new funding sources from the remaining funds from completed capital projects in the amount of \$1.4 million and unanticipated revenues in FY2021 amounting to \$1.85 million.

Council Member Doilney thought this was a comprehensive plan comprised from previous Council discussions. He was curious to hear from the City's partners. Council Member Joyce liked the financials, but he didn't understand the shell space proposed for Buildings Three and Four and indicated there was no funding allocated for filling out parts of those spaces. He liked the idea of a community center for that area. The suggestion to have nonprofits in that space was nice, but not for a community space. Council Member Worel agreed about the shell space buildings. Everitt stated the project team planned to address the building out of those spaces and stated it would be a negotiation with tenants. One idea was if the tenant invested in fitting the space, the rent could be lower. Council Member Worel stated the space was promoted as creative

space and noted artists didn't have money to fit a space. Everitt stated the shell buildings were more for nonprofits. Building One had the artists' creative spaces. Council Member Doilney referred to the Newpark project and stated it was dark for years during the 2007/2008 recession. Since then, businesses had thrived there and they appreciated a stubbed out space that they could customize for their needs. The costs would be small compared to the benefit. He was interested to see who would fit into that space with the associated community benefit.

Council Member Worel thought there should be a discussion with the nonprofits on their interest in this space. Council Member Gerber asked if Building Four could be built last. Everitt stated it was a Council decision, but he didn't want the project to be extended if it didn't have to be. The food hall was important to the vibrancy of the district and that was a factor. Council Member Gerber stated there were nonprofits interested in the Arts and Culture District because some of them had connections to the Kimball Art Center and there was connectivity with transit as well as other benefits. Council Member Joyce didn't think having the nonprofits at the prime location in town made sense and it would cost the City \$12 million. Council Member Henney was excited for this plan and appreciated Council Member Joyce's points. He noted those were some friction points that still needed to be addressed. Mayor Beerman stated the community thought this was heavy on arts and light on the culture. He was optimistic about spaces the Latinx community could use. He suggested talking to these groups and seeing who was interested. Council Member Gerber asked if vertical zoning had been discussed and thought the main level of the district should be active. Council Member Henney requested a discussion on a housing model that could work from place to place. He also asked if more housing could be put on the Arts and Culture District and asked at what point would a model pencil out.

Mayor Beerman summarized \$65 million was a good project amount. Council wanted more discussion on Building Three and the possibility of it being a community center with some nonprofit hubs as well as more discussion on the food building. He also wanted to prepare to engage the public on this concept. Council Member Joyce stated the original cost was \$108 million and he wanted to say this scope was \$65 million plus property to be consistent with the total project amount.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber	Present

Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	
None	Excused

II) RECOGNITION

1. Consideration to Adopt Resolution 12-2021, a Resolution Acknowledging the Role of Rich Bullough and the Summit County Health Department Staff and Recognizing Their Many Contributions in Protecting Park City, Residents and the Community at Large in Response to the COVID-19 Pandemic:

Mike McComb, Emergency Manager, presented this item and stated this was the last day for the mass vaccine center at the film studio and he wanted to recognize a key player in the pandemic, Rich Bullough, Executive Director, Summit County Health Department. McComb stated Bullough and his staff led the State in health initiatives in the County, including vaccine inoculations. He stated through the past 15 months, Bullough protected the community in spite of pushback.

Bullough reviewed the history of the COVID-19 plan and stated Matt Dias, the Council, and the City in general were important in helping keep the transmission rate low. He thanked Council Member Joyce for his efforts with regard to collecting data. Council Member Doilney didn't think a resolution was sufficient in giving Bullough the credit he deserved. Council Member Gerber asked if Bullough had planned on retiring prior to the pandemic's onset, to which Bullough affirmed and stated when the pandemic hit, he wanted to stay and see it through. Bullough noted the Health Department had 500 volunteers in a time when other county health departments could not find people even when they offered to pay. Council Member Joyce stated people in the community got vaccinated because Bullough told them. He thought Bullough was the guiding light for the community.

Council Member Worel indicated she enjoyed working with Bullough over the years and stated Council never wavered in its support because they trusted Bullough. Council Member Henney related stories the two had shared over the years. Mayor Beerman stated the community was lucky that Bullough hadn't retired sooner. He was grateful for Bullough's leadership and the way he gave confidence to the community in a time of crisis. Bullough indicated there were challenges between the community and public health. He thanked the School District for their heroic job in dealing with the pandemic.

Council Member Worel moved to adopt Resolution 12-2021, a resolution acknowledging the role of Rich Bullough and the Summit County Health Department staff and recognizing their many contributions in protecting Park City, residents and the community at large in response to the COVID-19 pandemic. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Adopt Resolution 11-2021, a Resolution Recognizing Park City's School District, including Administrators, Support Staff, Teachers and Students who Demonstrated Resilience to Overcome Adversity:

Michelle Downard, Resident Advocate, Officer Trent Jarman, Resource Officer, and Jill Gildea, School District Superintendent, were present for this item. Downard indicated schools were important as a resource, which included providing meals for those who were underprivileged. As schools closed during the pandemic, the schools worked to redesign curriculum, provide personal protective equipment (PPE), adjust athletic events, and provide meals for 4,800 plus students in the district. She noted many accomplishments from the students during the past year. She also indicated Officer Jarman was retiring and she praised him for his commitment to the students, who looked to him as a mentor and ally.

Officer Jarman stated he was surprised when the schools closed last March. He indicated the schools stepped up and fed breakfast and lunch to all students who came to the school. The teachers transitioned to online classes to ensure every student got an education and some even visited students' homes to make sure their students were doing their homework and were understanding what they learned. Gildea indicated the children demonstrated true resilience and she attributed so much to the partners in the community who helped keep the community safe. She stated she knew that there was no decision that would make everyone happy, but they did what they thought was best for the students.

Council Member Doilney stated the teachers did a great job in getting materials to the students. He was amazed by the schools' adaptability and thought that spoke to Gildea's leadership. Council Member Gerber heard a lot about mental health during the pandemic. She was grateful that the students were still able to engage with teachers and each other. Council Member Joyce was impressed with how the School District dealt with the inequities between families. He appreciated that the school system filled in some of those gaps. Council Member Worel indicated the fright people felt with the pandemic was poured out on the schools and she appreciated how they handled the crisis. Council Member Henney praised Jarman for his love and dedication to children. Mayor Beerman thanked Gildea for her efforts in safely leading the schools during the pandemic. He stated the City had a social equity journey, but the schools had been

working on this for a long time. Mayor Beerman indicated Officer Jarman had served the community well and he hoped he enjoyed his retirement.

Council Member Doilney moved to adopt Resolution 11-2021, a resolution recognizing Park City's School District, including administrators, support staff, teachers and students who demonstrated resilience to overcome adversity. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

III) APPOINTMENTS

1. Appointment of Andrea Zavala and Patricia Stokes and Reappointment of Brynn Bateman Louis to the Library Board for Three-Year Terms Beginning July 2021:

Adriane Juarez, Library Director, presented this item and stated the above people had been chosen to fill the vacancies on the library board. Andrea Zavala lived in Park City for 19 years and wanted to represent the Latino population. Patricia Stokes volunteered with the National Abilities Center (NAC) and Brynn Bateman Louis was being reappointed for a second term. Council Member Worel stated she was part of the interview process and the applicants were all talented. She would send Council the process the Library Board used to select board members and thought it could be used as a template for other boards.

Juarez stated Jess Griffiths was terming out from his service on the board and she thanked him for his service.

Council Member Gerber moved to approve the appointment of Andrea Zavala and Patricia Stokes and the reappointment of Brynn Bateman Louis to the Library Board for three-year terms beginning July 2021. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

IV) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

1. Parking Services 2020-2021 Summary Report:

2. Fraud Hotline Implementation:

3. Summer Transit Projects Update:

Council Member Gerber asked what kind of budget would bring back the Main Street Trolley. She knew it didn't move the most people around town, but it was part of the experience and many photos of it were taken.

Council Questions and Comments:

Council Member Doilney spoke on the importance of forgiveness and quoted Maya Angelou. Council Member Gerber discussed the retreat and thought it was great sharing feelings. The HPCA was ready to start their visioning process and was interviewing vendors. She attended the Recycle Utah Board meeting and noted they discussed relocating to the Gordo site. Council Member Joyce attended the Prospector Master HOA meeting and related they had asked the City to create a placeholder for a pedestrian tunnel location in case funds appeared in the future. Council Member Worel indicated the behavioral mental health survey went out tonight to the different communities and they hoped to receive 1,000 responses from Summit County residents; targeting seniors, Latinos, teachers, and elected officials. In September, they would have focus groups to make this a comprehensive study.

Council Member Henney attended the Bruce Erickson Memorial and enjoyed the storytelling. He toured the 3Kings Water Treatment Plant and Spiro Tunnel. He indicated the retreat was productive and he enjoyed the boards and commissions social. He attended a couple events with the LGBTQIA+ group. Mayor Beerman stated he also went to Bruce Erickson's memorial and noted it was nice to celebrate him. He thought the retreat was outstanding and stated progress had been made as a group. He went to a Pride celebration and raised the Pride flag, noting that the Pride Center was there, and he thanked Council Member Henney for his remarks. Mayor Beerman noted affordable housing was discussed a lot. He looked at the Colorado resort towns and they were discouraged not having employees that could live in town. Regarding the soils discussion, he indicated he had received several offers from expert residents that wanted to help communicate with the community. Council thought forming a group to talk to the community would be a good idea.

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

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda.

Emily Fisher, Youth Sports Alliance (YSA) via Zoom thanked Council for the conversation on having nonprofits in the Arts and Culture District. She felt having a nonprofit hub in the Arts and Culture District would be much more than conference space. She thought the underserved population could come to one place to talk with the nonprofits they dealt with and spend time in the space.

Peter Marth emailed the following comment: "I read with last night with great dismay, no horror, the City Council meeting Packet that contains a proposal to rezone for development critical wildlife habitat, open space and trails property surrounding the old mine site referred to the "Mine Bench Land Analysis." This piece of critical wildlife habitat and open space containing trails and refuge from over development off of the steep, dangerous 224 mine road is literally our last refuge from thoughtless over development and greed. What in the hell are you thinking? Yes, this is the most outrageous, treasonous and thoughtless abduction of the City's responsibility to protect us that I have seen since the Flagstaff development agreement was approved, period, Outrageous! Have you lost your collective minds? Clearly our own "leaders" and staff cannot even think past the end of their noses and now seem to be in bed with the development community driven by GREED or the need for making money on the backs of its own citizens. We years ago demanded it remain open space forever as part of the Flagstaff development agreement! You and your staff should be ashamed of yourself. Not only this, but what you seem to be proposing is a voluntary abduction of your responsibility to protect what we hold so dear embedded in our own General Plan... Open space, trails and the separation from over development in our once-stunning Daly Canyon reserve. This was the keystone to gaining approval for ANY development in Daly Canyon to begin with and now you yourself propose to destroy throw it all away with this proposal to rezone the "flat spaces" for R/E development. I am totally in shock and have s*** my pants.(once again) You have all collectively forgotten so easily that this was the ONE THING that the city ensured was to never be developed in the negotiation with Hank Rothwell, United Park City Mines and the development community, and now you propose reversing it and throwing it in the trash. You should fire your entire staff. This mindless crap has got to stop! Thing this piece of open space was A KEY NEGOTIATING POINT that resulted in a development agreement that was fought for for YEARS to begin with, but now, in one meeting, it could be all undone by ignorance. This key piece of property was to remain forever UNDEVELOPED! We citizens demand that it REMAIN open space and UNDEVELOPED so as to maintain this critical separation between Old Town and the ugly, unwanted and heavy-impact developments above us that are now creating traffic impacts that are ruining Old Town. This really burns my a** man. It really does. It shows just how lost this city and its staff is."

VI) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from May 13, 2021:

Council Member Worel noted that "via technology" in the Roll Call should be removed.

Council Member Henney moved to approve the City Council meeting minutes from May 13, 2021 as amended. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VII) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Hidden Peak Electric Co., Inc., to Construct the Empire Canyon Fiber Optic Line, in an Amount Not to Exceed \$273,900.00:

2. Request to Authorize the City Manager to Execute a Contract for Water Distribution System Advanced Water Main Cleaning with Ice Pigging, in a Form Approved by the City Attorney, with American Pipeline Solutions, Inc., in an Amount Not to Exceed \$300,000:

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

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VIII) OLD BUSINESS

1. Consideration to Adopt Resolution 14-2021, a Resolution Adopting the Park City Community Wildfire Preparedness Plan (CWPP):

Paul Hewitt, Fire Chief, and Mike McComb, Emergency Manager, were present for this item. McComb stated the wildfire plan had not been updated since 2013. The group updating the plan was comprised of many entities in the region. He indicated this plan was a big step in preparedness.

Council Member Doilney indicated a great amount of work was put in to make the community ready, especially in a drought season. Council Member Gerber asked how often the plan should be updated. McComb stated it should be updated every five years. Mike Owens stated it was amazing that this plan existed. It was well put together, well designed, and was a great plan. Chief Hewitt stated he hoped this would never be needed, but it gave the community the tools needed in the event of a fire. He suggested all residents increase the defensible space around their homes. Bryce Boyer, Air Support, stated there were helicopters relatively close that could help fight fires if they weren't called out on other fires. A lot of aircraft for fires were jets and could arrive quickly. He thought the City put in a great deal of effort in its mitigation priority.

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

Council Member Doilney moved to adopt Resolution 14-2021, a resolution adopting the Park City Community Wildfire Preparedness Plan (CWPP). Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Woodside Park Phase 2 Update:

Jason Glidden, Housing Manager, and Jarrett Moe, Method Studios presented this item. Glidden reviewed the history of the Woodside Park Phase II mixed income housing, and reviewed some issues were encountered, such as setbacks and the senior center location. As a result, the project had been redesigned. Moe proposed to keep a pedestrian easement through the property with a lot line adjustment. Part of the remaining parcel would have medium density with 20 units in three storied stack flats. He stated the estimated cost was \$326,398 per unit. The second option was a higher density option which included 27 units on four levels with underground parking. In this option, the estimated cost was \$450,000 per unit. The Empire parcel would have five townhomes which had an estimated cost of \$742,657 per unit. The Norfolk parcels had a historic home and it could accommodate an additional single-family unit with an accessory unit over the garage. The new single-family unit had the proposed cost of \$834,837.

Council Member Gerber asked if Option One included the sale of the Empire lot. Glidden stated that lot could be developed, sold, or built and sold for market rate. Council Member Gerber favored having a deed restriction on the home for a primary residence so it could build community. She also asked if a restriction could be placed on the accessory unit that no nightly rentals would be in the unit and wanted to know the status of the current additional dwelling units (ADU). Glidden indicated staff was getting feedback on the current ADUs and he would report back.

Council Member Worel stated Council didn't want to subsidize higher than 20% and she asked how much of a subsidy would be given to buyers. Council Member Gerber indicated the average goal was a 20% subsidy with some being higher. Council Member Henney stated the subsidy agreed to was 20% of construction costs, but that didn't include land. He also indicated the subsidy was set when Council was planning to replace funds in the housing pipeline. He stressed the City was definitely subsidizing affordable housing. Council Member Worel stated the Council had not discussed subsidies in a while and asked how much the subsidy would be. Council Member Gerber stated the City was moving away from the housing pipeline plan to a housing portfolio which included public/private partnerships and a rental model, and that strategy

would provide the City a different perspective regarding a subsidy. Council Member Worel asked to have the Budget Department present the new housing funding strategy at a future meeting so Council could discuss it, and indicated this was an important part of the housing conversation that Council hadn't had the opportunity to discuss. Mayor Beerman thought a discussion would be beneficial to decide if it was what the City wanted to focus on. Council Member Joyce thought Council should start nailing down a housing strategy, including the definition of workforce. Council Member Doilney stated it would be great to get a lot of units by doing several projects at the same time. He thought the Empire parcel would be good to sell to use as leverage to get more units. Mayor Beerman asked if stack flats would be an option on the Empire parcel. Moe indicated stack flats would require underground parking which increased the cost.

Council Member Joyce was disappointed with the housing options presented tonight. He stated the original plan had 50 units and a new senior center and now there's an old senior center and 20 units. He agreed with Council Member Doilney that there was value selling the Empire lot for market rate. He favored the high density and single-family unit. Council Member Gerber asked for a "no nightly rental" restriction on the Empire lot if it was sold. Council Member Joyce stated that would decrease the value and it was located on a street that already had many nightly rentals. Council Member Henney agreed there was no need to restrict this specific site. He favored selling the Norfolk house with deed restrictions. Council Member Doilney agreed with not having restrictions on the Empire lot and thought a lot of good could be done with selling that site. Mayor Beerman offered alternatives of not building at this time or proceeding with building part of the project and holding off on selling any of the land. Council Member Gerber asked if the project could reach the same number of units as the original plan if the seniors decided to vacate the building in the future. Glidden felt with the senior center vacation, the project could be close to the original plan and the number of units would be at or near the same number. Council Member Gerber asked if the units for this project would be rentals or for sale. Glidden stated that could be a Council decision. There could also be partnerships, but usually the partners wanted their own designs.

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

Council Member Joyce favored having rental units for this project if the City could afford it, but it wasn't as affordable unless a private partner got involved. He thought the priority for housing projects should be Homestake, the Arts and Culture District, Clark Ranch, and then look at this after Council had the new housing funding discussion. Council Member Henney agreed and indicated this parcel could be subdivided into three parcels so the City could sell the historic home if it chose.

Council Member Gerber indicated these units were already designed, so she didn't want to sit on this project too long. Glidden summarized he could start the plat amendment

process and sell the historic home on Norfolk with a deed restriction. He stated the plat amendment would take some time, and in the meantime the RFQs would come in and those could be evaluated.

After a short break, Mayor Beerman asked that New Business Item One be the next item for consideration.

1. Consideration to Adopt Resolution 13-2021, a Resolution Proclaiming June 2021, as Pride Month in Park City and Pride Month City-Wide Activations:

Leah Langan, Cami Richardson, Andy Stevenson, and Lynn Ware Peek, LGBTQIA+ Taskforce, presented this item. Langan discussed Citywide Pride Month activations and stated they felt visibility was important. The first activation would be to hang updated LGBTQIA+ flags at various places in the City. Stevenson stated Transit would be adding decals with LGBTQIA+ colors on some of the buses. Pride Month posters would also be displayed in the bus shelters and inside buses. Council Member Henney asked when the decals would be installed, to which Stevenson responded they would be added on Saturday. Council Member Henney thought the design on the buses looked very good.

Richardson thanked Council for putting together the taskforce for the LGBTQIA+ community. She stated the taskforce had tentative plans for the LGBTQIA+ community to march in the Fourth of July parade. Also, on June 26th there would be a picnic sponsored by the Pride Center for the LGBTQIA+ community. This would be an opportunity to be seen and recognized in the community. She also noted there would be a march at the Capitol. Ware Peek stated the LGBTQIA+ taskforce wanted to redesign Pride banners for Main Street and they would bring their ideas back to Council.

Council Member Gerber indicated she enjoyed the flag raising celebration and she liked Council Member Henney's comments about being a beacon of hope. It was nice to see people coming out in the community and feeling part of the community. She thought that the energy should keep going after Pride Month ended.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Henney moved to adopt Resolution 13-2021, a resolution proclaiming June 2021, as Pride Month in Park City and Pride Month City-wide activations. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

OLD BUSINESS (Continued)

3. Consideration to Approve Changes to the Park City Fourth of July Celebration, a Level 5 Special Event, in a Form Approved by the City Attorney:

Jenny Diersen, Special Events Manager, presented this item and reviewed the background regarding this year's July 4th celebration. She indicated there was a lot of feedback from the community regarding the Council's discussion in April. Many were concerned the City was being unpatriotic if festivities took place on a day other than July 4th. Last year, the July 4th events were canceled. She noted that this event took effort from so many to make it successful. She reported many people and clubs would not be able to participate in the parade if it was held on Friday, July 2nd. She stated the outreach efforts were great and noted Lynn Ware Peek reached out to the Latino community for their feedback.

Council Member Gerber asked if there were comments from the Historic Park City Alliance (HPCA). Diersen stated she included all public comments in the Council packet and noted they preferred holding the parade on July 4th because of possible interruptions for businesses if it was held on July 2nd. Council Member Gerber stated for the most part, the feedback she received was for the parade to be on July 2nd, and the fireworks to be held on July 4th. She suggested having the new Public Works vehicles as part of the parade and noted they were first responders during the pandemic.

Council Member Doilney stated the parade should be held on July 2nd because it was a community event. If Council wanted to invite the entire State, then it should be held on July 4th. Council Member Worel asked if Diersen noticed more people when July 4th was held on Sunday. Diersen indicated historically 30,000-40,000 people attended.

Council Member Joyce thought this was a community event and it shouldn't be advertised to attract people outside the community. Council Member Doilney indicated the Sunday, July 4th events had far more people because other cities celebrated on Saturday. Council Member Gerber asked if the restaurant tax grant could be returned so the City would not be required to advertise the event. It was indicated the City would return those funds. Mayor Beerman stated Council had repeatedly asked staff to find ways to reduce events and support the community. Council might get some pushback, but staff was doing exactly what Council directed. Council Member Gerber stated this date change for the parade was about protecting the children. Mayor Beerman thought the City could learn something by having the parade on July 2nd. Council Members Gerber, Henney, Doilney, and Joyce wanted the parade on July 2nd. Council Member Worel wanted it to remain on July 4th. Mayor Beerman asked for some patriotic event on July 4th like a flag raising ceremony to recognize the actual holiday. Diersen stated the Police Department was holding a Fallen Officers Memorial at Schreurs Plaza on Main Street. The Air Force jets would fly over Park City July 3rd.

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

Diersen asked if park participants could plan activities at the park during the weekend celebration, such as Scouts and rugby teams, or did Council only want volleyball games at the park on July 4th. Council Member Doilney stated the rugby games on July 4th was their fundraiser and they would be advertising, which made him hesitant, but he acknowledged there would also be Park Silly Sunday Market (PSSM) and Car-Free Main Street on July 4th. Council Member Gerber stated PSSM wasn't as much for the locals, and she felt the rugby games at the park were more for the locals. The Council agreed rugby and volleyball could coordinate park activities on July 4th.

Council Member Joyce stated there was now a long weekend for staff with three days of activities and he hoped staff could make it work. Diersen thought there would be some service cost savings by having the parade on the Second. Council Member Worel asked that the City look at drones or lasers for next year instead of pyrotechnic fireworks displays. Mayor Beerman thought it would be nice to add a band or honor guard on July 4th since the parade was on July 2nd.

Council Member Gerber moved to approve changes to the Park City Fourth of July celebration, a Level 5 Special Event, in a form approved by the City Attorney. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, and Joyce

NAY: Council Member Worel

IX) NEW BUSINESS

1. Consideration to Adopt Resolution 13-2021, a Resolution Proclaiming June 2021, as Pride Month in Park City and Pride Month City-Wide Activations:

This item was discussed during the Old Business portion of the meeting.

2. Consideration to Approve Ordinance No. 2021-24, an Ordinance Approving the Pinion Pines Subdivision at 1115 & 1117 Lowell Avenue, Park City, Utah:

Rebecca Ward, Planning Department, with Shanna Smith, applicant, presented this item. Ward indicated the applicant proposed a plat amendment to create two separate lots for a duplex.

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

Council Member Henney moved to approve Ordinance No. 2021-24, an ordinance approving the Pinion Pines Subdivision at 1115 & 1117 Lowell Avenue, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Consideration to Approve Ordinance 2021-25, an Ordinance Approving the Chatham Lots 52 and 53 Amended Plat, Located at 3 and 5 Victoria Circle, Park City, Utah:

Alex Ananth, Planning Department, presented this item and stated this plat amendment was to change a lot line in order to preserve trees.

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

Council Member Joyce moved to approve Ordinance 2021-25, an ordinance approving the Chatham Lots 52 and 53 Amended Plat, located at 3 and 5 Victoria Circle, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

4. Consideration to Approve Ordinance No. 2021-26, an Ordinance Approving Lot 1, Thomas Replat, Located at 200 Grant Avenue, Park City, Utah:

Alex Ananth, Planning Department, explained the address would be renumbered from 147 Grant Avenue to 200 Grant Avenue if the plat amendment was approved.

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

Council Member Worel moved to approve Ordinance No. 2021-26, an ordinance approving Lot 1, Thomas Replat, located at 200 Grant Avenue, Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

5. FY2021-22 City Manager's Recommended Budget:

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

Council Member Gerber moved to continue the FY2021-22 City Manager's recommended budget to June 17, 2021. Council Member Henney seconded the motion.

RESULT: CONTINUED TO JUNE 17, 2021

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

X) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

FY22 – Capital Budget Update



Themes of PCMC Capital in FY22

Increasing from a reduced base in FY21

**Economic
Recovery**

**Creative
Solutions**

Transfers to unlock standing Impact Fee balances

Multiple, complex, funding sources of capital projects remain

**Complex
Funding**

**Efficient Use of
Bond Proceeds**

Deploy bond balances on active opportunities

Staff approach to leave no stone unturned on remaining project balances, ability to redeploy funds

**Detailed
Scrutiny**

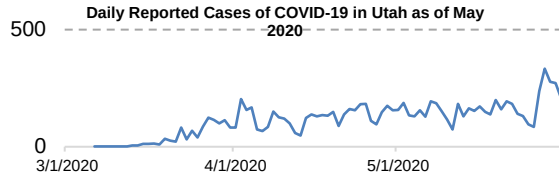
**Expanded
Service**

Increasing from a reduced base in FY21

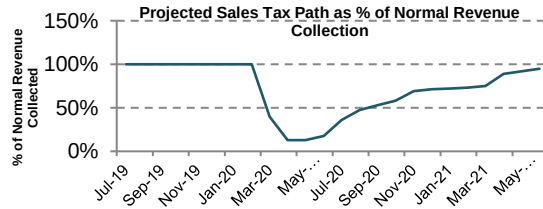
The Difference a Year Makes

FY21

Pandemic



Record Sales Tax Revenue Decline



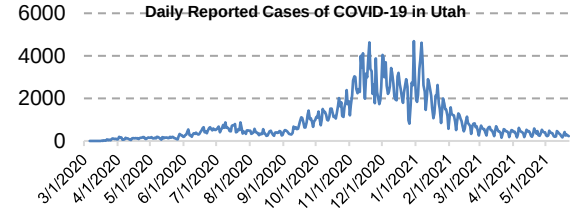
Project Cuts and Deferrals



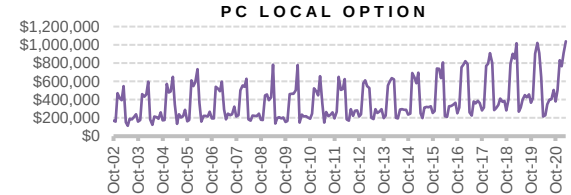
-\$1.7M

FY22

Pandemic Progress



Record Sales Tax Revenue



Capacity to Add



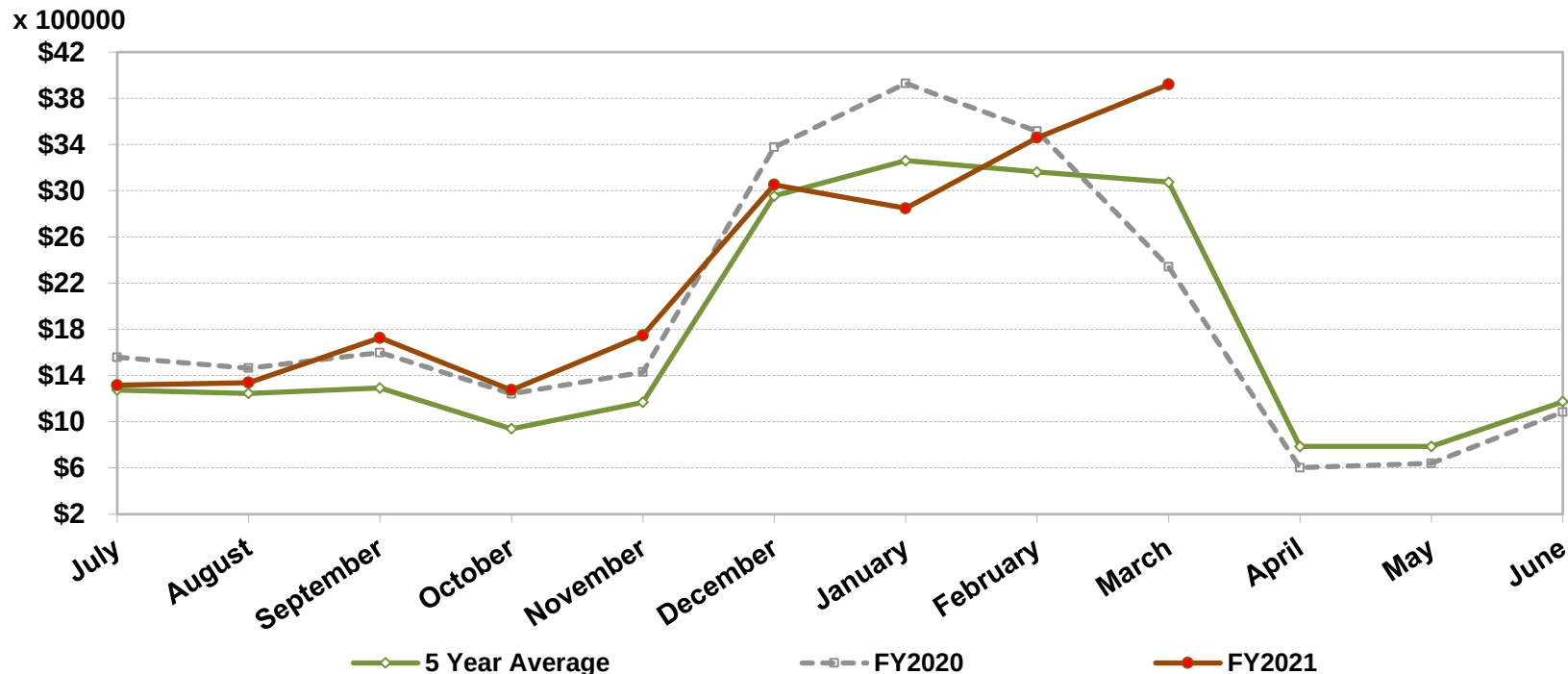
+\$3.7M

Moving Forward

March 2021

Local Option #1 Highest Monthly Print on Record
Resort Tax #2 Highest Monthly Print on Record
Additional Resort Tax #2 Highest Monthly Print on Record

Sales Tax Revenues through March



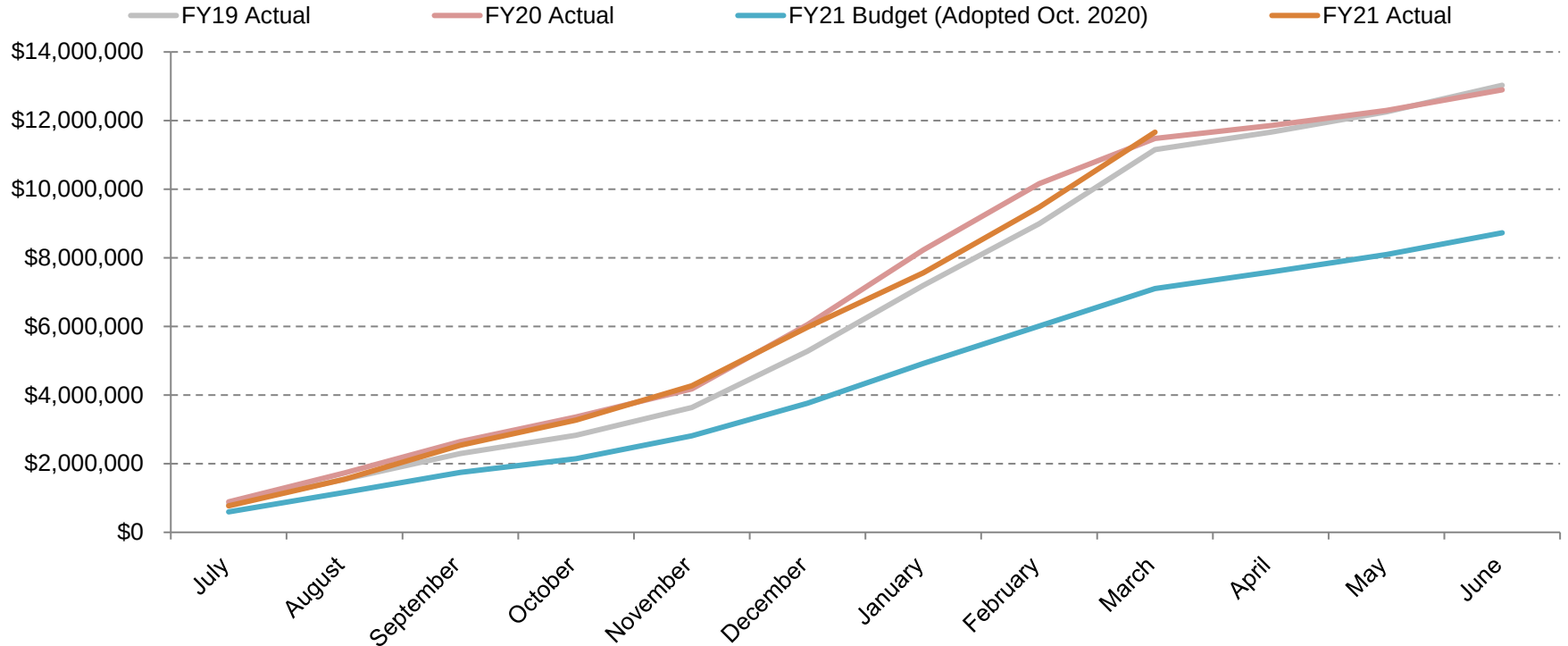
*Does not Include TRT or Transit Tax

- July–March up 1.1% vs. FY20
- March up 67% from previous March
- TRT July–March down -12%

Source: Park City Municipal Corporation. As of May 24, 2021.

Sales Tax Summary – General Fund

General Fund - FY21 Cumulative Annual Sales Tax Revenues Through Different Lenses



Source: Park City Municipal Corporation. As of May 24, 2021.

What is New?

New proposed project funding of note in FY22.

+\$650k

Quinn's Fields



+\$600k

**Quinn's Lighting
Enhancement**



+\$100k

Open Space Improvements

Source: Park City Municipal Corporation. As of May 24, 2021.

+\$478K

**Homestake Multi-
Use Path**



HOMESTAKE ROAD (SOUTH)

+\$850k

Rail Trail Improvements



+\$291k

Ice Facility Capital Improvements



Where are Our Largest Investments?

Large continuing projects in FY22.



Capital Fund
\$29M
Affordable Housing
Funds Available to be
Programmed

Capital Fund
\$1M
Pavement Management



Transportation Fund

\$14M
15 Electric Buses
Procured with UTA
PC to Keep 11



Water Fund

\$28M
3Kings Water Treatment
Plant



— How We Approached General Fund Transfer in FY22 —

A lens on our Capital process

Score projects based on:

1. Council goal alignment
2. Funding source availability/flexibility
3. Need to have vs. want to have
4. History of investment
5. Cost/benefit risk
6. Environmental impact

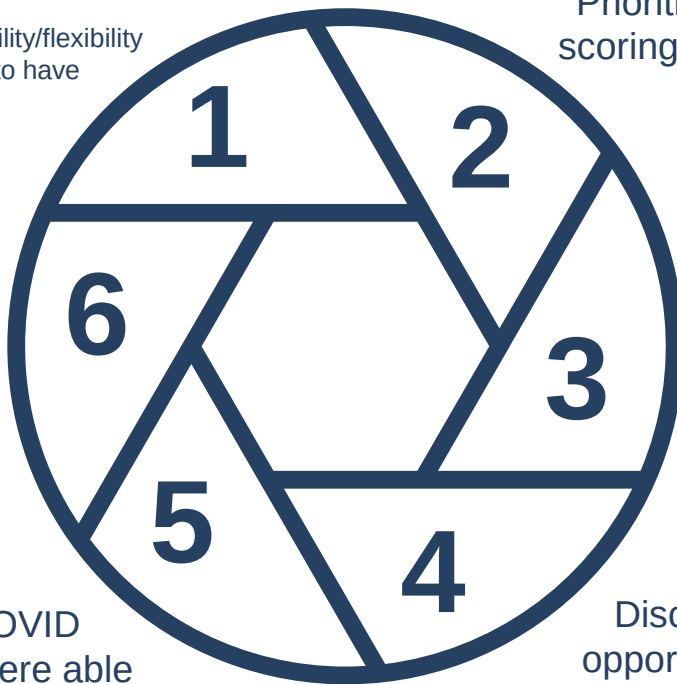
Prioritize high scoring projects

Add budget for selective new opportunities

Identify essential services

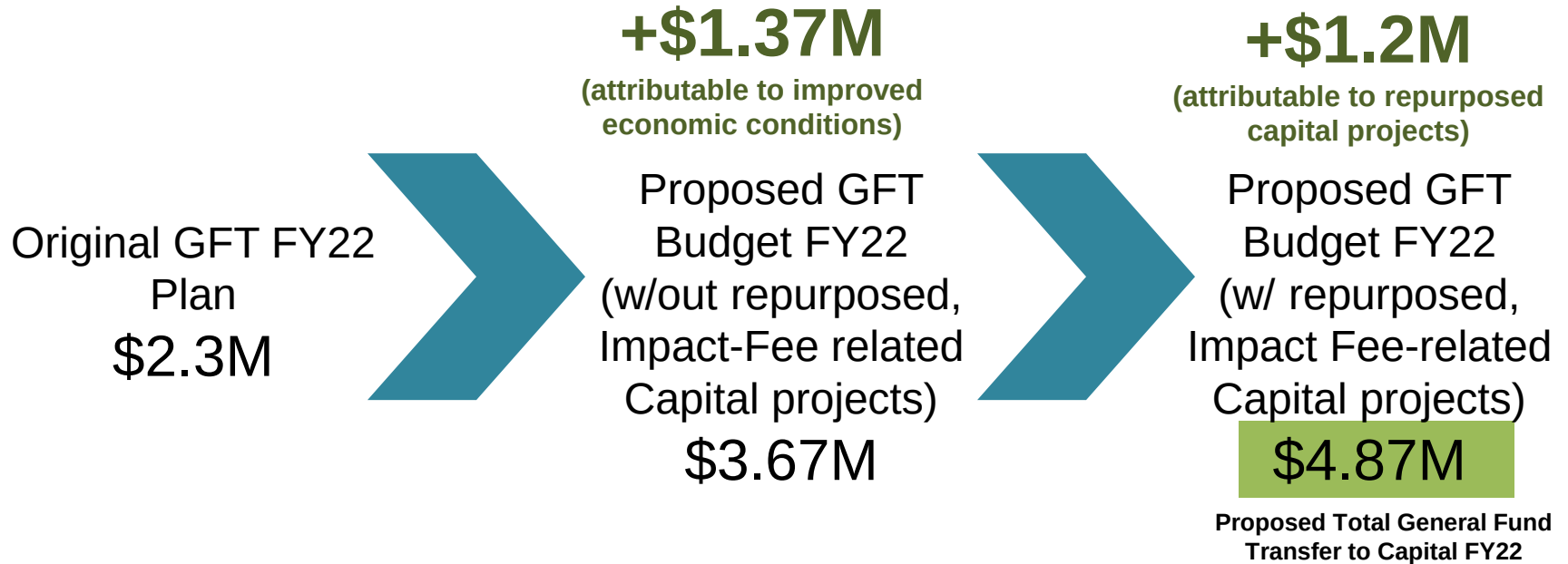
Seek to restore COVID impacted budgets where able

Discuss tradeoffs and opportunities for alternate funding



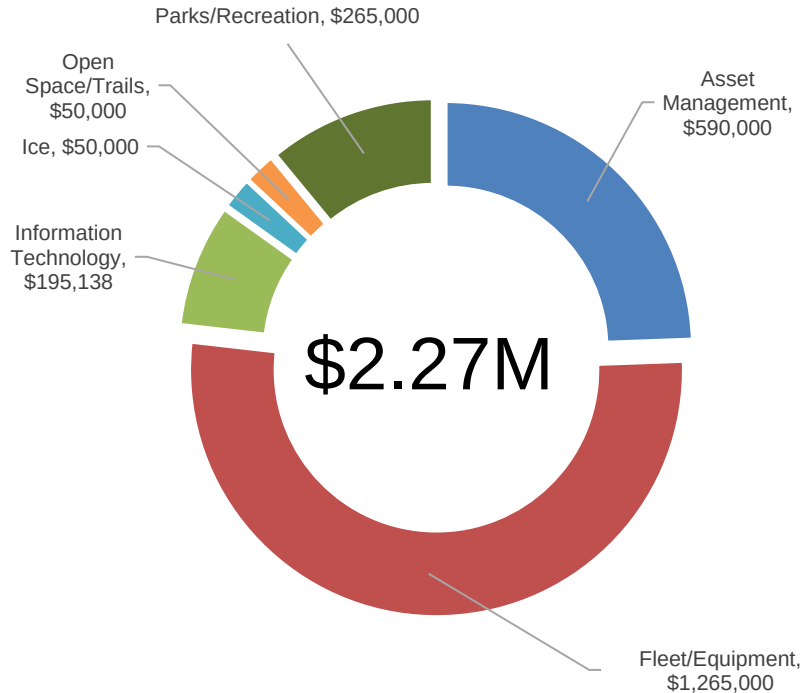
General Fund Transfer – Increase

Positive economic momentum on sales taxes allows and an impact fee-related funding strategy allow us to increase General Fund Transfer to a larger degree than planned.

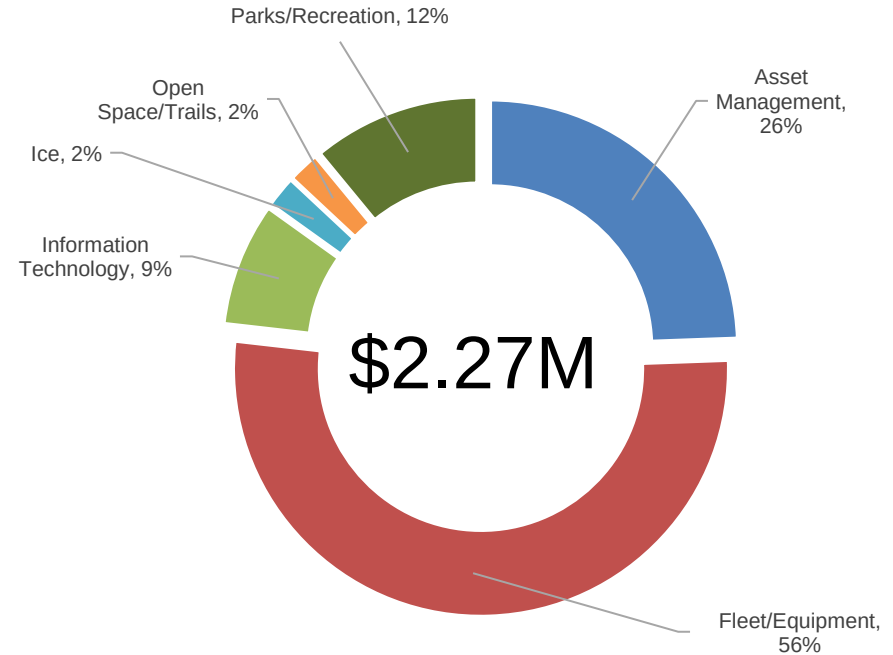


General Fund Transfer – 2021 Summary

General Fund Transfer by Project Type - FY21
\$

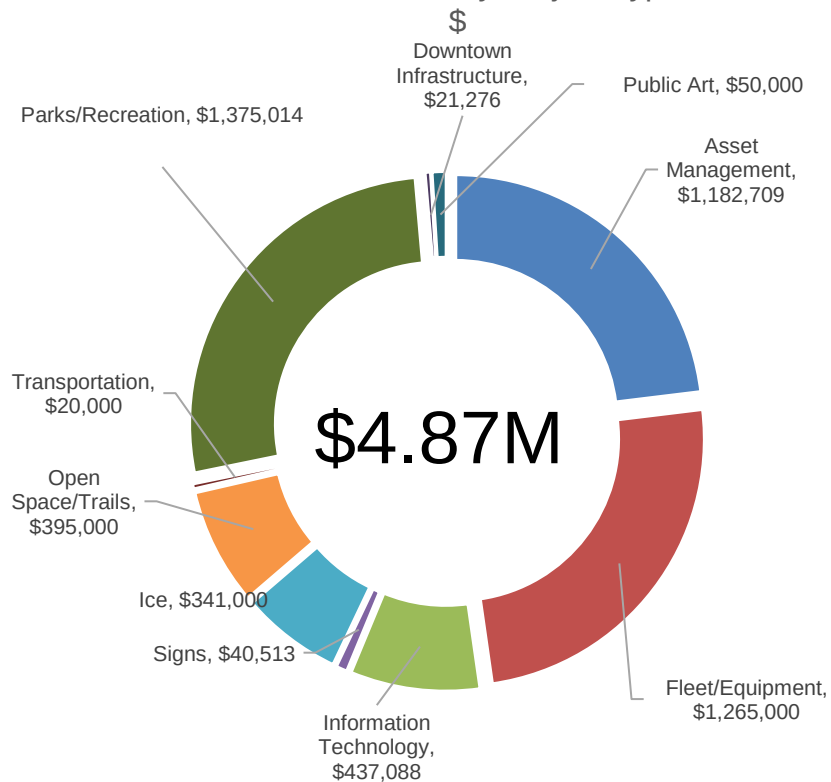


General Fund Transfer by Project Type - FY21 %

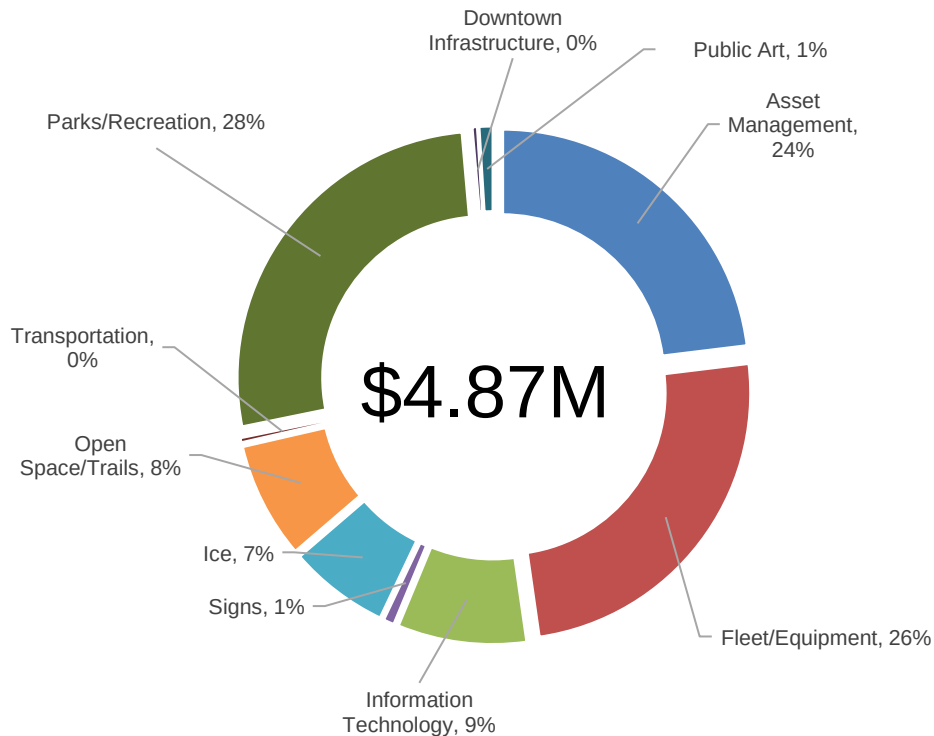


General Fund Transfer – 2022 Summary

General Fund Transfer by Project Type - FY22

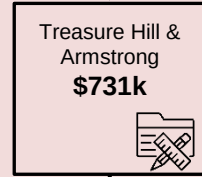
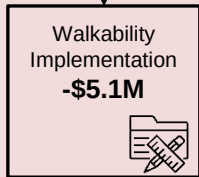


General Fund Transfer by Project Type - FY22 %



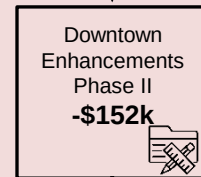
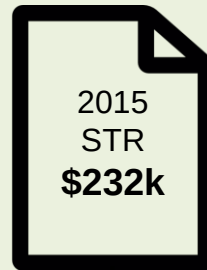
Bond Proceed Review & Adjustments

General Obligation



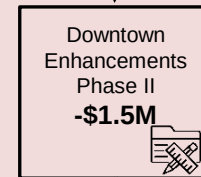
No
Change

Current Project

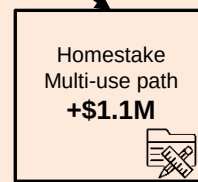


Project Starts FY23

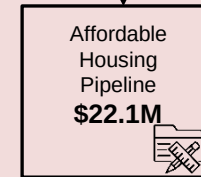
Sales Tax Revenue



Project Starts FY23



Project Starts FY22

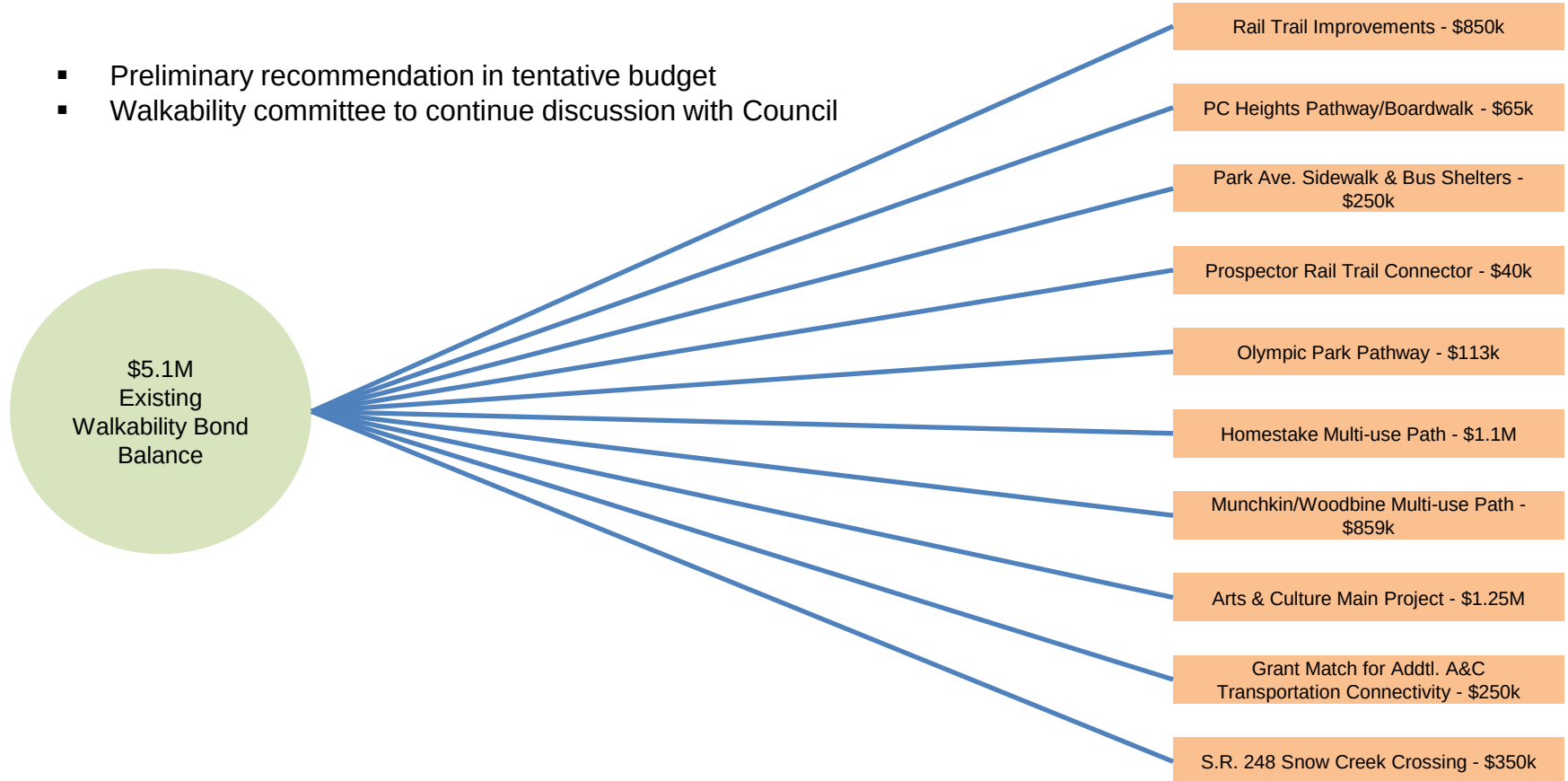


No
Change

Projects Start FY21

Walkability - Summary

- Preliminary recommendation in tentative budget
- Walkability committee to continue discussion with Council



New Capital Fund Multi-Use Projects

- New infrastructure in a neighborhood that has historically been under-invested in
- Lays groundwork for future vertical investments at Homestake and Arts & Culture sites

Homestake Multi Use Path	FY21	FY22	FY23	FY24	FY25	FY26	Total
2013A Walkability Bond		\$345,905	\$783,836				\$1,129,741
2017 Sales Tax Revenue Bond		\$132,218	\$1,052,523				\$1,184,741
Total	\$0	\$478,123	\$1,836,359	\$0	\$0	\$0	\$2,314,482

Munchkin/Woodbine Multi Use path & sidewalk improvements	FY21	FY22	FY23	FY24	FY25	FY26	Total
2013A Walkability Bond			\$238,282	\$620,953			\$859,235
2017 Sales Tax Revenue Bond				\$636,325			\$636,325
2015 Sales Tax Revenue Bond			\$108,842	\$122,807			\$231,649
General Fund Transfer				\$131,616			\$131,616
Total	\$0	\$0	\$347,124	\$1,511,701	\$0	\$0	\$1,858,825

- Staff has applied for a grant of \$1.2M for the Homestake project. Above budget strategy guarantees these projects can be completed. However, if grant is received staff can reconfigure these budgets.

Affordable Housing Portfolio

- An updated housing pipeline reflects recent Council discussion and direction
- Staff notes that a **public-private partnership at Homestake** unlocks the potential to fund Arts & Culture housing, Homestake and Woodside II without issuing new housing debt
- Given this, all three projects could run concurrently – **order would not matter**
- Staff projects that rental revenues from a 60-unit Arts & Culture project with an average of 65% AMI could produce **\$11M of bonding capacity** while maintaining a 65% net revenue debt threshold



\$29.2M



-\$16.3M A&C

- -\$13.5 A&C Housing Build (if 60 units built)
- -\$1M Firehouse Proceeds to A&C
- -\$1.8M Senior Center Proceeds to A&C



-\$3M

Homestake Public-Private Partnership Reserve



-\$6.5M

Woodside II
(Multiple Scenarios are Available)



+\$11M

Future Bonding Capacity
(if A&C rents configured at 65% average AMI, range from 45%-85%)

Projected Balance

\$12.9M

\$9.9M

\$3.4M

\$14.4M

Continued Flexibility of Additional Resort Sales Tax

1. Council direction – **not part of Arts & Culture project**
2. Traditionally used for but not limited to:
 - Open Space/Land Acquisition
 - Downtown/Main Street Infrastructure
 - Streets Infrastructure
 - Storm Water
 - Equipment Replacement
 - Any other capital projects as determined appropriate by City Council
3. Existing project commitments are preserved
4. **Significant opportunity** for future planning and review process surrounding community priorities and use of ARST.

Financing A&C

Staff is prepared to configure the A&C project for the final budget should Council direct staff to prepare any of the discussed scenarios

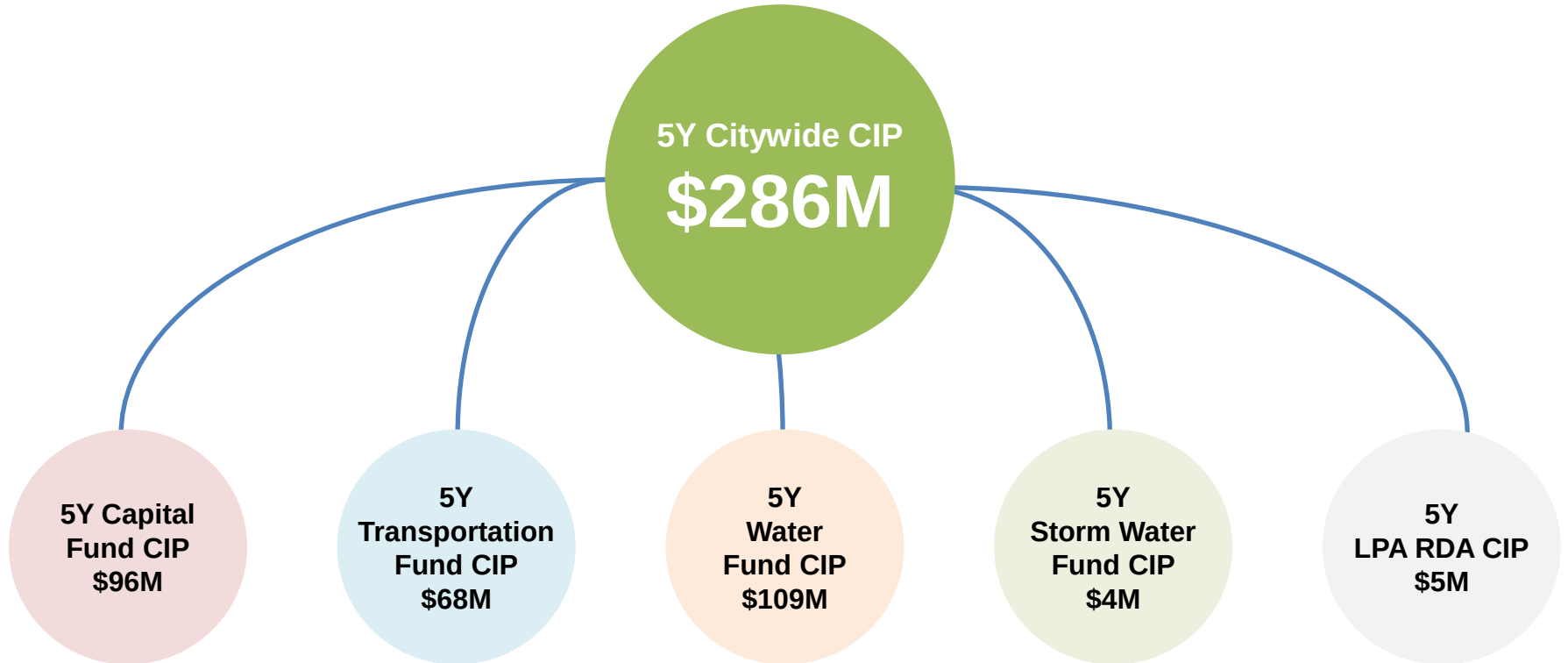


Citywide



Citywide Capital 5Y Plan

Where is the money going?

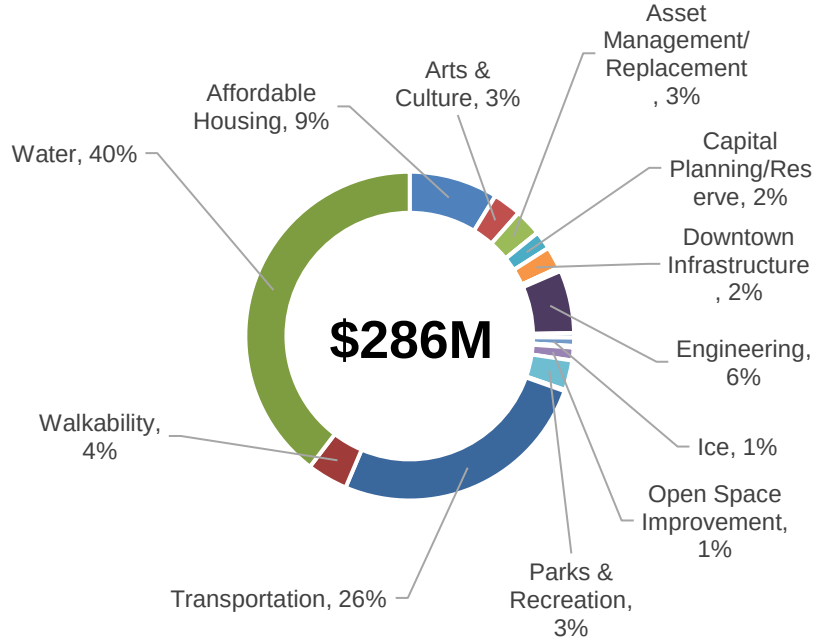


Source: Park City Municipal Corporation. As of May 24, 2021.

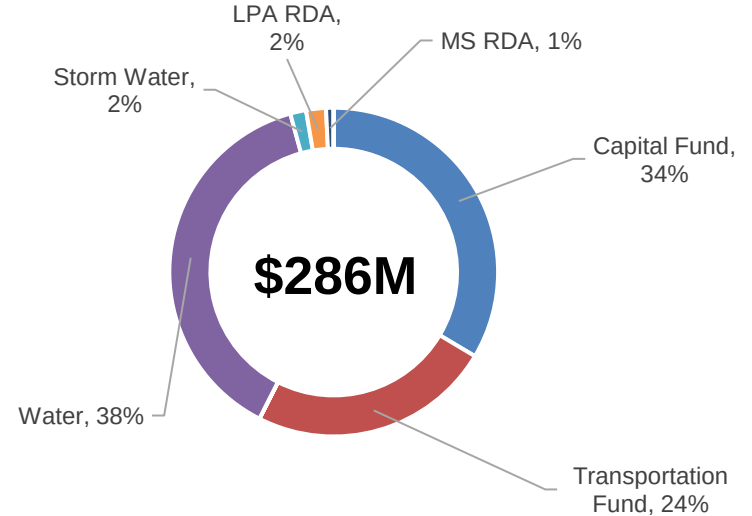
Citywide Capital 5Y Plan

Looking at projects by type and fund.

5Y Citywide Capital Expense Budgets
Project Type Decomposition by %



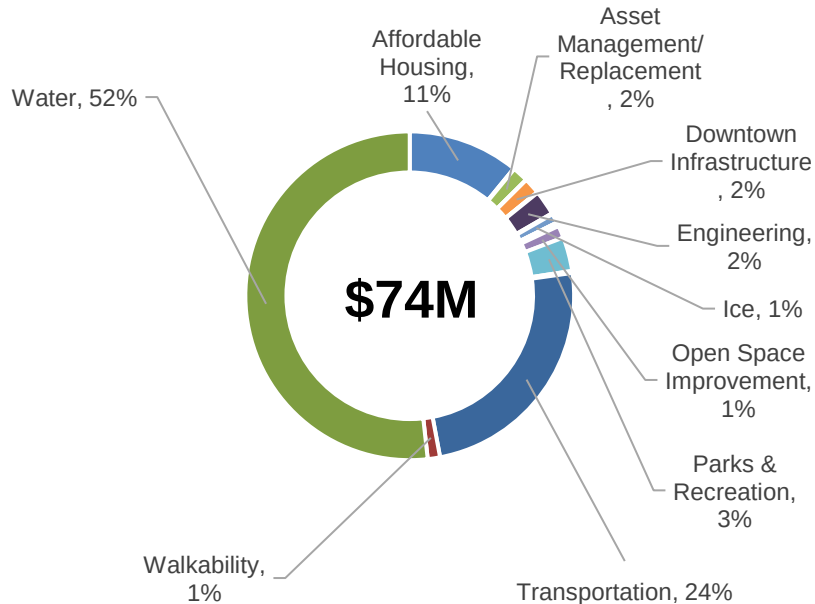
5Y Citywide Capital Expense Budgets Fund
Decomposition by %



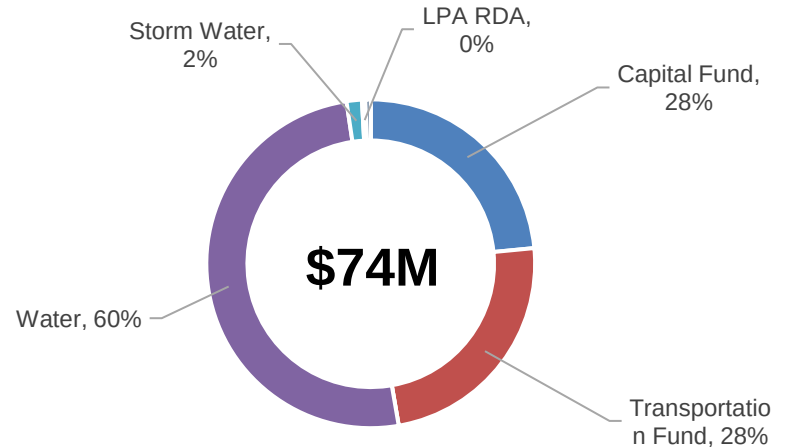
Citywide Capital FY22 Plan

Looking at projects by type and fund.

FY22 Citywide Capital Expense Budgets
Project Type Decomposition by %



FY22 Capital Expense Budgets Fund
Decomposition by %





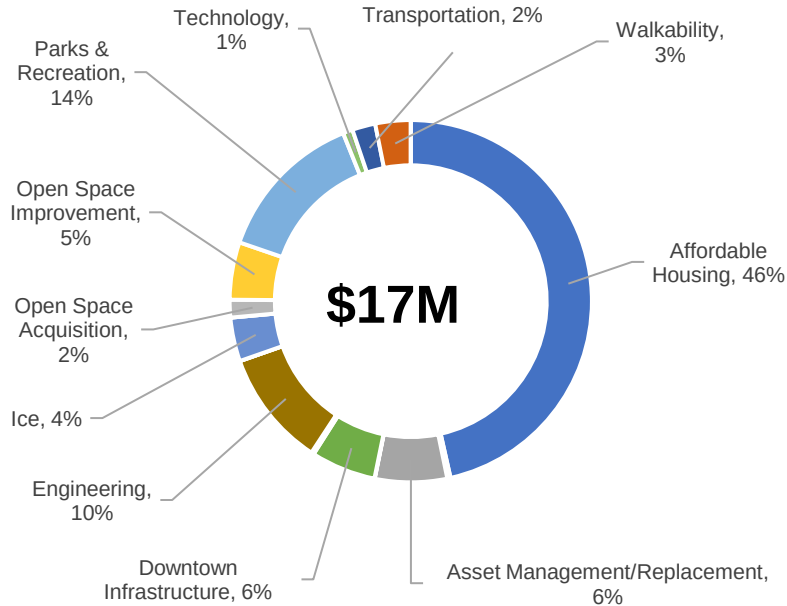
Capital Fund Overview



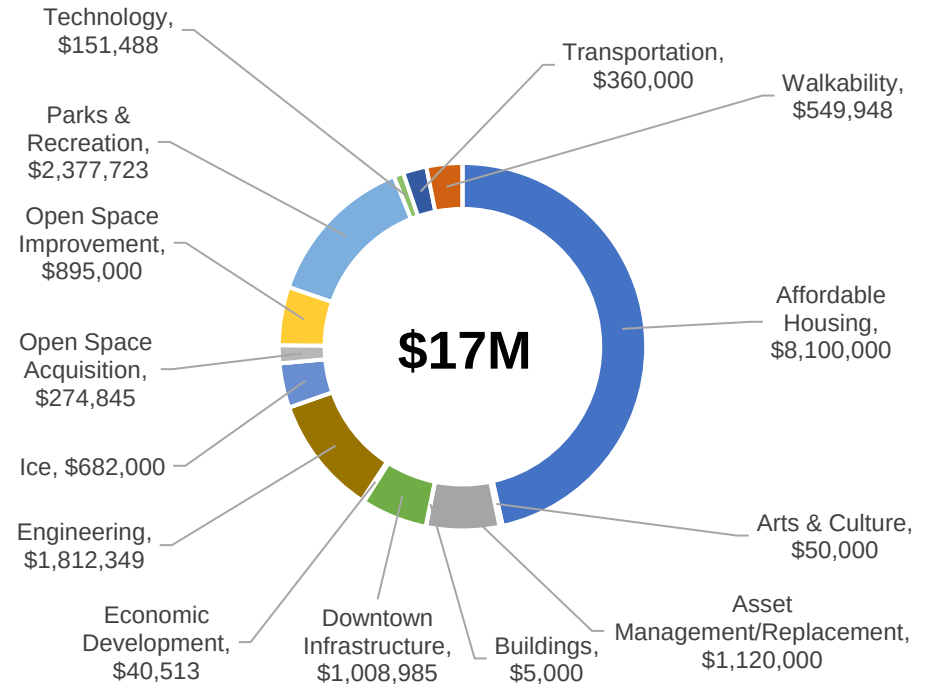
Capital Fund

Projects by type in the Capital Fund in FY22.

FY22 Capital Fund Budgets
Project Type Decomposition by %



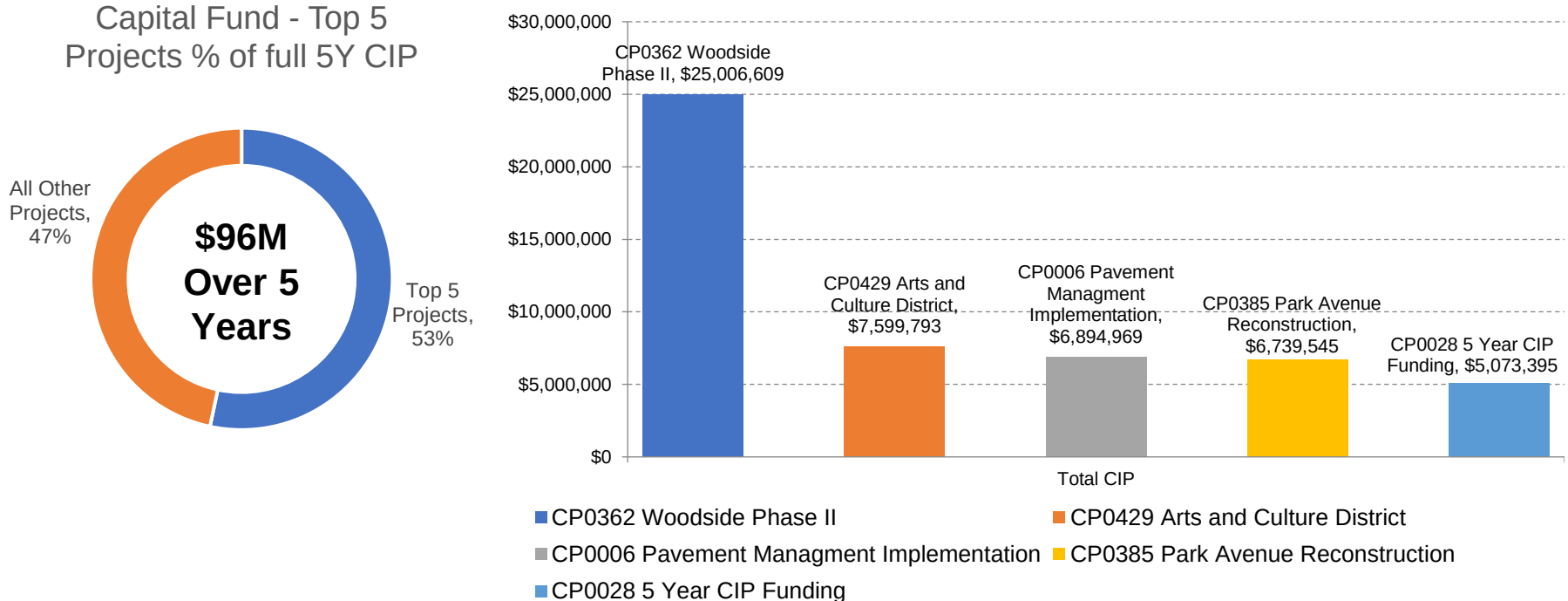
FY22 Capital Fund Budgets
Project Type Decomposition by \$



Capital Fund

Top projects by type in the Capital Fund over five years.

Capital Fund - Top 5 Capital Projects Over Next 5 Years



Source: Park City Municipal Corporation. As of May 24, 2021. Note: the Woodside II project holds the City's "Housing Pipeline" funds and staff is prepared to reconfigure these budgets given Council guidance.

Capital Fund

Top 15 projects by type in the Capital Fund over five years.

Top 15 Capital Fund Projects by Size	Carry Forward	FY21	FY22	FY23	FY24	FY25	FY26	Total CIP
CP0362 Woodside Phase II	\$6,811,609	\$8,795,000	\$8,100,000	\$1,300,000	\$0	\$0	\$0	\$25,006,609
CP0429 Arts and Culture District	\$6,923,748	\$676,045	\$0	\$0	\$0	\$0	\$0	\$7,599,793
CP0006 Pavement Managment Implementation	(\$485,031)	\$1,000,000	\$1,040,000	\$1,040,000	\$1,040,000	\$1,040,000	\$2,220,000	\$6,894,969
CP0385 Park Avenue Reconstruction	\$2,079,545	\$1,662,900	\$747,100	\$2,250,000	\$0	\$0	\$0	\$6,739,545
CP0028 5 Year CIP Funding	\$5,073,395	\$0	\$0	\$0	\$0	\$0	\$0	\$5,073,395
CP0146 Asset Management/Replacement Program	\$193,965	\$0	\$552,709	\$704,760	\$1,105,418	\$750,000	\$1,400,000	\$4,706,852
CP0267 Soil Repository	\$4,123,830	\$0	\$0	\$0	\$0	\$0	\$0	\$4,123,830
CP0157 OTIS Phase III(a)	\$1,804,736	\$1,948,120	\$150,000	\$0	\$0	\$0	\$0	\$3,902,856
CP0150 Ice Facility Capital Replacement	\$597,858	\$406,807	\$682,000	\$132,000	\$132,000	\$132,000	\$264,000	\$2,346,665
CP0527 HOMESTAKE ROADWAY IMP & MULTI-USE TRAIL	\$0	\$0	\$478,123	\$1,836,359	\$0	\$0	\$0	\$2,314,482
CP0543 Bonanza and Prospector Pedestrian Crossing_Bridge or Tunnel	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200,000	\$2,200,000
CP0203 China Bridge Event Parking	\$754,121	\$340,000	\$340,000	\$340,000	\$340,000	\$0	\$0	\$2,114,121
CP0270 Downtown Enhancements Phase II	\$1,630,810	(\$1,483,392)	\$327,104	\$327,104	\$327,104	\$327,104	\$654,208	\$2,110,042
CP0266 Prospector Drain - Regulatory Project	(\$375)	\$0	\$853,249	\$1,006,712	\$150,000	\$0	\$0	\$2,009,586
CP0528 MUNCHKIN EXTN/MULTI TRAIL & WOODBINE IMP	\$0	\$0	\$0	\$347,124	\$1,511,701	\$0	\$0	\$1,858,825

General Fund Transfer – 2021 New Funding

Project	Carry Forward	2021 Base	2021 Newly Requested	2022 Base	2022 Newly Requested	Score	Manager
CP0280 Aquatics Equipment Replacement	\$0	\$15,000	\$10,000	\$15,000	\$10,000	21.04	Fisher
CP0292 Cemetery Improvements	\$0	\$0	\$20,000	\$27,014	\$20,000	19.46	Fisher

General Fund Transfer – 2022 New Funding

Project	Carry Forward	2021 Base	2021 Newly Requested	2022 Base	2022 Newly Requested	Score	Manager
CP0150 Ice Facility Capital Replacement	\$285,398	\$50,000	\$0	\$50,000	\$291,000	25.96	Angevine
CP0191 Walkability Maintenance	\$26,535	\$50,500	\$0	\$50,500	\$21,325	22.17	Dayley
CP0089 Public Art	\$318,000	\$0	\$0	\$0	\$50,000	22.21	Everitt
CP0280 Aquatics Equipment Replacement	\$0	\$15,000	\$10,000	\$15,000	\$10,000	21.04	Fisher
CP0352 Parks Irrigation System Efficiency Imp	\$33,204	\$25,000	\$0	\$25,000	\$5,000	21.00	Dayley
CP0292 Cemetery Improvements	\$0	\$0	\$20,000	\$27,014	\$20,000	19.46	Fisher
0000000568 MARC Leisure Pool Water Feature	\$0	\$0	\$0	\$0	\$53,000	21.29	Shaw
CP0351 Artificial Turf Replacement Quinn's	\$0	\$0	\$0	\$0	\$625,000	19.13	Dayley
CP0092 Open Space Improvements	\$0	\$0	\$0	\$0	\$100,000	19.83	Deters

General Fund Transfer – All Recommended

Project	Carry Forward	2021 Base	2021 Newly Requested	2022 Base	2022 Newly Requested	Score	Manager
CP0006 Pavement Management Implementation	\$188,177	\$590,000	\$0	\$630,000	\$0	29.25	Dayley
CP0028 5 Year CIP Funding	\$5,000,000	\$0	\$0	\$0	\$0	27.25	Briggs
CP0312 Fleet Management Software	\$74,106	\$0	\$0	\$0	\$0	27.19	Dayley
0000000582 Empire Ave, Park Ave, SR224 Intersection and Street Improvements	\$0	\$0	\$0	\$0	\$0	26.50	Collins
CP0075 Equipment Replacement - Computer	\$306,413	\$195,138	\$0	\$320,600	\$0	26.05	Robertson
CP0020 City-wide Signs Phase I	\$0	\$0	\$0	\$40,513	\$0	26.00	Weidenhamer
CP0150 Ice Facility Capital Replacement	\$285,398	\$50,000	\$0	\$50,000	\$291,000	25.96	Angevine
CP0432 Office 2016 Licenses	\$116,488	\$0	\$0	\$116,488	\$0	24.65	Robertson
CP0041 Trails Master Plan Implementation	\$0	\$50,000	\$0	\$50,000	\$0	24.71	Twombly
CP0074 Equipment Replacement - Rolling Stock	\$791,634	\$1,250,000	\$0	\$1,250,000	\$0	23.80	Dayley
0000000584 SR248/ Bonanza Pedestrian Crossing Improvements	\$0	\$0	\$0	\$0	\$0	24.00	Collins
CP0267 Soil Repository	\$1,745,093	\$0	\$0	\$0	\$0	24.00	Robertson, J.
CP0146 Asset Management/Replacement Program	\$780,326	\$0	\$0	\$552,709	\$0	23.13	Dayley
CP0036 Traffic Calming	\$84,272	\$0	\$0	\$20,000	\$0	22.96	Robertson, J.
CP0191 Walkability Maintenance	\$26,535	\$50,500	\$0	\$50,500	\$21,325	22.17	Dayley
CP0324 Recreation Software	\$12,000	\$0	\$0	\$0	\$0	22.63	Fisher
CP0325 Network & Security Enhancements	\$33,187	\$0	\$0	\$0	\$0	22.44	Robertson
CP0003 Old Town Stairs	\$0	\$0	\$0	\$21,276	\$0	22.35	Twombly
CP0089 Public Art	\$318,000	\$0	\$0	\$0	\$50,000	22.21	Everitt
CP0412 PC MARC Tennis Court Resurface	\$12,500	\$30,000	\$0	\$30,000	\$0	21.31	Fisher
CP0326 Website Remodel	\$12,378	\$0	\$0	\$0	\$0	21.88	Robertson
CP0248 Middle Silver Creek Watershed	\$234,297	\$0	\$0	\$0	\$0	21.67	Robertson, J.

Source: Park City Municipal Corporation. As of May 24, 2021.

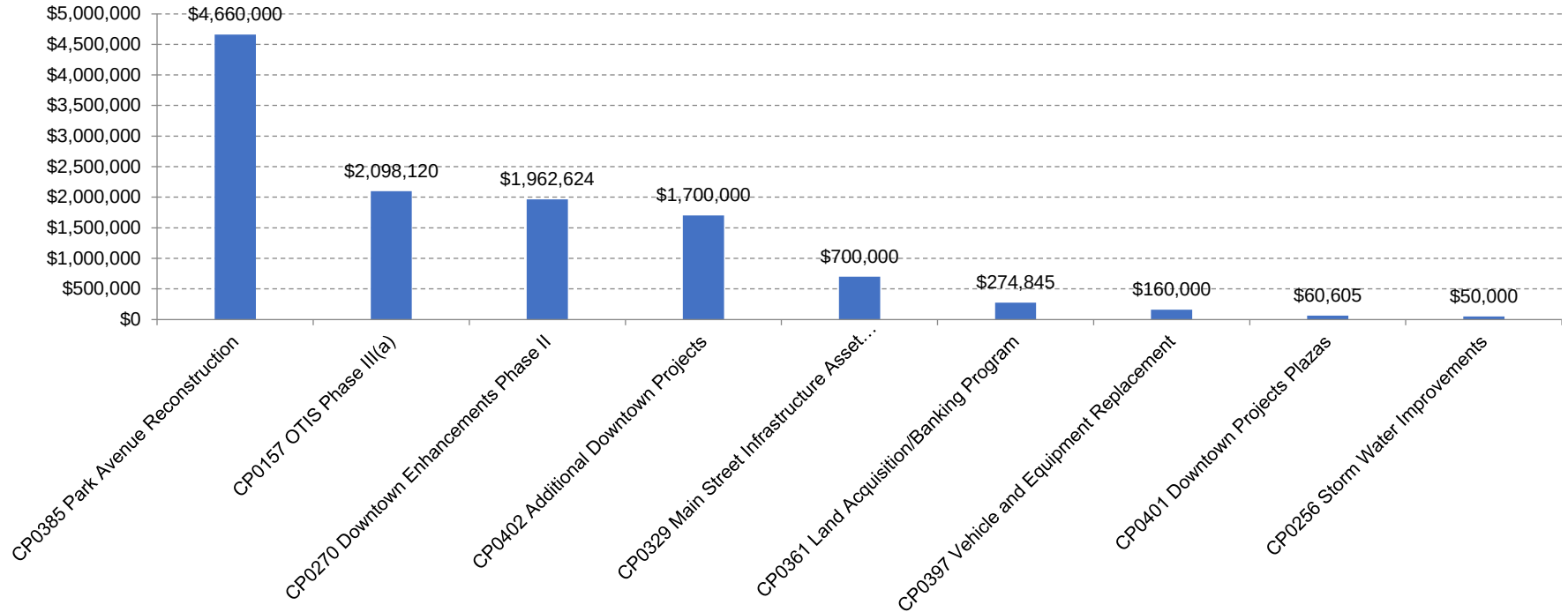
General Fund Transfer – All Recommended

Project	Carry Forward	2021 Base	2021 Newly Requested	2022 Base	2022 Newly Requested	Score	Manager
CP0483 LED Upgrade Quinn's Fields	\$0	\$100,000	\$0	\$500,000	\$0	21.40	Fisher
CP0280 Aquatics Equipment Replacement	\$0	\$15,000	\$10,000	\$15,000	\$10,000	21.04	Fisher
CP0352 Parks Irrigation System Efficiency Imp	\$33,204	\$25,000	\$0	\$25,000	\$5,000	21.00	Dayley
CP0354 Streets and Water Maintenance Building	\$100,809	\$0	\$0	\$0	\$0	21.25	McAfee
CP0292 Cemetery Improvements	\$0	\$0	\$20,000	\$27,014	\$20,000	19.46	Fisher
CP0142 Racquet Club Program Equipment Replaceme	\$150,919	\$65,000	\$0	\$65,000	\$0	19.44	Fisher
CP0434 GIS GeoEvent Server License	\$5,000	\$0	\$0	\$0	\$0	21.00	Robertson
CP0017 ADA Implementation	\$73,568	\$5,000	\$0	\$5,000	\$0	20.90	Robertson, J.
CP0333 Engineering Survey Monument Re-establish	\$35,000	\$0	\$0	\$0	\$0	20.50	Robertson, J.
CP0340 Fleet Shop Equipment Replacement	\$19,678	\$15,000	\$0	\$15,000	\$0	19.13	Dayley
0000000590 Iron Horse Complete Street Improvements	\$0	\$0	\$0	\$0	\$0	19.50	Collins
CP0445 Add Uphill Marsac Gate Above Chambers Av	\$50,000	\$0	\$0	\$50,000	\$0	18.55	Robertson, J.
0000000568 MARC Leisure Pool Water Feature	\$0	\$0	\$0	\$0	\$53,000	21.29	Shaw
CP0351 Artificial Turf Replacement Quinn's	\$0	\$0	\$0	\$0	\$625,000	19.13	Dayley
CP0092 Open Space Improvements	\$0	\$0	\$0	\$0	\$100,000	19.83	Deters
CP0334 Repair of Historic Wall/Foundation	\$326,200	\$0	\$0	\$0	\$0	18.31	Robertson, J.
CP0250 Irrigation Controller Replacement	\$33,756	\$0	\$0	\$0	\$0	18.13	Dayley
CP0294 Spriggs Barn	\$5,000	\$0	\$0	\$0	\$0	17.88	Dayley
CP0335 Engineering Small Projects Fund	\$0	\$0	\$0	\$12,000	\$0	16.88	Robertson, J.
CP0378 Legal Software for Electronic Document M	\$0	\$0	\$0	\$35,000	\$0	16.69	Robertson
CP0318 Bonanza Park/RMP Substation Mitigation	\$958,568	\$0	\$0	\$0	\$0	16.63	Everitt
CP0353 Remote snow storage site improvements	\$74,898	\$0	\$0	\$0	\$0	16.19	Dayley
0000000588 Mobility as a Service Curb Side Improvements	\$0	\$0	\$0	\$0	\$0	15.50	Collins

Source: Park City Municipal Corporation. As of May 24, 2021.

ARST Related – Existing Projects

ARST-Related Project Expense Budgets by Project



Source: Park City Municipal Corporation. As of May 24, 2021.

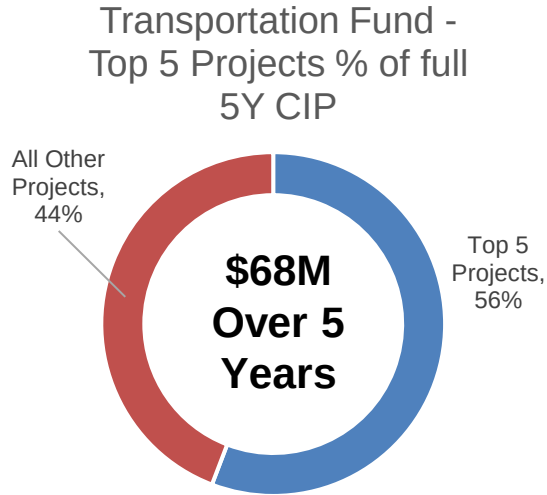


Transportation Fund

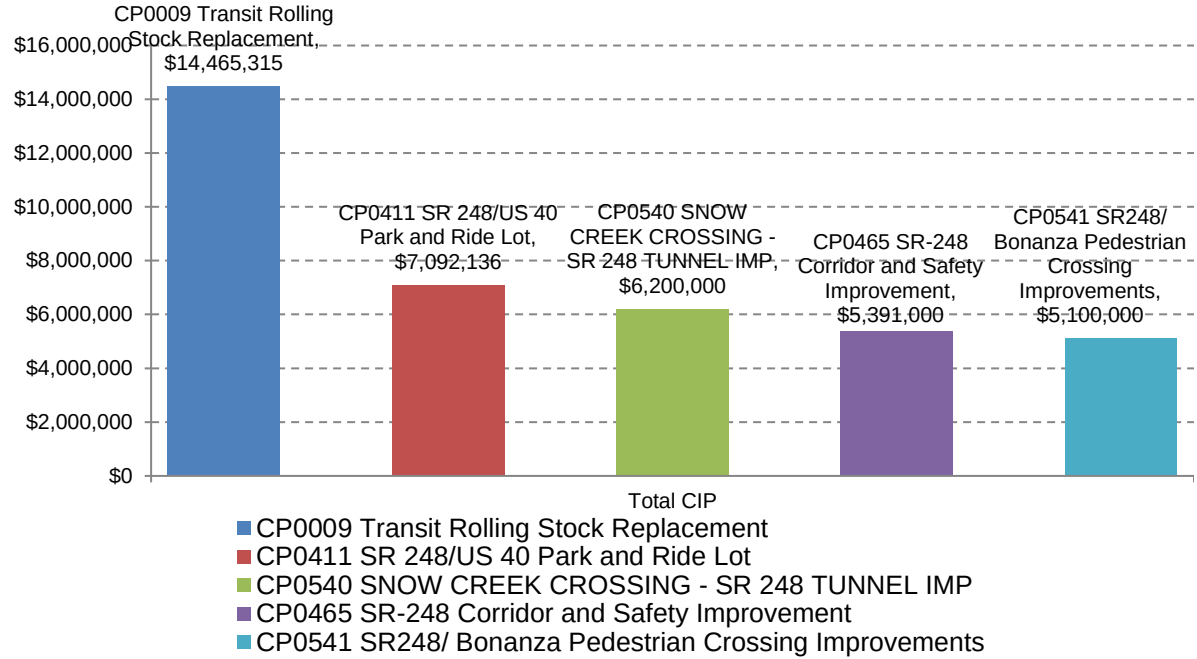


Transportation Fund

Top projects by type in the Transportation Fund over five years.



Transportation Fund - Top 5 Capital Projects Over Next 5 Years



Transportation Fund

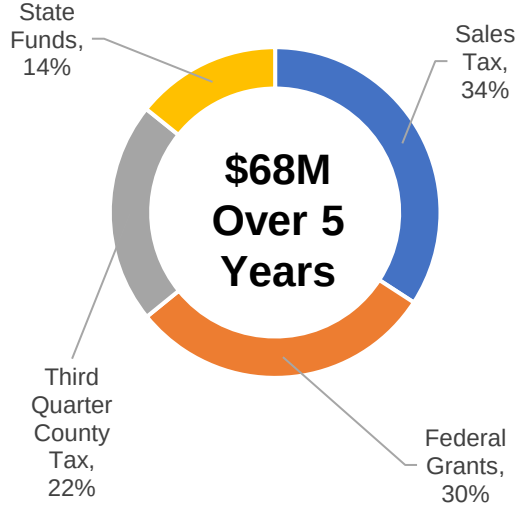
Top 15 projects in the Transportation Fund over five years.

Project	Carry Forward	FY21	FY22	FY23	FY24	FY25	FY26	Total CIP
CP0009 Transit Rolling Stock Replacement	(\$495)	(\$2,713)	\$14,468,523	\$0	\$0	\$0	\$0	\$14,465,315
CP0411 SR 248/US 40 Park and Ride Lot	\$79,341	\$4,312,795	\$0	\$300,000	\$2,400,000	\$0	\$0	\$7,092,136
CP0540 SNOW CREEK CROSSING - SR 248 TUNNEL IMP	\$0	\$0	\$0	\$300,000	\$3,900,000	\$2,000,000	\$0	\$6,200,000
CP0465 SR-248 Corridor and Safety Improvement	\$0	\$5,191,000	\$0	\$0	\$200,000	\$0	\$0	\$5,391,000
CP0541 SR248/ Bonanza Pedestrian Crossing Improvements	\$0	\$0	\$0	\$0	\$0	\$300,000	\$4,800,000	\$5,100,000
CP0544 Bonanza/Iron Horse/Rail Trail Intersection Pedestrian Improvements	\$0	\$0	\$0	\$0	\$0	\$300,000	\$4,200,000	\$4,500,000
CP0316 Transit Facility Capital Renewal Account	\$297,807	\$1,656,429	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$3,104,236
CP0543 Bonanza and Prospector Pedestrian Crossing_Bridge or Tunnel	\$0	\$0	\$0	\$0	\$0	\$300,000	\$2,800,000	\$3,100,000
CP0538 Deer Valley Drive Complete Streets and Transit Access Project	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$0	\$3,000,000
CP0536 Arts and Culture Exterior Bus Stops	\$0	\$0	\$330,000	\$2,170,000	\$0	\$0	\$0	\$2,500,000
CP0539 Empire Ave, Park Ave, SR224 Intersection and Street Improvements	\$0	\$0	\$0	\$0	\$300,000	\$2,000,000	\$0	\$2,300,000
CP0547 Iron Horse Complete Street Improvements	\$0	\$0	\$0	\$0	\$300,000	\$1,540,000	\$0	\$1,840,000
CP0420 Enhanced Bus Stops at Fresh Market and P	\$15,266	\$1,815,973	\$0	\$0	\$0	\$0	\$0	\$1,831,239
CP0549 Electric Bus Charging Infrastructure	\$0	\$0	\$1,296,000	\$0	\$0	\$0	\$0	\$1,296,000
CP0552 TDM Capital Improvement Projects	\$0	\$0	\$280,000	\$180,000	\$180,000	\$180,000	\$180,000	\$1,000,000

Transportation Fund

The unique nature of transportation funding.

Transportation Fund - %
Source of Planned
Funding for Projects



Transportation Funding Source	Carry Forward	FY21	FY22	FY23	FY24	FY25	FY26	Total 5Y
Sales Tax	\$2,675,032	\$1,300,511	\$3,443,748	\$2,706,172	\$2,171,172	\$2,030,000	\$8,980,000	\$23,306,635
Federal Grants	(\$396)	\$5,494,905	\$12,970,000	\$0	\$2,000,000	\$0	\$0	\$20,464,509
Third Quarter County Tax	\$377,606	\$5,348,768	\$1,250,000	\$1,530,000	\$3,550,000	\$2,450,000	\$250,000	\$14,756,374
State Funds	\$200,000	(\$130,000)	\$0	\$0	\$200,000	\$5,640,000	\$3,800,000	\$9,710,000
Miscellaneous	\$65,279	\$233,319	\$0	\$0	\$0	\$0	\$0	\$298,598

Major Transportation Projects (Highest)

Title	Description	Amount	Years	5-year CIP	Funding Source	Transportation Fund
CP0009 Transit Rolling Stock Replacement	Replacing diesel buses with electric buses.	\$14,849,810	FY22-FY23	Yes	Federal Grant, Transit Sales Tax	 18.00%
CP0411 SR 248/US 40 Park and Ride Lot	Build a transit station, park and ride, end of line transit facilities.	\$7,321,837	FY22-FY24	Yes	Federal Grant, Transit Sales Tax	 8.00%
CP0420 Enhanced Bus Stops at Fresh Market and Park Ave Condos	These two bus stops will be enhanced to include better access for the buses, passengers, pedestrians, and cyclists who use our transit system.	\$1,824,803	FY22	Yes	Federal Grant, Bond, Transit Sales Tax, Third Quarter County Tax	 8.00%
CP0429 Arts and Culture District (Transit)	Includes two onsite transit shelters with bus pullouts; a waiting area inside building #2; and a pathway and sidewalk on SR248/Bonanza.	\$5,000,000	FY22-FY23	Yes	Transportation Fund Balance	 100.00%
CP0527 HOMESTAKE ROADWAY IMP & MULTI-USE TRAIL	Add a 12' pathway on south side of Homestake and shared bike lane markings and improve SR224 pedestrian crossings. Project may also include utility relocation, roadway connections, pathways/sidewalks, bike markings, protected pedestrian crossings, and landscaping.	\$2,314,482	FY22-FY23	Yes	Bonds	 0.00%
CP0528 MUNCHKIN EXTN/MULTI TRAIL & WOODBINE IMP	Extend road through to Homestake. Bonanza Dr. utility relocations, roadway connections, and landscaping. Reconstruct Woodbine with a 5' sidewalk, shared bike lane markings, signs, drainage, utilities and an improved Woodbine/SR248 crossing.	\$1,858,825	FY23-FY24	Yes	Transfer from General Fund, Bonds	 0.00%
CP0536 Arts and Culture Exterior Bus Stops	Construct regional transit stops on Westbound SR248 and Northbound Bonanza. Add transit facilities/amenities, bus pullouts sidewalk and pathway improvements. These stops are not on the Art's and Culture footprint.	\$2,500,000	FY22-FY23	Yes	Transit Sales Tax, Third Quarter County Tax	 70.00%
CP0538 Deer Valley Drive Complete Streets and Transit Access Project	Improvements to advance transit only facilities (SR224/Deer Valley Dr), transit priority access to the DV transit hub, improve the DV transit hub, improved sidewalks, pathways and bike lane connections.	\$3,000,000	FY25	Yes	UDOT Grant, Transit Sales Tax	 30.00%
CP0539 Empire Ave, Park Ave, SR224 Intersection and Street Improvements	Provide transit priority and enhanced connectivity for bikes/pedestrians. Update intersection with transit priority and pedestrian safety improvements.	\$2,800,000	FY24-FY25	Yes	Transit Sales Tax, UDOT Grant, Transfer from General Fund	 10.71%
CP0540 SNOW CREEK CROSSING - SR 248 TUNNEL IMP	Road will be extended through to Homestake. Inclusion of a 15' pathway on south side; 5' sidewalk on north side; shared bike lane markings, high visibility crossing at Munchkin/Bonanza Dr, Utility relocation, roadway connections and landscaping.	\$6,200,000	FY23-FY25	Yes	Transit Sales Tax, Third Quarter County Tax	 19.35%
CP0549 Electric Vehicle Charging Infrastructure	Electric chargers and supporting electric infrastructure are critical elements to ensuring the transit fleet is capable of becoming 100% electric.	\$1,296,000	FY22	Yes	Federal Grant, Transit Sales Tax	 20.00%
CP0537 Park City Base Area Improvements	Transportation improvements at the base of Park City	\$3,000,000	FY26	Yes	RDA	 0.00%

Major Transportation Projects (High)

Title	Description	Amount	Years	5-year CIP	Funding Source	Transportation Fund
CP0419 Variable Message Boards	These signs will be used for the new park and ride at Quinn's Junction Park and Ride, Arts and Culture, etc.	\$180,000	FY22 - FY23	Yes	Third Quarter County Tax	 0.00%
CP0469 Deer Valley Drive Bicycle and Pedestrian	Provide transit priority and enhanced connectivity for bikes/pedestrians. Improvements could include transit lanes, pathways, and other improvements outside the resort area redevelopment	\$500,000	FY22-FY23	Yes	Transit Sales Tax, Third Quarter County Tax	 40.00%
CP0541 SR248/ Bonanza Pedestrian Crossing Improvements	Tunnel under SR248/Kearns in front of Wells Fargo	\$5,900,000	FY25-FY26	Partially	Transit Sales Tax, UDOT Grant, Transfer from General Fund	 72.88%
CP0545 Mobility as a Service Curb Side Improvements	Drop-off and pick-up zones, modifications to curb space, include methods such as car and bike sharing, taxis and car rentals/leases, and provides consumer travel options.	\$1,800,000	FY26	Yes	Transit Sales Tax, RDAs	 41.67%
CP0546 Old Town Complete Street Improvements	Numerous active transportation improvements and traffic calming features for the Old Town core. May include byway opportunities, lighting, wayfinding, pedestrian crossings, improved bike/pedestrian facilities.	\$1,700,000	FY23-FY25	Yes	Transit Sales Tax, Third Quarter County Tax, RDAs	 5.88%
CP0552 TDM Capital Improvement Projects	Transportation Demand Management program	\$1,000,000	FY22-FY25	Yes	Third Quarter County Tax	 0.00%

Major Transportation Projects (Priority)

Title	Description	Amount	Years	5-year CIP	Funding Source	Transportation Fund
CP0025 Bus Shelters Design and Capital Improvent	This project will provide the funding necessary to redesign and install shelters and benches at new locations.	\$292,977	FY22	Yes	Third Quarter County Tax	 5.82%
CP0543 Bonanza and Prospector Pedestrian Crossing Bridge or Tunnel	Crossing Bonanza connecting Arts and Culture to Prospector Square and Rail Trail.	\$5,300,000	FY25-FY26	Partially	Transit Sales Tax, UDOT Grant, Transfer from General Fund	 43.40%
CP0544 Bonanza/Iron Horse/Rail Trail Intersection Pedestrian Improvements	Resurface and widen the rail trail to 14'. Improve drainage, erosion control, and add bridges. Tunnel improvement from Arts and Culture district to existing tunnel on Bonanza Drive.	\$4,500,000	FY25-FY26	Partially	Transit Sales Tax, UDOT Grant	 51.11%
CP0547 Iron Horse Complete Street Improvements	Enhanced sidewalks and improved pathways, connections to Rail Trail, intersection improvement to Bonanza Dr.	\$2,500,000	FY24-FY25	Partially	Transit Sales Tax, UDOT Grant, Transfer from General Fund	 12.00%

Planned Regional Transportation Projects

This is an overview of planned regional transportation projects to be implemented in 5-10 years. Projects listed are not currently funded and are awaiting budget allocation or funding opportunities.

Legend



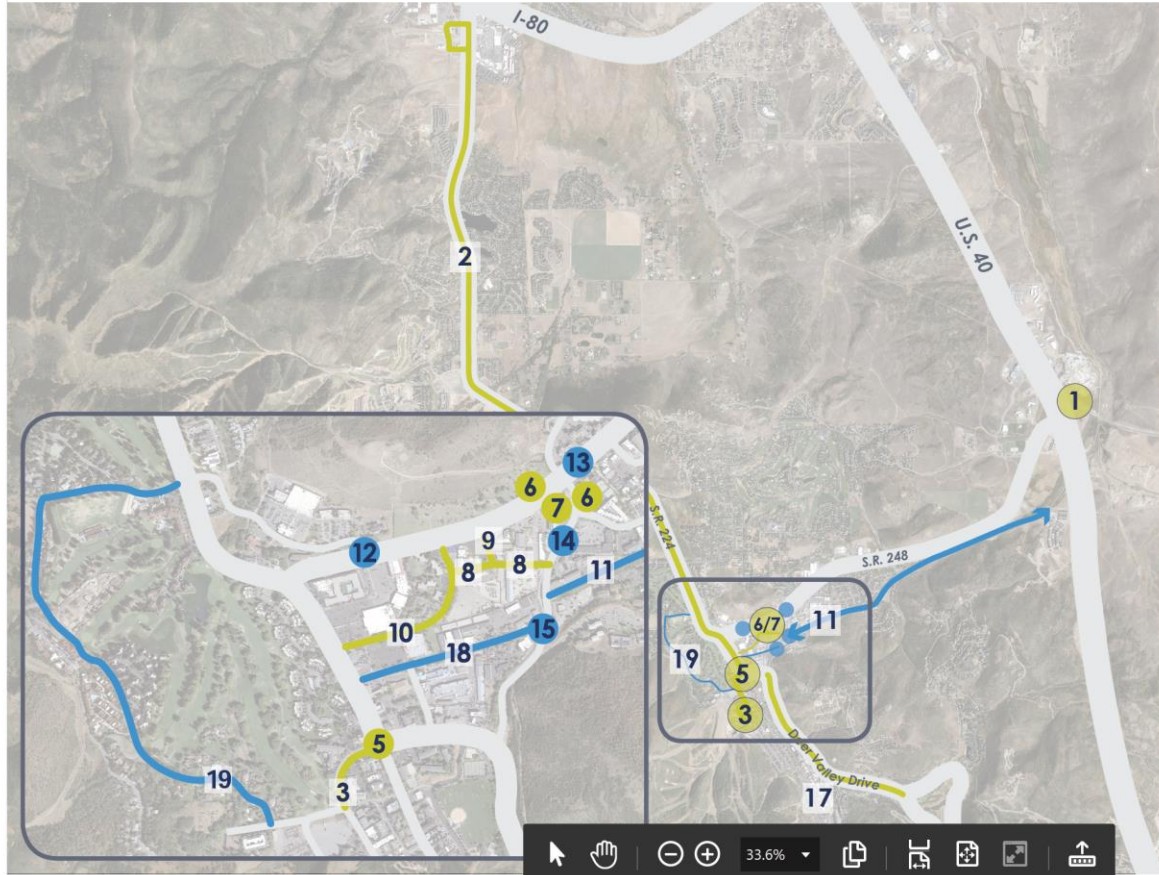
High Priority Projects



Priority Projects



Regionally Significant Street/Roadway



Capital Projects List

1. Quinn's Junction Park & Ride Phase II ✓

Project Details: Add a transit station, and all the transit facilities, electric bus charger, and an e-bike station. Provide intersection improvements, signage, and VMS boards.

2. SR 224 Bus Rapid Transit (BRT) ✓

Project Details: Add side-running BRT transit lanes, transit intersection improvements, and signage. Project includes potential roadway widening to accommodate transit lanes.

3. Empire Avenue and Multimodal connections ✓

Project Details: Provide transit priority and enhanced connectivity for bikes/pedestrians. Improvements could include transit lanes, pathways, and other improvements outside the base area redevelopment.

4. Deer Valley Drive Complete Streets ✓

Project Details: Provide transit priority and enhanced connectivity for bikes/pedestrians. Improvements could include transit lanes, pathways, and other improvements outside the resort area redevelopment.

5. Empire/Park/SR224 Intersection and Street Improvements ✓

Project Details: Update intersection with transit priority and pedestrian safety improvements.

6. Arts & Culture Transit Stops ✓

Project Details: Construct regional transit stops on Westbound SR248 and Northbound Bonanza. Add transit facilities/amenities, bus pullouts, sidewalk and pathway improvements.

7. Arts & Culture Parcel Transportation Improvements ✓

Project Details: Includes two on-site transit shelters with bus pullouts, a waiting area inside building #2; and a pathway and sidewalks on SR248/Bonanza. Funded with \$3 million in the existing budget.

8. Munchkin Complete Street Connection and Improvements ✓

Project Details: Extend road through to Homestake. Add a 10' pathway on the south side, and a 5' sidewalk on north side; shared bike lane markings and a high visibility crossing at Munchkin/Bonanza Dr. utility relocations, roadway connections, and landscaping.

9. Woodbine Complete Streets Improvements ✓

Project Details: Reconstruct Woodbine with a 5' sidewalk, shared bike lane markings, signs, drainage, utilities and an improved Woodbine/SR248 crossing.

10. Homestake Complete Streets Improvements ✓

Project Details: Add a 12' pathway on south side of Homestake and shared bike lane markings and improve SR224 pedestrian crossings. Project may also include utility relocation, roadway connections, pathways/sidewalks, bike markings, protected pedestrian crossings, and landscaping.

11. Rail Trail Widening ✓

Project Details: Resurface and widen the rail trail to 14'; improve drainage, erosion control, and add bridges.

12. Snow Creek Crossing (Tunnel under SR248) ✓

Project Details: Road will be extended through to Homestake. Inclusion of a 15' pathway on south side; 5' sidewalk on north side; shared bike lane markings, high visibility crossing at Munchkin/Bonanza Dr. utility relocation, roadway connections and landscaping.

13. SR248/ Bonanza Wells Fargo Tunnel ✓

Project Details: Tunnel under SR248/Kearns in front of Wells Fargo.

14. Bonanza/Prospector Tunnel or Bridge ✓

Project Details: Crossing Bonanza connecting Arts and Culture to Prospector Square and Rail Trail.

15. Iron Horse Intersection/Rail Trail tunnel ✓

Project Details: Tunnel improvement from Arts and Culture district to existing tunnel on Bonanza Drive.

16. Mobility as a Service Improvements/Curb-side Improvements ✓

Project Details: Drop-off and pick-up zones, modifications to curb space, include methods such as car and bike sharing, taxis and car rentals/leases, and provides consumer travel options.

17. Old Town Complete Street Improvements ✓

Project Details: Numerous active transportation improvements and traffic calming features for the Old Town core. May include bike lanes, lighting, wayfinding, pedestrian crossings, improved bike/pedestrian facilities.

18. Iron Horse Complete Street Improvements ✓

Project Details: Enhanced sidewalks and improved pathways, connections to Rail Trail, intersection improvement to Bonanza Dr.

19. Three Kings Complete Street Improvements ✓

Project Details: Transit improvements, pathway connections, bike markings, and traffic calming measures on Three Kings Drive to Thoyne Canyon Drive.

* Other Projects

State of Good Repair and Operational Projects

A. Electric Vehicle Charging Infrastructure

Upgraded electric chargers; DC fast charger/trickle charger.

B. Electric Bus Fleet Replacement

Convert entire transit fleet to electric vehicles.

C. Bus Shelter Maintenance

Improved design, sidewalk connections, transit shelters, lighting, signage, etc.

D. Rail Trail Maintenance

Maintain the rail trail pavement, improve drainage, weed control, etc.

E. SR248 Express Bus NEPA

Plan and design to connect Quins and Park City with transit priority

F. On-Demand Micro Transit

On-Demand transit service with flexible routing, scheduling, vehicles, etc.

G. Electric Autonomous Vehicle

Electric autonomous vehicle that operates as a circular service.

H. Variable Message Boards

Continue to expand real time traveler information.

*Not pictured on map



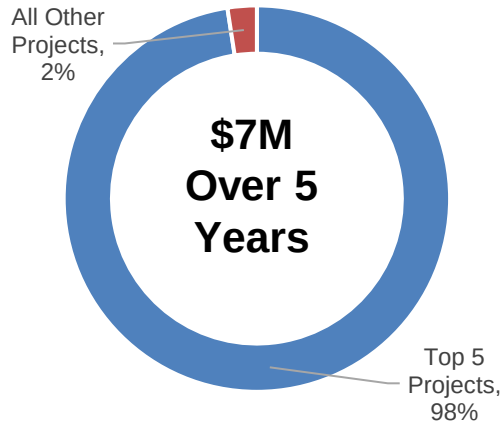
LPA RDA



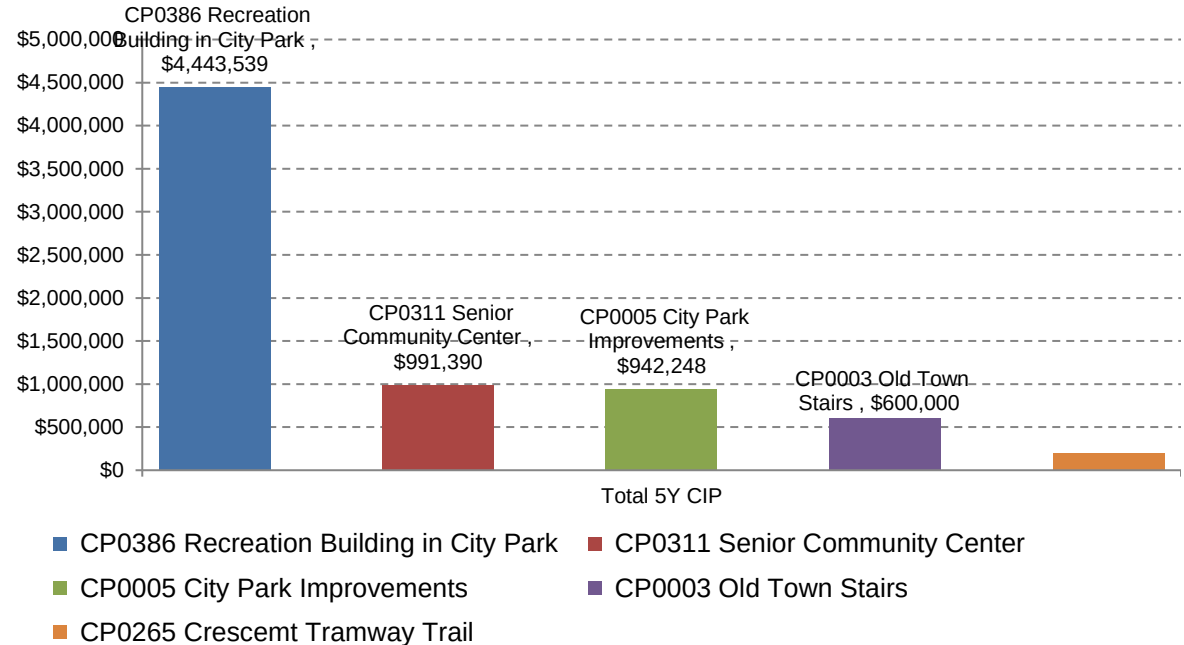
LPA RDA

Top projects by type in the LPA RDA over five years.

LPA RDA - Top 5 Projects
% of full 5Y CIP



LPA RDA - Top 5 Capital Projects Over Next 5 Years



LPA RDA

All projects in the LPA RDA over five years.

Project	Carry Forward	2021	2022	2023	2024	2025	2026	Total 5Y CIP
CP0386 Recreation Building in City Park	\$243,539	\$0	\$0	\$0	\$0	\$4,200,000	\$0	\$4,443,539
CP0311 Senior Community Center	\$991,390	\$0	\$0	\$0	\$0	\$0	\$0	\$991,390
CP0005 City Park Improvements	\$542,248	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$942,248
CP0003 Old Town Stairs	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$0	\$0	\$600,000
CP0265 Crescemt Tramway Trail	\$193,858	\$0	\$0	\$0	\$0	\$0	\$0	\$193,858
CP0167 Skate Park Repairs	\$9,749	\$5,000	\$5,000	\$5,000	\$5,000	\$30,000	\$0	\$59,749
CP0089 Public Art	\$42,749	\$0	\$0	\$0	\$0	\$0	\$0	\$42,749
CP0036 Traffic Calming	\$39,845	\$0	\$0	\$0	\$0	\$0	\$0	\$39,845
CP0013 Affordable Housing Program	\$25,886	\$0	\$0	\$0	\$0	\$0	\$0	\$25,886
CP0020 City-wide Signs Phase I	\$7,156	\$0	\$0	\$0	\$0	\$0	\$0	\$7,156
CP0362 Woodside Phase II	\$2,208	\$0	\$0	\$0	\$0	\$0	\$0	\$2,208
CP0406 Central Park	\$1,364	\$0	\$0	\$0	\$0	\$0	\$0	\$1,364
CP0308 Library Remodel	\$449	\$0	\$0	\$0	\$0	\$0	\$0	\$449
CP0309 Woodside Phase I	\$182	\$0	\$0	\$0	\$0	\$0	\$0	\$182
Total	\$2,250,623	\$255,000	\$255,000	\$255,000	\$105,000	\$4,230,000	\$0	\$7,350,623

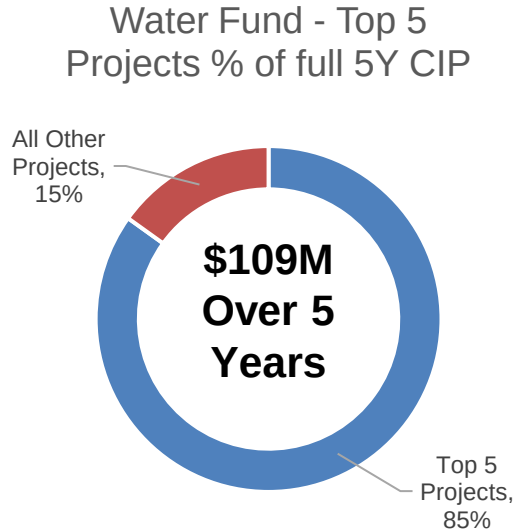


Water Fund

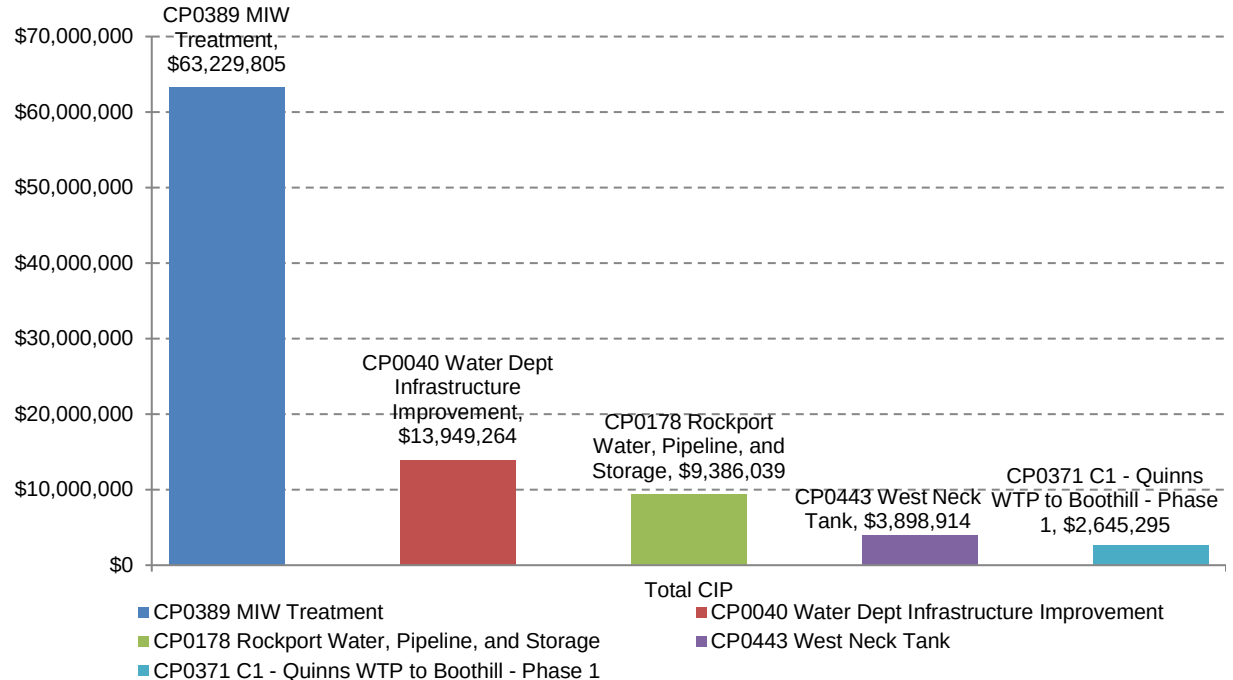


Water Fund

Top projects by type in the Water Fund over five years.



Water Fund - Top 5 Capital Projects Over Next 5 Years



Water Fund

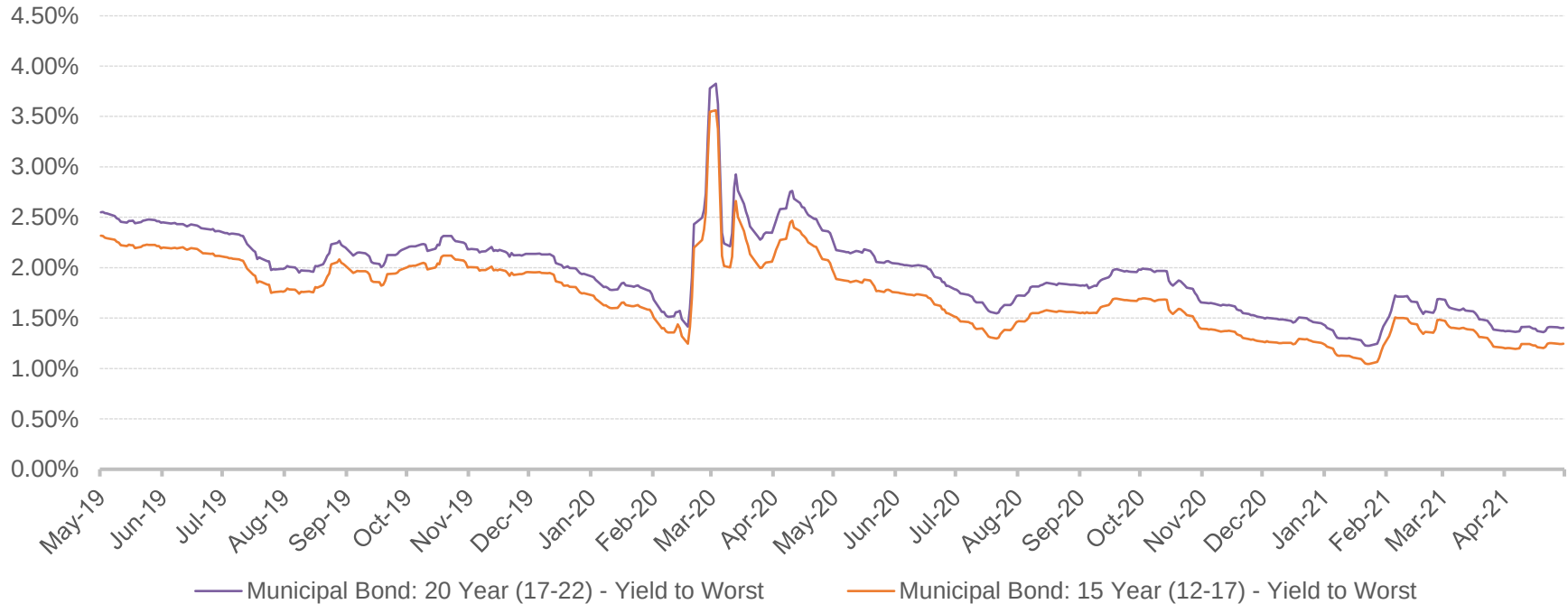
Top projects by type in the Water Fund over five years.

Top 15 Transportation Projects by Size	Carry Forward	FY21	FY22	FY23	FY24	FY25	FY26	Total CIP
CP0389 MIW Treatment	(\$11,283,011)	\$35,712,816	\$28,200,000	\$10,600,000	\$0	\$0	\$0	\$63,229,805
CP0040 Water Dept Infrastructure Improvement	\$1,051,288	(\$592,000)	\$2,395,250	\$3,454,863	\$3,496,538	\$1,776,879	\$2,366,446	\$13,949,264
CP0178 Rockport Water, Pipeline, and Storage	(\$801,309)	\$1,458,700	\$1,458,700	\$1,458,700	\$1,498,200	\$1,391,306	\$2,921,742	\$9,386,039
CP0443 West Neck Tank	\$148,914	\$1,250,000	\$1,250,000	\$1,250,000	\$0	\$0	\$0	\$3,898,914
CP0371 C1 - Quinns WTP to Boothill - Phase 1	(\$314,705)	\$1,850,000	\$1,110,000	\$0	\$0	\$0	\$0	\$2,645,295
CP0007 Tunnel Maintenance	\$543,292	\$268,049	\$274,750	\$281,619	\$292,884	\$304,599	\$639,658	\$2,604,851
CP0304 Quinn's Water Treatment Plant Asset Repl	\$691,424	\$210,000	\$220,500	\$231,525	\$238,471	\$245,625	\$505,988	\$2,343,533
CP0276 Water Quality Study	\$4,269	\$50,000	\$350,000	\$350,000	\$300,000	\$250,000	\$500,000	\$1,804,269
CP0390 QJWTP Treatment Upgrades	\$1,692,284	\$0	\$0	\$0	\$0	\$0	\$0	\$1,692,284
CP0372 Regionalization Fee	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$400,000	\$1,600,000
CP0393 Energy Projects	\$169,167	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$400,000	\$1,569,167
CP0442 MIW Offsite Improvements	\$1,494,153	\$0	\$0	\$0	\$0	\$0	\$0	\$1,494,153
CP0342 Meter Replacement	\$197,261	\$150,000	\$150,000	\$150,000	\$150,000	\$50,000	\$300,000	\$1,147,261
CP0344 PRV Improvements for Fire Flow Storage	\$0	\$0	\$805,000	\$0	\$0	\$0	\$0	\$805,000
CP0010 Water Department Service Equipment	\$122,235	\$80,000	\$80,000	\$80,000	\$83,200	\$86,528	\$179,978	\$711,941

Funding Rates

Medium and long-term municipal funding rates remain below 2%. Water Fund expected to raise further bond proceeds in FY22.

US MUNICIPAL 20Y & 15Y AVERAGE YIELDS (%)



Source: Park City Municipal Corporation. As of May 24, 2021.



Appendix

Citywide 5Y Plan by Fund & Project Type

Project	Capital Fund	Transportation Fund	Parking Fund	Water	Storm Water	LPA RDA	MS RDA	Golf
Affordable Housing	\$25,006,609	\$0	\$0	\$0	\$0	\$2,208	\$0	\$0
Arts & Culture	\$7,955,127	\$0	\$0	\$0	\$0	\$42,749	\$0	\$0
Asset Management/Replacement	\$7,300,529	\$96,580	\$0	\$119,981	\$0	\$0	\$52,000	\$0
Buildings	\$95,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Planning/Reserve	\$5,126,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Infrastructure	\$5,097,847	\$130,000	\$0	\$0	\$0	\$600,000	\$344,253	\$0
Economic Development	\$40,513	\$0	\$0	\$0	\$0	\$7,156	\$20,000	\$0
Emergency Manangement	\$45,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Energy	\$980,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$17,724,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fleet	\$518,471	\$250,212	\$0	\$17,307	\$500,626	\$0	\$0	\$0
Golf	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ice	\$2,340,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Library	\$173,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Acquisition	\$274,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Improvement	\$3,417,337	\$0	\$0	\$0	\$0	\$193,858	\$0	\$0
Parks & Recreation	\$7,391,919	\$0	\$0	\$0	\$0	\$1,001,997	\$0	\$0
Technology	\$333,229	\$41,048	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$7,337,325	\$61,818,276	\$35,000	\$0	\$15,000	\$3,739,845	\$1,350,000	\$35,000
Walkability	\$4,943,430	\$6,200,000	\$0	\$0	\$0	\$0	\$350,000	\$0
Water	\$50,304	\$0	\$0	\$109,525,645	\$3,956,980	\$0	\$0	\$0
Total	\$96,154,314	\$68,536,117	\$35,000	\$109,662,933	\$4,472,606	\$5,587,813	\$2,116,253	\$35,000

Source: Park City Municipal Corporation. As of May 24, 2021.

Citywide FY21 Plan by Fund & Project Type

Project	Capital Fund	Transportation Fund	Parking Fund	Water	Storm Water	LPA RDA	MS RDA	Golf
Affordable Housing	\$8,795,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arts & Culture	\$676,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asset Management/Replacement	\$1,025,000	\$16,172	\$0	\$21,232	\$0	\$0	\$0	\$0
Buildings	(\$92,167)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Planning/Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Infrastructure	(\$2,304,538)	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Energy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$3,103,265	(\$42,707)	\$0	\$0	\$0	\$0	\$0	\$0
Fleet	\$0	\$0	\$0	\$0	\$70,000	\$0	\$0	\$0
Golf	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ice	\$406,807	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Library	\$1,683	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Improvement	\$777,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	(\$481,331)	\$0	\$0	\$0	\$0	\$105,000	\$0	\$0
Technology	(\$20,580)	(\$50,000)	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$311,000	\$12,324,038	(\$90,000)	\$0	\$15,000	\$0	\$0	(\$90,000)
Walkability	(\$4,154,871)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water	\$50,000	\$0	\$0	\$40,837,565	\$1,150,000	\$0	\$0	\$0
Total	\$8,093,102	\$12,247,503	(\$90,000)	\$40,858,797	\$1,235,000	\$255,000	\$0	(\$90,000)

Source: Park City Municipal Corporation. As of May 24, 2021.

Citywide FY22 Plan by Fund & Project Type

Project	Capital Fund	Transportation Fund	Parking Fund	Water	Storm Water	LPA RDA	MS RDA	Golf
Affordable Housing	\$8,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arts & Culture	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asset Management/Replacement	\$1,120,000	\$16,172	\$0	\$21,232	\$0	\$0	\$0	\$0
Buildings	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Planning/Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Infrastructure	\$1,008,985	\$0	\$0	\$0	\$0	\$150,000	\$30,000	\$0
Economic Development	\$40,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Manangement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Energy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$1,812,349	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fleet	\$0	\$0	\$0	\$0	\$70,000	\$0	\$0	\$0
Golf	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ice	\$682,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Library	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Acquisition	\$274,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Improvement	\$895,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	\$2,377,723	\$0	\$0	\$0	\$0	\$105,000	\$0	\$0
Technology	\$151,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$360,000	\$17,647,576	\$0	\$0	\$0	\$0	\$0	\$0
Walkability	\$549,948	\$0	\$0	\$0	\$0	\$0	\$350,000	\$0
Water	\$0	\$0	\$0	\$37,363,343	\$1,050,000	\$0	\$0	\$0
Total	\$17,427,851	\$17,663,748	\$0	\$37,384,575	\$1,120,000	\$255,000	\$380,000	\$0

Source: Park City Municipal Corporation. As of May 24, 2021.

Walkability

Projects	Description of Improvements	FY21	FY22	FY23	FY24	Total WALC Funds	2007 WALC Project
Rail Trail Improvements	Funds will be used for adding amenities (benches lighting), widening of trail to separate cyclists from pedestrians		\$425,000	\$425,000		\$850,000	No
PC Heights Pathway/Boardwalk	Park City Heights/Richardson Flat Boardwalk and Pathway. Consistent with WALC project 32	\$65,000				\$65,000	Yes
Park Ave (CP0420) Sidewalk and bus shelters	Park Ave sidewalk improvements to 10' along the east side of SR224/Park Ave around Double Tree from Kearns to Iron horse. Includes bus stop improvements. Continuation of WALC 1.	\$250,000				\$250,000	Yes
Prospector Square Rail Trail Connector	Improve connection to Rail Trail behind Lot G with new ramps and stairway	\$40,000				\$40,000	No
Olympic Park Pathway - cp Water Pipeline	As part of the SR248 waterline improvement project, improve 10' pathway along Snow Creek to the end of McLeod Creek	\$113,000				\$113,000	No
Homestake Multi Use Path	Design, acquire right of way, and construct a 12' to 15' multiuse trail, pedestrian crossings, bike lane markings, signs and sidewalks.		\$345,905	\$783,836		\$1,129,741	No
Munchkin/Woodbine Multi Use path & sidewalk improvements	12' to 15' pathway on south side of parcel and 6' sidewalk on the north side, improved crossings.			\$238,282	\$620,953	\$859,235	No
Arts & Culture - to be approved as part of A&C plan	Funds to be used in support of active transportation amenities within the District.		\$750,000	\$500,000		\$1,250,000	No
Federal/State Grant Match or Additional Arts and Culture Active Transportation Connectivity	A number of projects with active transportation elements have been submitted for funding that will require match. In addition there are a handful of planned projects at key intersections to enhance connectivity through the Arts and Culture District		\$250,000			\$250,000	No
SR248 & Snow Creek Crossing	Preliminary tunnel alignment and improvements analysis to determine total projects scope and costs. WALC project formerly "Dan's to Jan's" Project WALC 1. The funds will go towards preliminary tunnel analysis to determine total projects scope and costs		\$350,000			\$350,000	Yes
Total		\$468,000	\$2,120,905	\$1,947,118	\$620,953	\$5,156,976	

Source: Park City Municipal Corporation. As of May 24, 2021.

— Historical Housing Expenditure & Current Funds —

Historical Housing Spending & Current Budgets			
Project	Realized Actual Expenses	Current CIP Balance	FY Completion
WOODSIDE PHASE I	\$ 6,054,921	\$ 460,864	2020
AFFORDABLE HOUSING	\$ 5,886,223	\$ -	2005
PARK CITY HEIGHTS	\$ 5,798,522	\$ -	2010
SNOWCREEK AFFORDABLE HOUSING	\$ 4,319,769	\$ -	2011
CENTRAL PARK CITY CONDOS	\$ 4,242,235	\$ 21,819	2018
WOODSIDE PHASE II	\$ 2,324,712	\$ 25,093,346	Ongoing
1450-60 PARK AVENUE	\$ 1,360,588	\$ -	2018
LAND ACQUISITION/BANKING PROGRAM	\$ 1,100,187	\$ -	2017
PRIVATE LAND ACQUISITION #1	\$ 258,522	\$ -	2005
HOMESTAKE HOUSING	\$ -	\$ -	TBD
ARTS & CULTURE DISTRICT HOUSING	\$ -	\$ -	TBD
OLD TOWN HOUSING	\$ -	\$ -	N/A
Total	\$ 31,345,680	\$ 25,576,029	

Housing Pipeline Proceeds	
Existing Housing Pipeline	\$25,576,029
Housing Fee-in-Lieu	\$840,000
Senior Center	\$1,800,000
Firehouse Sale	\$1,000,000
Starting Balance	\$29,216,029

Source: Park City Municipal Corporation. As of May 24, 2021. Note: the Woodside II project holds the City's "Housing Pipeline" funds and staff is prepared to reconfigure these budgets given Council guidance.

— Historical Sales Tax Bond Proceeds & Expenses —

Analysis since 2015.

2015 STR		
Rev/Expense	Amount	Category
2015 Proceeds + Premium	\$ 11,613,574	Revenue
Open Space Acquisition (Clark Ranch)	\$ 6,403,619	Expense
Downtown Enhancements Phase II	\$ 3,874,470	Expense
Deer Valley Drive Phase II	\$ 719,981	Expense
OTIS Phase II (Street Infrastructure)	\$ 375,177	Expense
Storm Water Improvements	\$ 8,678	Expense
Remainder (Proceeds + Accrued Interest)	\$ 231,649	Remainder

2017 STR		
Rev/Expense	Amount	Category
2017 Proceeds + Premium	\$35,444,238	Revenue
A&C Land	\$19,500,000	Expense
Affordable Housing (Woodside I)	\$ 4,197,686	Expense
Central Park City Condos	\$ 4,242,235	Expense
Treasure Hill	\$ 6,000,000	Expense
Remainder (Proceeds + Accrued Interest)	\$ 1,821,066	Remainder

2019 STR		
Rev/Expense	Amount	Category
2019 Proceeds + Premium	\$ 30,233,131	Revenue
Treasure Hill	\$ 8,128,142	Expense
Remainder (Housing Pipeline)	\$ 22,104,989	Remainder

Total Sales Tax Bond Proceeds

Raised Since 2015 \$ 77,290,943

Source: Park City Municipal Corporation. As of May 24, 2021.

— Historical Sales Tax Bond Proceeds & Expenses —

Where have bond proceeds been directed?

Expense Type from 205, 2017 and 2019 STRs (A&C Standalone)	Expense Amount	Expense % of Bond Proceeds
Housing	\$ 30,544,910	40%
Open Space	\$ 20,531,761	27%
Arts & Culture	\$ 19,500,000	26%
Main Street Infrastructure	\$ 3,874,470	5%
Streets	\$ 1,095,158	1%
Storm Water	\$ 8,678	0%

Expense Type from 205, 2017 and 2019 STRs (50% of A&C Housing Related)	Expense Amount	Expense % of Bond Proceeds
Housing	\$40,294,910	53%
Open Space	\$20,531,761	27%
Arts & Culture	\$ 9,750,000	13%
Main Street Infrastructure	\$ 3,874,470	5%
Streets	\$ 1,095,158	1%
Storm Water	\$ 8,678	0%

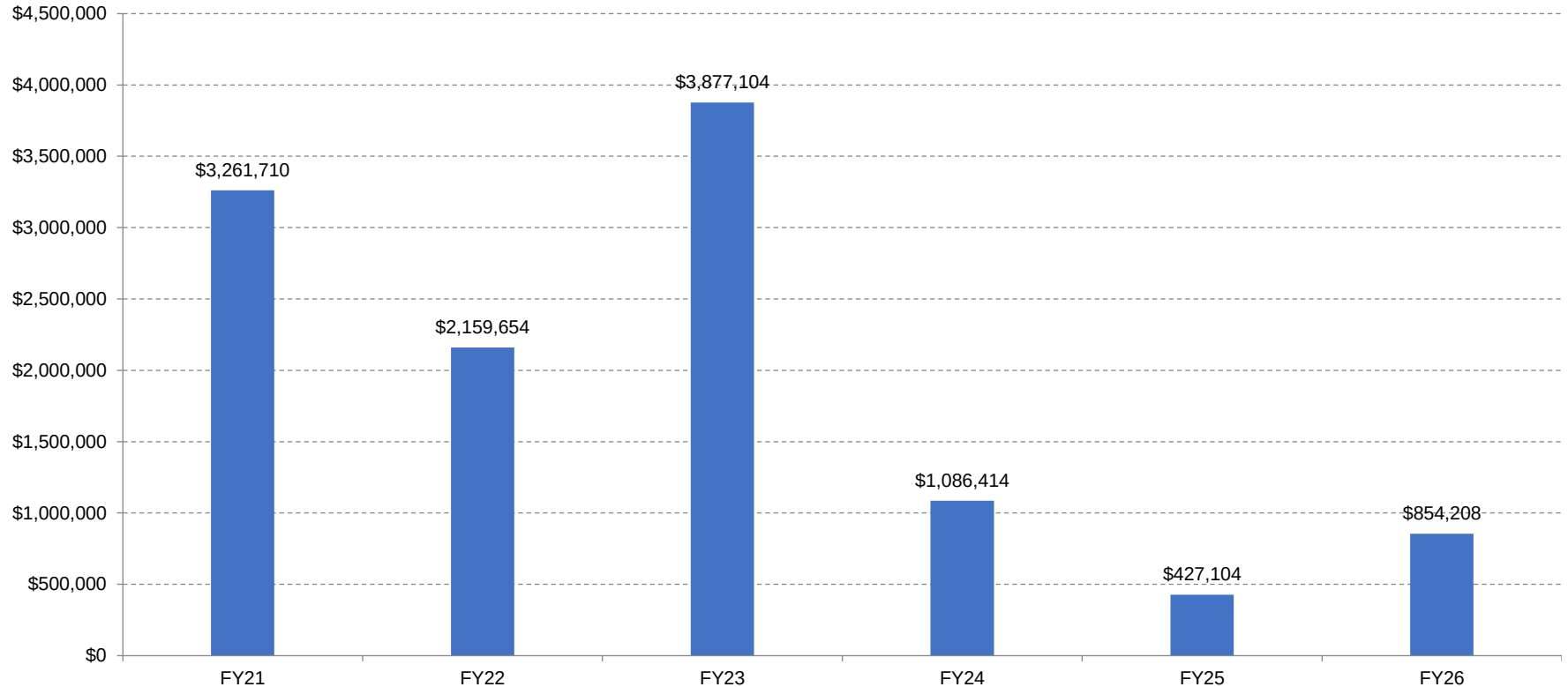
ARST Related – Existing Projects

Existing ARST Funded Projects	Carry Forward	FY21	FY22	FY23	FY24	FY25	FY26	Total 5Y CIP
CP0385 Park Avenue Reconstruction	\$2,079,545	\$1,662,900	\$747,100	\$2,250,000	\$0	\$0	\$0	\$4,660,000
CP0157 OTIS Phase III(a)	\$1,804,736	\$1,948,120	\$150,000	\$0	\$0	\$0	\$0	\$2,098,120
CP0270 Downtown Enhancements Phase II	(\$4,711)	\$0	\$327,104	\$327,104	\$327,104	\$327,104	\$654,208	\$1,962,624
CP0402 Additional Downtown Projects	\$0	\$0	\$500,000	\$1,200,000	\$0	\$0	\$0	\$1,700,000
CP0329 Main Street Infrastructure Asset Managem	\$443,434	(\$399,310)	\$100,000	\$100,000	\$599,310	\$100,000	\$200,000	\$700,000
CP0361 Land Acquisition/Banking Program	\$0	\$0	\$274,845	\$0	\$0	\$0	\$0	\$274,845
CP0397 Vehicle and Equipment Replacement	\$0	\$0	\$0	\$0	\$160,000	\$0	\$0	\$160,000
CP0401 Downtown Projects Plazas	\$0	\$0	\$60,605	\$0	\$0	\$0	\$0	\$60,605
CP0256 Storm Water Improvements	\$301	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000
Total	\$4,323,304	\$3,261,710	\$2,159,654	\$3,877,104	\$1,086,414	\$427,104	\$854,208	\$11,666,194

Source: Park City Municipal Corporation. As of May 24, 2021. Note: Staff's 5/27/2021 report detailed full project budgets for ARST-linked projects. The above grid has been updated to provide only the ARST component of funding for the above projects.

ARST Related – Existing Projects

ARST-Related Project Expense Budgets by FY



Source: Park City Municipal Corporation. As of May 24, 2021.

General Fund Transfer – Completed

Project	Carry Forward	2021 Base	2021 Newly Requested	2022 Base	2022 Newly Requested	Score	Manager
CP0430 Treasure Hill & Armstrong	\$668,000	\$0	\$0	\$0	\$0	26.00	Briggs
CP0336 Prospector Avenue Reconstruction	\$605,138	\$0	\$0	\$0	\$0	25.75	Robertson, J.
CP0186 Energy Efficiency Study -City Facilities	\$0	\$0	\$0	\$8,206	\$0	25.15	Cartin
CP0061 Economic Development	\$0	\$0	\$0	\$66,268	\$0	23.70	Weidenhamer
CP0002 Information System Enhancement/Upgrades	\$20,580	\$0	\$0	\$0	\$0	23.45	Robertson
CP0251 Electronic Record Archiving	\$1,523	\$0	\$0	\$0	\$0	22.58	Robertson
0000000572 Downtown Active Transportation	\$0	\$0	\$0	\$0	\$400,000	22.33	Twombly
0000000587 Bonanza/Iron Horse/Rail Trail Intersection Pedestrian Improvements	\$0	\$0	\$0	\$0	\$0	22.25	Collins
CP0128 Quinn's Ice/Fields Phase II	\$34,296	\$0	\$0	\$0	\$0	21.31	Twombly
CP0480 Replacement Chiller	\$0	\$0	\$0	\$0	\$0	21.15	Angevine
0000000578 Santy Chairs Replacement	\$0	\$0	\$0	\$0	\$27,000	20.15	Twombly
CP0481 Dehumidifier/ Complete Air Handling Unit	\$0	\$140,000	\$0	\$0	\$0	20.10	Angevine
CP0332 Library Technology Equipment Replacement	\$0	\$24,387	\$0	\$24,387	\$0	20.00	Robertson
CP0415 Mobile Control	\$35,100	\$0	\$0	\$0	\$0	19.94	Robertson
CP0217 Emergency Management Program	\$32,766	\$15,000	\$0	\$15,000	\$0	19.88	Daniels
CP0435 GIS Satellite Imagery Multi-Spectral	\$6,000	\$0	\$0	\$0	\$0	19.60	Robertson
CP0479 Replacement Compressors	\$0	\$0	\$0	\$0	\$0	19.25	Angevine
CP0264 Security Projects	\$109,835	\$0	\$0	\$0	\$0	18.88	Daniels
CP0229 Dredge Prospector Pond	\$0	\$0	\$0	\$0	\$0	18.06	Dayley
CP0482 Flooring	\$0	\$200,000	\$0	\$0	\$0	18.00	Angevine
CP0177 China Bridge Improvements & Equipment	\$38,740	\$0	\$0	\$0	\$0	17.38	Knotts
CP0441 Transportation Demand Management Program	\$9,470	\$0	\$0	\$9,470	\$0	16.67	Collins
CP0478 Sidewalks along Silver King, Three Kings and Thaynes	\$0	\$0	\$0	\$40,000	\$0	16.40	Robertson, J.
CP0400 Guardrail Royal Street and DVD	\$0	\$0	\$0	\$38,531	\$0	14.94	Robertson, J.
CP0447 EV Chargers	\$78,032	\$0	\$0	\$0	\$0	0.00	Cartin

Source: Park City Municipal Corporation. As of May 24, 2021.

City-Owned Land Analysis

May 27, 2021



BACKGROUND

- On February 11, 2021, Staff requested City Council prioritize a list of potential City-owned properties to target for the development of affordable housing.
- The Council requested that staff look at three City-owned properties:
 - Clark Ranch
 - Mine Bench
 - Sommer
- Staff is requesting Council to authorize the activation of pre-entitlement work, including returning with a complete community engagement plan, to consider three City-owned properties – commonly known as Clark Ranch, Mine Bench, and Sommer – for development of affordable housing.



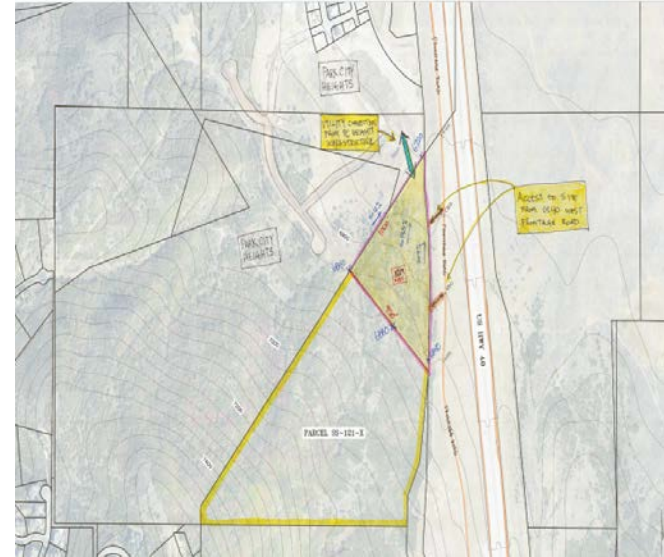
Clark Ranch

BACKGROUND

Clark Ranch is a 344-acre property along the City's eastern boundary, south of SR 248, along HWY 40 in unincorporated Summit County.

Challenges

- Bond Language - The City purchased Clark Ranch back in 2015 with a tax-exempt Series 2015 STR government bond.
- Annexation & Existing Zoning - Summit County zoned Clark Ranch Mountain Remote. The Mountain Remote Zone allows one unit of density per 120 acres.
- Access - Access to the 10-acre area may be possible through the Park City Heights subdivision or through the frontage road.



Clark Ranch

Next Steps

- Clear the property from bond language restrictions by assigning funding in the amount of the land value associated with the ten acres to an approved project in the bond language.
- File to annex the Clark Ranch property into City limits. The City should seek a rezone Council would have additional time to discuss which zoning is appropriate during the annexation process.
- Hire a professional engineering firm to determine the best and most cost-efficient access to the property.



Mine Bench

BACKGROUND

In 2017, Park City acquired ~29 acres of the Mine Bench property, located on Marsac Avenue, in an exchange agreement with REDUS/Wells Fargo through foreclosure proceedings

Challenges

- Zoning - When the City annexed the Mine Bench property in 1998, the City zoned the property Recreation Open Space.
- Steep Slope - Only approximately 13 acres of the 29 acre site (including the JSSD-owned 1.99 acres) has a relatively level grade.
- Contaminated Soils - Based on the 2017 acquisition Staff Report (p. 156), “[t]he Mine Bench is a highly impacted former location of mining operations.
- Existing Tenants - The Mine Bench property includes three non-complying structures currently used for office, maintenance, and storage facilities

Mine Bench Parcel R-18



Mine Bench

Next Steps

- Consider a re-zone the Mine Bench property from Recreation Open Spaces to Residential Development.
- Develop a plan for the possible relocation of existing tenants, such as moving to a new location onsite or onto other City-owned property.
- Hire a professional engineering firm to conduct a steep slope analysis to determine developable land that does not exceed 40% slope.



Sommer

BACKGROUND

The City purchased the 14.35-acre parcel in 2015. A portion of the purchase price was paid for using the Housing Fund with the thought that housing could be developed on the property at some point.

Challenges

- Access – Sommers is landlocked and requires access through Lower or Upper Iron Horse Loop Road or Prospector Square. Access will require coordination with neighboring properties.
- Soils – The property is in the Soils Ordinance Boundary and does not have a Certificate of Compliance.
- Topography – An initial analysis of the property notes the following; 3.33 acres 10-20% slope, 5.25 acres 20-30% slope, Remaining acreage over 30%
- Zoning – The current zoning for the Sommers property is Estate
- Trails – The Free Mason trail currently crosses the property and would need to be redesigned and relocated.

Sommer Parcel



Sommer

Next Steps

- Consider a re-zone of the Sommer property from Estate to Residential Development.
- Evaluate access points based on costs and feasibility.
- Hire engineering firm to conduct a steep slope analysis to determine developable land that does not exceed 40% slope.



Question

1. Is Council supportive to authorize the activation of pre-entitlement work on any or all of the three City-owned properties – commonly known as Clark Ranch, Mine Bench, and Sommer – for development of affordable housing?



Park City Arts and Culture District

Council Work Session – May 27, 2021



Where are we?

Proposal stage – toward the end of the beginning...

Schematic design for buildings

Information for master site plan refinements

Budget parameters

Recommendation: Scope

Base site elements + creative/cultural facilities

No Building 2

60 units housing

Consolidate housing to Building 1 & reconfigure

**Designate space in Building 3 for non-profit
coworking/collaboration**

Shell/fit-out approach for non-residential

More economical materials – no mass timber

Core/shell construction

Recommendation: Finances

\$65.4 million for construction

75% of TRT revenues for debt service → 20 year \$25.5m bond

\$6 million TRT cash on hand

\$13.5 million - housing funds

\$1.25 million - WALC bond proceeds

\$5 million – Transportation Fund

\$6.825 million - sale of land

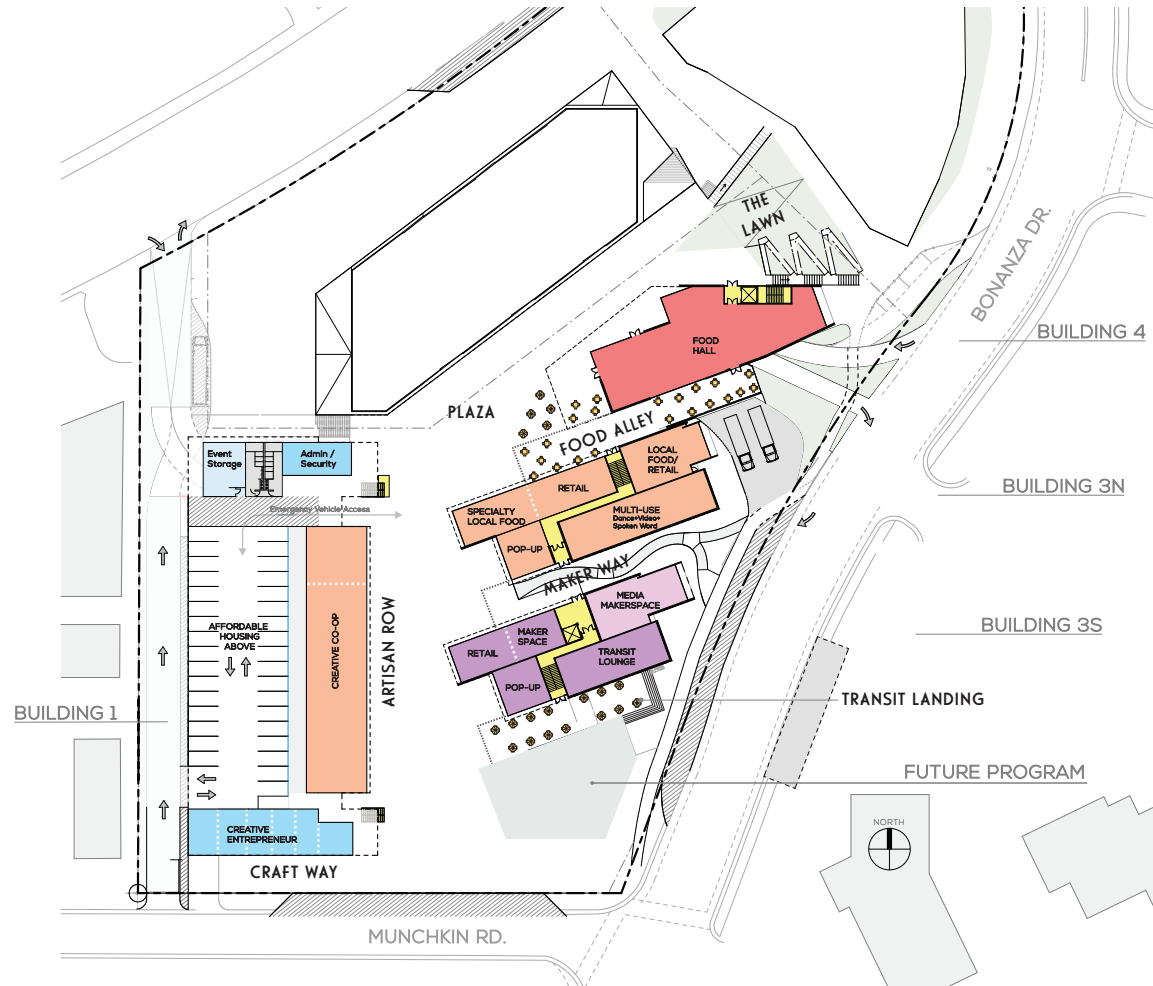
Recaptured capital funds

- \$1.8 million - Senior Center remainder (for housing)
- \$1 million - Firehouse sale proceeds (for housing)
- \$1.75 million - Repository remainder
- \$1.4 million – unexpended capital funds from completed projects

\$1.85 million - FY21 previously unanticipated revenues

USES	<u>Full Buildout w/ 60 housing units and no Bldg 2</u>
Site Elements (plaza, parking, circulation)	\$ 28,176,562
Housing A (28 units)	\$ 8,907,424
Housing B (16 units)	\$ 3,898,451
Housing C (16 units)	\$ 4,184,868
Building 1 Balcony/Housing common	\$ 1,281,464
Building 1 Coop Core & Shell	\$ 4,707,664
Building 4 Food Hall/Event Core & Shell	\$ 6,555,022
Building 3 Programmable Arts Space Core & Shell	\$ 7,622,046
Total	\$ 65,333,500
SOURCES	
Housing funds	\$ 13,500,000
Senior Center remainder	\$ 1,800,000
Firehouse sale proceeds	\$ 1,000,000
Transportation Fund	\$ 5,000,000
WALC Bond proceeds	\$ 1,250,000
TRT Bond	\$ 25,500,000
TRT cash on hand	\$ 6,000,000
Decrease fund balance transfer	\$ 1,400,000
FY21 additional revenue	\$ 1,850,000
Soils Repository recapture	\$ 1,750,000
Sale of land	\$ 6,825,000
Total	\$ 65,875,000

City Facilities



Next Steps

Council direction would allow project team to:

Get w/ Partners to jointly refine site plan

- MPD application adjustments --> Planning Department and Commission review w/ public process

Refine City buildings' interior program through community-based process

Advance buildings' design process

- Construction drawings --> bids from contractors

Concurrently work on “business” agreements w/ Partners – purchase-sale agreements & governance documents

Next Steps

Soon....

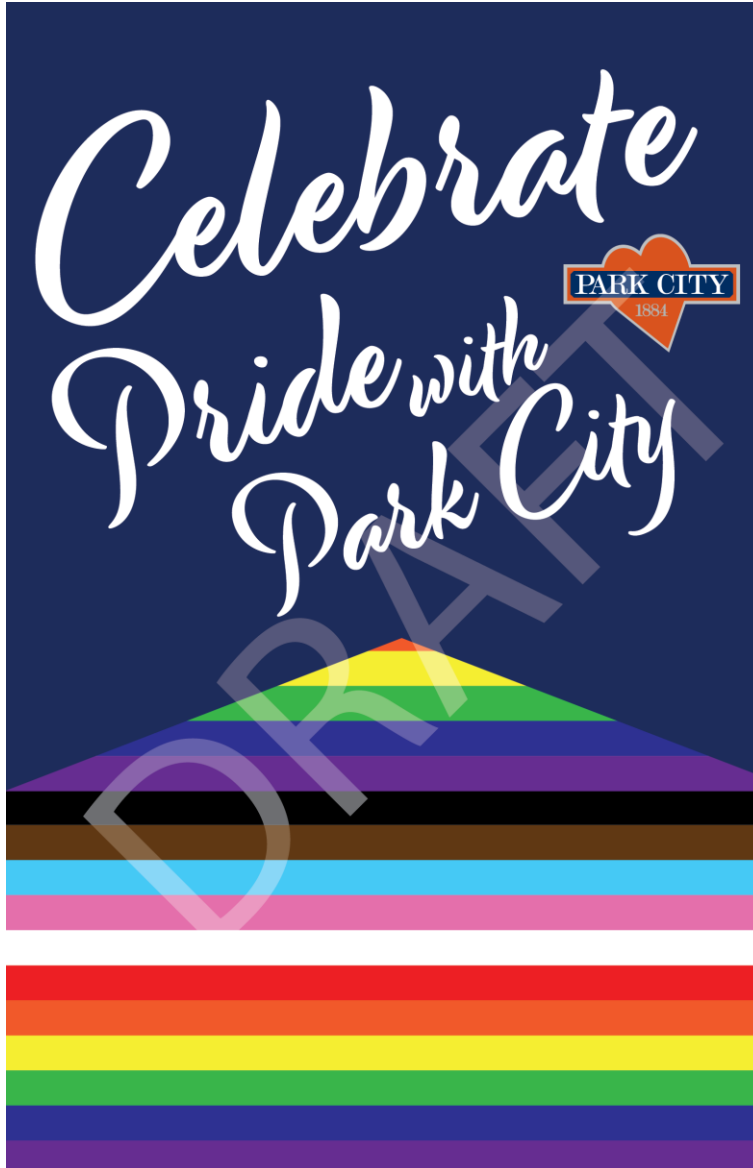
- Owner's Representative Agreement extension
- Architects Agreement
- Summer temporary activation
- FY22 Budget
- Construction services RFP
- Revised MPD submission (as the applicant)

After that:

- Construction Services Agreement – the big \$ approval

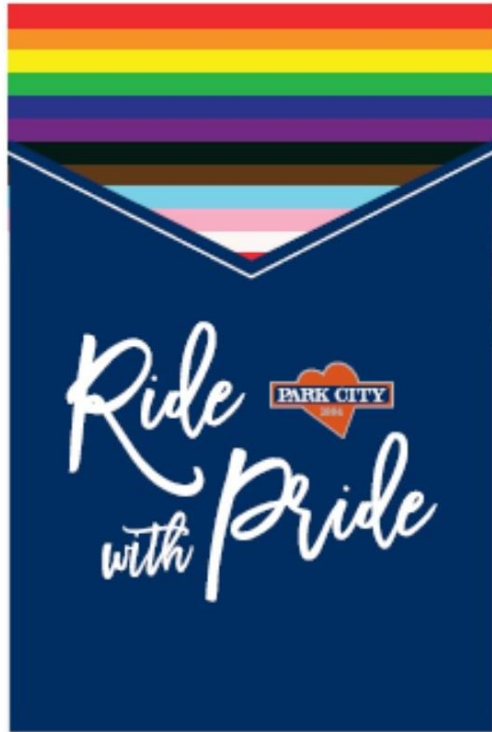




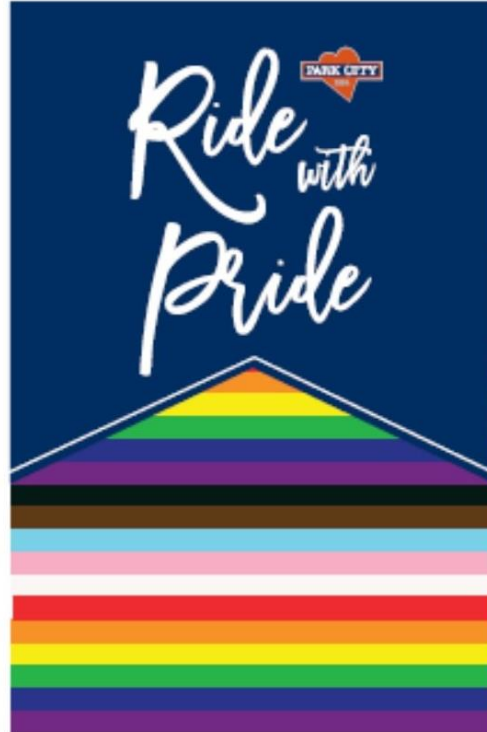


Beverly Design Studio

Ride With Pride Campaign | June 2021
Posters



11 x 17"
Poster option 1



11 x 17"
Poster option 2



22 x 11"
Poster
Above graphics includes
1" top margin, .5" side and bottom margins
and bleeds

Woodside Park Phase 2

May 27, 2021



BACKGROUND

- The Woodside Park Phase 2 project was initially contemplated as mixed-income development with 58 units, 52 of which were proposed as deed-restricted housing.
- Two issues with the original design:
 - Appeal from neighbor regarding the proposed setbacks
 - Senior Center
- Council requested that staff work with the architect (Method Studio) to create new conceptual designs.



Woodside Parcel Options

- **Option 1- Less density and utilizes surface parking.**
 - Affordable Units – 20 Unit Types – 6 studio, 6 one-bedrooms, 6 two bedrooms
 - Parking – Surface parking
 - Total Cost - \$6,527,960
 - Cost per Square Foot - \$362.66 Cost per Unit – \$326,398
- **Option 2- Higher density and utilizes below-grade structured parking.**
 - Affordable Units – 27 Unit Types – 9 studio, 12 one-bedrooms, 6 two-bedrooms
 - Parking – Underground parking
 - Total Cost - \$12,128,902
 - Cost per Square Foot - \$388.47 Cost per Unit – \$449,219



Empire Parcel Options

- **Option 1 – Develop the site utilizing a five-townhome building.**
 - Affordable Units – 5 Unit Types – 5 two-bedroom townhomes
 - Parking – Private parking garage per unit
 - Total Cost - \$3,713,284
 - Cost per Square Foot – \$436.86
 - Cost per Unit - \$743,657
- **Option 2 – Sell the property and utilize proceeds to fund future affordable housing projects (approx. market value between \$3.9M and \$4.3M).**
- **Option 3 – Develop the property and sell at market rate. The construction cost would remain the same, but the City would generate an estimated \$6M in net revenue from the sale of the units.**



Norfolk Parcel Options

- **Option 1 – Split the property and sell the property with the Historic home (estimated market value of \$1.2M) and develop the other half of the property with a single-family residence with an accessory apartment.**
 - Affordable units - 2 Unit Type – 1 two-bedroom + accessory apartment
 - Parking – Private enclosed garage
 - Total Cost - \$834,837
 - Cost per Square Foot - \$417.42 Cost per unit - \$417,418
- **Option 2 – Sell the entire property (approx.. market value between \$2.3M and \$2.6M).**



Woodside Park Phase 2

Alternatives

Alternative 1 – Staff Recommendation - Development of Woodside Park Phase 2 Conceptual Design #1 - Dispose of Empire property - Development of Norfolk Property - Dispose of Historic home on Norfolk property	Costs	
	Woodside Lot	\$ 6,527,960.00
	Empire Lot	\$ (4,000,000.00)
	Norfolk Lot	\$ 834,837.00
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 2,162,797.00
Alternative 2- - Development of Woodside Park Phase 2 Conceptual Design #1 - Development of Empire Avenue property - Development of Norfolk Property - Sale of Historic home on Norfolk property	Costs	
	Woodside Lot	\$ 6,527,960.00
	Empire Lot	\$ 3,713,284.00
	Norfolk Lot	\$ 834,837.00
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 9,876,081.00
Alternative 3 - - Development of Woodside Park Phase 2 Conceptual Design #2 - Development of Empire Avenue property - Development of Norfolk Property - Sale of Historic home on Norfolk property	Costs	
	Woodside Lot	\$ 12,128,902.00
	Empire Lot	\$ 3,713,284.00
	Norfolk Lot	\$ 834,837.00
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 15,477,023.00
Alternative 4 - Development of Woodside Park Phase 2 Conceptual Design #2 - Dispose of Empire Avenue property - Development of Norfolk Property - Dispose of Historic home on Norfolk property	Costs	
	Woodside Lot	\$ 12,128,902.00
	Empire Lot	\$ (4,000,000.00)
	Norfolk Lot	\$ 834,837.00
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 7,763,739.00
Alternative 5 - Development of Woodside Park Phase 2 Conceptual Design #1 - Development of Empire Avenue property - Dispose of entire Norfolk Property	Costs	
	Woodside Lot	\$ 6,527,960.00
	Empire Lot	\$ (4,000,000.00)
	Norfolk Lot	\$ (2,400,000.00)
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ (1,072,040.00)
Alternative 6 - Development of Woodside Park Phase 2 Conceptual Design #2 - Development of Empire Avenue property - Dispose of entire Norfolk Property	Costs	
	Woodside Lot	\$ 12,128,902.00
	Empire Lot	\$ (4,000,000.00)
	Norfolk Lot	\$ (2,400,000.00)
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 4,528,902.00

Staff recommend Alternative 1.

This alternative would produce 22 new affordable units and allow for two-thirds of the construction costs to be covered through the sale of other properties.



Woodside Park Phase 2

Potential Next Steps

- Community Engagement Plan –
 - Open houses
 - Engage Park City site,
- Begin Plat Amendment Application
- Start Design Development stage of plans.
- Start to gather information for submittal of Affordable Master Planned Development application.



Housing Pipeline

- An updated housing pipeline reflects recent Council discussion and direction
- Staff notes that a **public-private partnership at Homestake** unlocks the potential to fund Arts & Culture housing, Homestake and Woodside II without issuing new housing debt
- Given this, all three projects could run concurrently – **order would not matter**
- Staff projects that rental revenues from a 60-unit Arts & Culture project with an average of 65% AMI could produce **\$11M of bonding capacity** while maintaining a 65% net revenue debt threshold



\$29.2M



-\$16.3M A&C

- -\$13.5 A&C Housing Build (if 60 units built)
- -\$1M Firehouse Proceeds to A&C
- -\$1.8M Senior Center Proceeds to A&C



-\$3M

Homestake Public-Private Partnership Reserve



-\$6.5M

Woodside II
(Multiple Scenarios are Available)



+\$11M

Future Bonding Capacity
(if A&C rents configured at 65% average AMI, range from 45%-85%)

Projected Balance

\$12.9M

\$9.9M

\$3.4M

\$14.4M



Woodside Park Phase 2

Question

- Is Council supportive of proceeding with a Plat Amendment Application and Master Planned Development (MPD) application and creation of construction documents with Method Design, with the goal of beginning construction of the City's next significant affordable housing development in spring 2022?





PINION PINES CONDOMINIUMS

CONVERSION TO A DUPLEX

PARK CITY

1884



PINION PINES CONDOMINIUMS

1115 & 1117 LOWELL AVENUE

PLAT AMENDMENT

1115 & 1117 Lowell Avenue are the Pinion Pines Condominiums,
constructed in the 1980s

The Applicant proposes a plat amendment to convert the
two-unit condominium into a duplex to create
two Lots and to convert limited common area to private area

No changes to the exterior structure are proposed

1115 & 1117 LOWELL AVENUE

PLAT AMENDMENT

On May 12, 2021, the Planning Commission approved a
Conditional Use Permit for a Duplex
(pending Council approval of the plat amendment)

The Planning Commission unanimously forwarded a
positive recommendation to City Council for approval of the
plat amendment to create two lots

1115 & 1117 LOWELL AVENUE

PLAT AMENDMENT

The proposal complies with the Historic Residential – 1 Zoning District

There is Good Cause for the Plat amendment because no public street, Right-of-Way, or easement is vacated or amended, and the amendment creates two lots and transfers limited common area to private ownership



1115 & 1117 LOWELL AVENUE

PLAT AMENDMENT

Conditions of Approval

The Applicant must complete a party wall agreement in a form approved by the City Attorney and Chief Building Official to be recorded on the same date as the plat amendment

The Northstar Road private ingress, egress, and utilities easement must be retained

The plat must be titled Pinion Pines Subdivision,
formerly known as the Pinion Pines Condominiums

The Applicant must enter into a civil agreement to address ownership and maintenance responsibilities of both retaining walls that encroach over the property lines

1115 & 1117 LOWELL AVENUE

PLAT AMENDMENT

Staff recommends the City Council conduct a public hearing and consider approving Ordinance No. 2021-24

3 & 5 Victoria Circle

CHATHAM LOTS 52 & 53 AMENDED PLAT

LOT 52 AND LOT 53 OF THE CHATHAM CROSSING SUBDIVISION
LYING WITHIN THE WEST HALF OF
SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH



GRAPHIC SCALE
1 INCH = 50 FEET
THE MAP PRINTS TO SCALE
AT THE 24"x36" PAPER

LEGEND

- FOUND REBAR W/ CAP (AS DESCRIBED)
- ✱ SET CORNER RIGHT IN CURB ON EXTENDED LOT LINE

BOUNDARY/FOUND LOT CORNER DETAILS

- (A) FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "76.PCM LS 173736"
- (B) FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "76.PCM LS 173736"
- (C) FOUND 5/8" REBAR
- (D) FOUND & ACCEPTED 5/8" REBAR W/ PLASTIC CAP STAMPED "ALPINE 359005"
- (E) FOUND & ACCEPTED 5/8" REBAR W/ PLASTIC CAP STAMPED "ALPINE 359005"
- (F) FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "C/26725 PLS 6449348"
- (G) FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "C/26725 PLS 6552804"
- (H) NOTHING ROUND NOR SET. CALCULATED CORNER FALLS IN THE TOP EDGE OF A STAKED ROCK WALL. ROCKS ON WALL ARE HEAVY, BUT MUST BE MOVABLE. SO NO LOT CORNER HAS SET.
- (I) NOTHING ROUND NOR SET. DUE TO PROXIMITY OF UNDERGROUND UTILITIES.

NARRATIVE

THE PURPOSE OF THIS SHEET IS TO SHOW LOT CORNER MONUMENTATION INFO AND TO SHOW SETBACK AND ZONING INFORMATION.

ALL LOTS ARE SUBJECT TO A 10' (TEN) FEET NON-EXCLUSIVE UTILITIES & DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES AND A 5' (FIVE) FEET NON-EXCLUSIVE UTILITIES EASEMENT ALONG FRONT LOT LINES (SEE PLAT OF RECORD).

NOTE - THE REAR LOT LINES HAVE A 10' FEET EASEMENT IN TOTAL 5' ON EITHER SIDE OF THE LOT LINE.

SEE LAR OFFICIAL CHATHAM CROSSING SUBDIVISION PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING EASEMENTS AND BUILDING LOT RESTRICTIONS.

NOTE: OTHERS MAY APPLY.

ZONING FOR THIS LOT IS **RESIDENTIAL DEVELOPMENT (RD)**, PER PARK CITY ADOPTED ZONING MAP AMENDED ON 06/03/2020.

[HTTPS://PARKCITYMAPS.ORG/DOCS/HOMENDMAP/NDMAP.HTML?MAP=44320&DR=44320&DR=44320&DR=44320](https://parkcitymaps.org/docs/home/ndmap/ndmap.html?map=44320&dr=44320&dr=44320&dr=44320)

SEE PARK CITY MUNICIPAL CODE TITLE 15 - CHAPTER 2.13 RESIDENTIAL DEVELOPMENT (RD) (SUBMIT FOR MORE INFORMATION).

SETBACK LINES ARE PER PARK CITY MUNICIPAL CODE FOR THE RD ZONE.
FRONT YARD SETBACK: THIRTY FEET (30'). REAR YARD GARAGES FOR SINGLE-FAMILY AND DUPLEX BUILDINGS MUST BE AT LEAST TWENTY-FIVE FEET (25') FROM THE FRONT LOT LINE.

SIDE YARD SETBACK: THIRTY FEET (30').

REAR YARD SETBACK: FIFTEEN FEET (15') FOR MAIN BUILDINGS AND TEN FEET (10') FOR ACCESSORY BUILDINGS AND DETACHED GARAGES.

SHEET 2 OF 3
01/15/2021

RECORDED

ENTRY NUMBER: _____
BOOK: _____ PAGE: _____
STATE OF UTAH, COUNTY OF _____
DATE: _____ TIME: _____
FEE PAID: _____
RECORDED AND FILED AT THE REQUEST OF: _____

SUBMISSION TO PARK CITY
PLANNING: NOT FOR RECORDATION

147 Grant Avenue

THOMAS REPLAT
147 GRANT AVENUE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN



VICINITY AND ZONING MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	8.18'	N36°12'00"E
L2	39.14'	N26°11'48"E
L3	23.54'	N23°15'00"E
L4	7.30'	N23°16'46"E

CONSENT TO RECORD

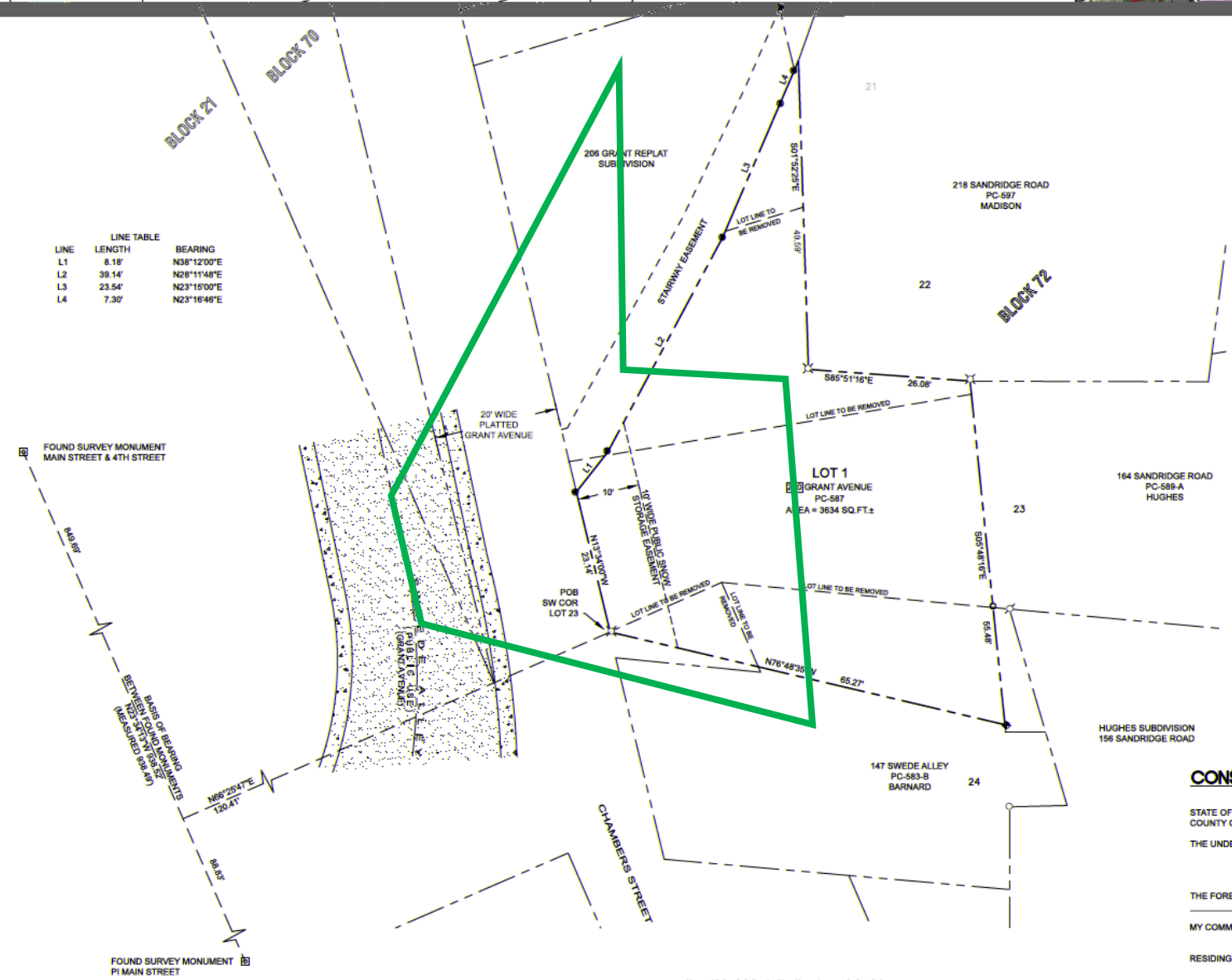
AND KATHLEEN THOMAS AS JOINT
BED TRACT OF LAND, HEREAFTER
THEY HAVE CAUSED THIS PLAT
THOMAS HEREBY CONSENTS TO
OWNERS ALSO HEREBY
TUAL, NONEXCLUSIVE EASEMENT
IE SAME TO BE USED FOR THE
S AND FACILITIES. THE
SEMENTS AS SHOWN ON THIS PLAT
HEREON.

DAY OF _____, 2021

PERSONALLY KNOWN TO ME OR PROVEN
DULY SWORN/AFFIRMED, THAT HE/SHE
PLAT.

PERSONALLY KNOWN TO ME OR PROVEN
DULY SWORN/AFFIRMED, THAT HE/SHE
PLAT.

BED AS FOLLOWS:
SERVATION TO PARK CITY, MORE



LEGEND:

- PROPERTY LINE
- CENTER LINE
- LOT LINE
- FOUND REBAR & CAP L5154491
- FOUND REBAR & CAP L5156213
- FOUND REBAR & CAP L54861
- FOUND REBAR & CAP L5359005

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR
IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS PLAT AMENDMENT WAS PREPARED
UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARK CITY MUNICIPAL
CORPORATION. I FURTHER CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEYED
PROPERTY.

CONSENT TO RECORD

STATE OF UTAH
COUNTY OF SUMMIT
THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.
BY _____
AUTHORIZED OFFICIAL
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
_____, 2021 BY: _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING IN _____

NOTES:

1. MODIFIED 13-D SPRINKLERS WILL BE REQUIRED FOR NEW CONSTRUCTION AS REQUIRED
BY THE CHIEF BUILDING OFFICIAL AT THE TIME OF REVIEW OF THE BUILDING PERMIT
SUBMITTAL.

OWNER'S DEDICATION AND CON

KNOW ALL MEN BY THESE PRESENTS THAT JAMIE G. THOMAS A
TENANTS, THE UNDERSIGNED OWNERS OF THE ABOVE DESCR
KNOWN AS THE THOMAS REPLAT, DOES HEREBY CERTIFY THAT
AMENDMENT TO BE PREPARED. JAMIE G. THOMAS AND KATHLE
THE RECORDATION OF THIS PLAT AMENDMENT. THE UNDERSIG
CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPET
OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, TH
INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINE
UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EA
TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN H
IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS _____

JAMIE G. THOMAS

KATHLEEN THOMAS

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS
ON THIS _____ DAY OF _____, 2021, _____
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PER
ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME D
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THOMAS REP
MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS
ON THIS _____ DAY OF _____, 2021, _____
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PER
ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME D
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THOMAS REP
MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING IN _____

LEGAL DESCRIPTION:

ALL OF LOT 1, THOMAS REPLAT, MORE PARTICULARLY DESCR
A PORTION OF LOTS 21, 22, 23 AND 24, BLOCK 72, MILL SITE RE
PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 72,
PARK CITY, AND RUNNING THENCE NORTH 13°34'00" WEST 23.1
SAID BLOCK 72, THENCE NORTH 38°12'00" EAST 8.18 FEET, THE