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

April 7, 2022

The Council of Park City, Summit County, Utah, met in open meeting on April 7, 2022, at 1:30 p.m. in the City Council Chambers.

Council Member Dickey moved to close the meeting to discuss property and security at 1:32 p.m. Council Member Toly seconded the motion.

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

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 2:45 p.m. Council Member Rubell seconded the motion.

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

WORK SESSION

<u>Discuss Special Events:</u>
Jenny Diersen, Special Events Manager, and Jon Weidenhamer, Economic Development Manager, presented this item. Diersen reviewed the history regarding events in the City. She talked about special event philosophies of some other resort towns. She asked Council what their goals were, if events should be scaled back, and what role the City should have in producing events. She also proposed eliminating language in the code that required events to have economic benefit, adding additional peak time periods where new events would not be considered, and adding more quiet time days on the Special Events Calendar. Weidenhamer stated in 2018 staff identified quantifiable elements regarding events. He talked about defining standards for permit approvals in the code.

Diersen hoped to align the fee waiver process, update the deadlines, and review process in the next six months. Some big changes could be a full reset of events with no new Levels Four or Five without a City services contract. Weidenhamer stated the reset would not guarantee a spot for the current big events.

Council Member Toly thought some events wouldn't have the same impact if they were held in alternate locations. Diersen stated events at Deer Valley had less impacts to the City, but they were still impactful. Council Member Toly asked if some events would leave if the City didn't give them fee waivers. Diersen indicated some events could not stand on their own, but they had been told this was coming for a while and some were working on other solutions. Some events, such as Fourth of July and Car-Free Sunday, were expensive and the City had taken on those costs. Council Member Toly asked if multi-day events had the same impact as single day events scheduled over multiple days. Diersen indicated the cumulative events took a toll on staff and the residents.

Council Member Dickey asked if any events had a right to be in Park City. Diersen stated Arts Fest and Sundance had City service contracts. Every event had to be approved every year. With regard to a reset, she suggested staff and Council could go through the calendar and analyze the event compared to the City goals. Mayor Worel asked if the event calendar showed all the events for 2022. Diersen stated if the quiet times were codified, no Levels Three through Five events could apply for those times.

<u>What are Council's goals for Special Events? Does Council agree that the role of Special Events should be scaled further to community and resident benefit over economic? How aggressively?</u>

Council Member Doilney stated Council had discussed events for a long time. He didn't want to have the same events for years to come. He thought events needed to be limited and thought staff did a great job finding a balance. He liked seeing mid-week events since the City was impacted with events most weekends. He liked seeing the goodwill events that were community focused and he hoped to see more of those. He referred to the Youth Sports Alliance Olympic parade and thought the City was on the right track with community-first events.

Council Member Toly stated events like Sundance were controlled compared to skiers in town, in which cars would be going to different places. She also stated events were going on at the County or Basin even if the City was not holding events. She thought it would be nice to coordinate between entities so there was a holistic view of what was going on. Events were how small businesses survived over the years. If an event was removed, the City needed to be sure it could be replaced. She thought there was a balance between community events and economic benefit. Weidenhamer asked if economic benefit should be removed from the code. Council Member Toly wanted to see culture remain and didn't mind if the economic benefit requirement was removed. She favored having fewer fee waivers and wanted more community-focused events.

Council Member Gerber thought the City was heading in the right direction. She supported having community-first events and didn't think the City needed events that just wanted a Park City backdrop. She was not worried about cost recovery on events.

She favored having more peak days and quiet times. She liked having the one-off events and wanted staff to consider those when trying to implement the peak days and quiet times. She didn't think the City needed a full reset at this time. She favored the City producing events like Miners' Day. She wondered if grants could be found for Car-Free Sunday which focused on taking cars off streets.

Council Member Dickey liked the community-first events and supported taking out economic benefit from the criteria. He noted event fatigue was focused on Main Street and he liked the idea of spreading events around to other locations. He supported eliminating fee waivers. He liked having the peak times and quiet times codified. He thought a full reset seemed dramatic, but if the tweaks didn't change the amount or types of events, then he supported it. He suggested simulating a full reset to see what would be gained and lost. Regarding the Level One and Two events, he thought location was key for residents not to feel the impacts. Council Member Gerber noted the races at Round Valley were Level One and Two events and they had a big impact to others using the trail.

Council Member Rubell agreed community-first events should take priority and that could be a lens to look through when determining administrative decision making or Council decision making. He favored cost recovery except for goodwill events. He wanted to see an intermediate scaling of events for now, but he wasn't opposed to a full reset. He hoped to see quiet times during the winter as well. He thought staff needed to control the rogue events. He supported City produced events if it promoted community goodwill.

Diersen asked if Council wanted to discuss the Bonanza Art Park events at a future meeting. Council Members Doilney and Gerber supported that discussion. Council Member Toly noted it needed to be changed from last year in order for her to support it. Council Member Dickey was open to talking about it. Council Member Rubell was willing to talk about it but did not like the cost from the activation last year. He asked that it come back with attendance expectations and cost estimates. He also indicated Level Three events should not happen on weekends and the City should not be relying on trailing statistics in decision making. Diersen asked if Council Member Rubell meant new Level Three events coming in on the peak times or any events coming in. Council Member Rubell clarified he referred to the redlines on Levels One through Three Events. Weidenhamer summarized Council didn't want small events in the downtown area, but they were open to having those events in other areas.

Council Member Dickey stated Rotary could not manage the Miners' Day event alone and had asked for City support. Diersen indicated staff could bring back a proposal on what that event would look like in the future.

Weidenhamer indicated the pending applications were analyzed based on the current code, but these proposals would be brought back as code amendments and would affect those applying for events in the future. Mayor Worel stated she had asked for economic benefit measurements since 2016 and she was happy that it would be removed from the code since there were no direct measurements.

Continued Park City Housing Program Discussion Covering the Housing Authority and Strategies/Programs Sections:
Jason Glidden and Elyse Kats, Affordable Housing Department, presented this item. Housing Authority: Kats reviewed the history of this entity since it was established in 1978. Council Member Gerber asked if it could be a taxing entity, to which Glidden indicated he would look into that. Kats noted Council's direction to look at having a regional housing authority. She compared over 30 housing authorities and highlighted three: Salt Lake County, Utah; Blaine County, Idaho; and Aspen-Pitkin County, Colorado. Mayor Worel asked if Blaine County developed potential housing projects or developed fundraising, to which Kats affirmed it was the development of housing projects. Council Member Gerber asked if the budget was operating or capital, to which Kats stated it was operating.

Kats listed the pros of separating the housing authority, including having expertise in the field, the ability to act quickly, greater opportunities for regional collaboration, increased operation efficiency, and being inoculated from politics of the issues. Some cons included having a reduced amount of control, funds being spent outside City limits, and increased benefits to other jurisdictions. She hoped to return for a more in-depth discussion. Mayor Worel stated the County Council and City Council wanted a joint discussion and asked if funding, laws, bylaws, budget and a phasing plan could be presented at the next joint meeting. Glidden stated he could talk about context and history for the Councils to think about.

Strategies/Programs: Kats reviewed some programs that could be implemented in the City, including a lite deed restriction program. She asked if Council wanted an affordability component added to this program when it returned to Council. She proposed a scaling deed restriction program and offered a higher ratio for stronger deed restrictions. Council Member Gerber was okay with the proposal, but felt the most important thing was having a board review the applications on a case-by-case basis. Council Member Dickey supported the pilot, but did not favor adding the affordability component. He thought staff would learn from the program. Council Member Rubell did not support the affordability component and thought that was a different program. He stated a successful program was taken and then the parameters were changed. He wanted to copy a program that worked or create a program that would accomplish what the Council directed. He asked how successful the program was today in other cities compared to years ago, especially with today's prices.

Council Member Toly thought there was an opportunity to work with businesses that wanted to buy a home for several employees. She wanted to start the pilot and see the results. Council Member Doilney did not support the affordability component and wanted to implement the proposed pilot as-is. Council Member Gerber changed her vote to just being as proposed.

Kats stated this program was not the same as other entities. Glidden indicated they would present all the program options and then based on the priority given by Council, staff would come back to discuss them in depth. Council Member Doilney was comfortable with direction given at the previous meeting. Council Member Rubell stated the previous program worked in other cities and he wanted the City to try it without tailoring it. Council Member Dickey agreed with Council Member Rubell and stated that was why it was a pilot. Council Member Gerber asked staff to bring this proposal back to show what was changed. Council Member Toly requested the employment aspect defined. She expressed concern that this housing would go for Zoom employees and not local employees. Council Member Gerber stated that was not the intent of the original program.

Kats explained the Buy Down Program, where the City would buy a home at market value and would sell it at an affordable rate. It would be resold with a deed restriction on the property. The Rent to Own Program was when the City would purchase the home and the renter would contribute one to two percent of the purchase price as a home savings fund. Each month, a portion of the rent would go to the fund and in three years the renter would have enough in the fund for a down payment.

Kats reviewed the Shared Equity Program, where the City would contribute a portion of the home's purchase price. Upon the sale of the home, the City would receive a ratio of the portion of the appreciation in the value of the home. Council Member Rubell clarified shared equity had nothing to do with fractional ownership and was for fulltime residents. Council Member Toly asked who would monitor the real estate market. Kats stated this could be implemented as a pilot and if it took too much time, it could be reevaluated.

Kats explained the City Build and Sell Model where the City would act as the developer and develop for-sale units. She also reviewed Public/Private Partnerships and stated the City was currently using this program with the Homestake Housing Project. Council Member Gerber thought this was a good deal up front but there was a cost when the developer sold the units or when the units needed to be updated. Erik Daenitz, Assistant Budget Director, stated the parameters were project specific so there was no normal project.

Council Member Toly asked if any other ski towns utilized any of the above-mentioned programs. Kats indicated many communities used the buy down program. The rent to own program was often used in lower priced communities. Council Member Toly asked if the City looked at regional partnerships such as partnering with Summit County on housing projects. Glidden stated partnerships could be with other entities, but they worked well with those who had expertise in housing. Council Member Doilney thought it would be beneficial to have a regional housing authority, with members who weren't leaving every few years. Council Member Gerber indicated the City goal was to build within City limits and then it would be open to other opportunities as they presented themselves. The County didn't have a housing fund and did not want to be a developer, but they could participate with land.

Daenitz reviewed that when Council allocated finite or expanding resources, staff tried to find programs that were the most cost effective. He displayed an interactive Relative Value Housing Strategy Analysis. He thought this could lead to a recommendation that the public/private partnership program was the most efficient strategy. Glidden noted once programs were prioritized, then funds could be allocated to the analysis model for optimal budgeting. Daenitz indicated this analysis would help Council know how much the City could get out of each program.

Council Member Toly asked why Daenitz estimated 12 units for the lite deed restriction program per year. Daenitz indicated that was an estimate. Council Member Rubell stated it was also limited by the funding. Mayor Worel asked for the Council's top three priorities.

Council Member Rubell listed public/private partnerships and a buy down option as part of the public/private partnership, a rental assistance program, and the shared equity program with an affordability component, which he felt was a better choice than the lite deed restriction. Council Member Dickey shared similar thoughts and stated shared equity and rent to own had a functioning marketplace in the private sector so he would deprioritize those.

Council Member Gerber favored public/private partnerships and she hoped it would work with nonprofits in a way so any profits made would come back to the community. She preferred having the City maintain ownership. She also favored lite deed and the buy down program. There was opportunity with all the options and she hoped these could all be possibilities if an opportunity arose.

Council Member Toly favored public/private partnerships, but before investing in that, she suggested the City could do something with buildings already in town, whether through lite deed or other programs, using existing inventory to turn nightly rentals into long-term rentals.

Council Member Doilney looked for return-on-investment with looking for units. He favored public/private partnerships in terms of building. He liked deed restrictions because it was difficult to manage partnerships, and thought shared equity was worth exploring. He noted the build and sell program was successful to a certain extent, but the pace was too difficult to maintain. Council Member Gerber thought the City having the ability to build and sell would make sense as well.

Arts and Culture District Discussion:
David Everitt, Deputy City Manager, presented this item with Betsy Wallace, Sundance Institute, and Aldy Milliken, Kimball Arts Center (KAC). Everitt reviewed this topic was discussed at length at the Council retreat. He reviewed a letter of intent (LOI) was signed between PCMC, Sundance, and KAC. There were terms for the City, including being responsible for dealing with the environmental site remediation, the partners would purchase their parcels for $85.50 per square foot, PCMC would construct 60,000-90,000 square feet of additional arts district space, PCMC would construct underground parking and 400 parking stalls as well as a Transit hub, and would maintain all parking. He asked if Council was committed to building a cultural district. He thought this was an opportunity to focus with the City's partners on what the vision of an arts district would be.

Milliken reminded Council the property was a key gateway to the City. The goals in the original document were to offer culture to diverse groups, diversify from being a ski industry, help residents have a place to work and play, and for the partnership to work together to make complimentary buildings to have a dynamic cultural space. He felt there needed to be a recommitment to each other. It was his hope to rekindle the values of the original project. Wallace reviewed the process for the Sundance building and noted work was continuous until the pandemic hit in 2020. Now there was new Sundance, KAC, and PCMC leadership. She asked several questions with regard to the district: what was the primary purpose, was it still a priority, did the City remain committed to the original letters of intent, would the City commit to bring in a group to determine what would make the district sustainable, what resources would be necessary to operate and maintain the district, and more.

Milliken requested a confirmation that all entities were in agreement that they wanted to build this district under the agreement guidelines. He thought working with a nonprofit developer would be vital. He also wanted a development agreement between the entities.

Mayor Worel thought this was a good time to come back to the table to talk about moving forward. She asked Council what the vision was for the area. Council Member Doilney knew there were limitations such as soils mitigation, but he wanted to know if the Council wanted to partner and what parameters needed to be set. Council Member Toly stated the partners wanted a firm commitment on the LOI. She asked if there were areas of the LOI where there could be flexibility. Milliken stated it wasn't the appropriate place to negotiate parking, but they were committed to the vision of the LOI. There would be a conversation that would lead to a development agreement and that's what he wanted to discuss. Wallace stated the vision of the project was important to Sundance. They spent a lot of money on architects and attorneys. They hit roadblocks and they wanted to negotiate and move forward.

Council Member Toly was committed to having a culture community project of some kind. She supported having Sundance and KAC in that space, but did not support what the previous Council approved.

Council Member Dickey stated at the retreat, culture was deprioritized to some extent for other priorities such as transportation. He was committed to the project and would like to see it move forward as the original vision. He thought it needed to be focused in intent, and he thought having housing onsite would create vibrancy to the district.

Council Member Rubell thought art was important and culture was important and he favored having something in town committed to that purpose. He wanted an area plan first and stated if projects kept moving forward without a comprehensive plan, the City would regret it. He wasn't comfortable committing to the project without having a neighborhood plan first. Council was moving forward with the Homestake housing project in the area and they needed to be careful. He thought having an arts district would be great, but he would be sensitive to the price tag. As Council got into the details he would know more.

Council Member Gerber was committed to seeing this project through. When she first came to Council, the arts groups came to Council and stated the City supported sports and it needed to support arts as well. She reviewed Mark Fischer offered to sell the land to the City and hoped it would be a center for the City, Sundance and KAC. She was willing to solve the problems and she wanted to put out an RFP to work with an outside arts organization on this project. This was an opportunity to create a locals part of town. She knew it would be an expensive project, but she wanted to develop a high-quality project.

Council Member Doilney supported an arts and culture district and agreed housing should be a component. He agreed with Council Member Rubell that having too many owners planning it would be difficult, but he was willing to issue an RFP to have a group propose ideas. He thought a development agreement was critical so all partners would be locked in. He wanted to uphold the City's commitment and he wanted to see transparency from all entities with regard to their ideas. He noted even though this wasn't the City's top priority, it was key to having a complete community.

Mayor Worel believed this was important to building community. She agreed there needed to be master planning. She asked what Art Space or a similar nonprofit could do. Milliken stated they were trying to achieve a small area plan. They needed an agreement so they could have the discussion of what would be created on the 5.5 acre parcel. Art Space or a similar organization would take a project from the feasibility stage to the operational stage and would focus on arts. Having them would mean there was an advocate for culture leading this project. They were developers and they could bring financing to the table. With regard to affordable housing, he thought it would be great for arts employees to live on the parcel where they worked.

Wallace stated when the project started in 2017, the Sundance building was priced out and now with the economic and cost changes, she needed to reevaluate the cost. She liked having a housing component. She thought the parties needed to step back and see if this was feasible. She also hoped the bigger area would have room to breathe art.

Council Member Toly indicated the transportation component of the project was lost and she hoped to change the format of that intersection. Everitt noted when the transportation component was suggested, it had not been analyzed. After the analysis, staff figured out the best way to enhance transit. He wanted people to access the space from all different areas. Council Member Toly stated there were other nonprofits in town that were connected with art and culture, and she didn't want to say yes to some and no to other requests. She thought the City had room to figure out what would go on the property.

Council Member Rubell wanted to be careful about what should be accomplished with the RFP and he thought a group with an arts background would be helpful. He suggested carving out a section for arts and culture, but he didn't want to pigeonhole the entire area for that. He also wanted to look at public/private partnerships. He noted they had earmarked funding with the ability to fund for the remaining project amount. Everitt clarified the Transient Room Tax was designated for the Arts and Culture District. Council Member Rubell noted the Council could change what that went to if it chose.

Council Member Doilney stated there had to be some things that would get cut and Council needed to be disciplined in its focus for this project. Wallace asserted Art Space or another organization would analyze what it would take to make the project sustainable.

Mayor Worel proposed that she and a council member meet with Wallace and Milliken to discuss next steps. Milliken and Wallace agreed to future meetings.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Nann Worel	**Present**

Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
None	**Absent**

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Rubell indicated he attended the Fire District meeting and noted they would use the Mine Bench property while their new Silver Lake facility was constructed. They continued to have increased calls. He noted the Police Complaint Review Committee needed members and he encouraged the public to apply for openings on various City boards.

Council Member Gerber stated the Intergovernmental Panel on Climate Change (IPCC) came out with a new report and the population had eight years to cut carbon emissions in half. She stated efforts had been made in the City to reduce carbon emissions and she hoped efforts would continue to curb climate change. She also noted she attended the Youth Sports Hall of Fame and her high school swim coach was inducted.

Council Member Toly stated the Youth Sports Alliance (YSA) parade was great. The future Olympians were in a room with current Olympians. She went on the ski mine tour and looked at all the mines on Park City Mountain Resort (PCMR). She attended the Women in Leadership Project meeting and they discussed what it meant to be a woman in a leadership role. Utah ranked 50th in the U.S. with women in leadership and 17% of women were in government leadership. She also reminded people some trails were fragile and to please use trail etiquette.

Council Member Doilney noted the rain barrel program was detailed in the staff communication report. He added this wouldn't change the world, but every bit helped.

Mayor Worel reiterated there were several boards with openings and she stated being on a board was a great way to learn about the community and give back. She also indicated she would also have another open office hours session on Monday.

Staff Communications Reports:

1. Rain Barrels Available:

2. Prospector Park Playground Equipment Replacement:

3. Wildfire Outlook, Updates, and Current Initiatives:
Council Member Rubell encouraged the community to read the report. He indicated the community was in a severe draught and it could get worse. An above normal fire risk was also forecasted. He urged Council to support efforts with wildfire mitigation and he didn't want to wait a year for a plan to be created.

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

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

Hillary Gilson, Director of Kimball Arts Center, stated the Arts Fest event was important to the community and this year would mark its 53rd year. She noted festival attendees were impressed with art, dance, and other activities within the festival. She stated the fees given by the City were essential to making the event a success. She asserted the money was returned to the City in the form of tax revenue. She thanked the City for supporting this event.

Chloe Tarell and Bailey Carmack, liaisons for the Children's Justice Center, wanted to bring awareness of child abuse in the community. They explained the process when children reported maltreatment and asserted adults were obligated to report such incidents. They read a proposed proclamation for Child Abuse Prevention Month. Mayor Worel noted this would be on the April 28th Council agenda and action would be taken.

Clive Bush via eComment: "As a Hillside Avenue resident I was saddened to see today's staff report regarding the water main replacement project that's due to start in 10 days without notice being provided to stakeholders as noted in the staff report that should have already occurred but has not. There's a reference to downhill traffic being detoured to alternative routes but no details provided - having spent a great deal of time preserving the sanctity of Southern Old Town from traffic using Hillside as a shortcut (including Chambers, and Prospect) we must require this detour route not reverse this hard fought concession to the community by temporary re-routing or any other means of a detour through our neighborhood streets when a more suitable and purpose built access road to Silver Lake already exists. Planning of this detour, with construction traffic is no mean task and must already be in its advanced stages and yet your residents are once again left in the dark and the last to know what is likely to impact them this summer. I would add that given the volume of traffic on this road your plans for signage are insufficient and physical barriers and quite possibly significant police presence will be required to keep everything in check - A road closure for downhill traffic at Wheaton Way would not be out of the question in my opinion - make sure you tell google, etc!"

Mayor Worel closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from March 17, 2022:
Council Member Rubell referred to Page Four, Line Three, and requested the wording "as applied to the housing obligation calculations" be added after ". . . used as workforce housing."

Council Member Doilney moved to approve the City Council meeting minutes from March 17, 2022 as amended. Council Member Gerber seconded the motion.

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

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute the Second Addendum to the Professional Services Agreement, in a Form Approved by the City Attorney, with Lithos Engineering Inc., for the Spiro Mine Tunnel Reconstruction Project, Not to Exceed $284,965:

2. Request to Authorize the City Manager to Execute a Design Professional Services Agreement, in a Form Approved by the City Attorney, with Bowen Collins & Associates, Inc, to Develop an Updated Water Master Plan and Impact Fee Analysis, in an Amount Not to Exceed $176,000:

3. Request to Authorize the City Manager to Execute a Design Professional Services Agreement, in a Form Approved by the City Attorney, with Hazen & Sawyer, to Develop a Park City Public Utilities Strategic Asset Management Plan in an Amount Not to Exceed $132,000:

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

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

VI) NEW BUSINESS

1. Administrative Infrastructure Discussion:

Employee Pay Plan: Luke Cartin, Compensation Committee member, noted the pay plan committee met and a blue-ribbon committee was formed to discuss the City's pay plan. He reviewed the history of employee raises and market adjustments throughout the years. He stated last year Council approved to raise employee salaries to the 75th percentile of the pay range and in December, 2021, Council adjusted the Police, Recreation, Streets, and other departments' wages to be competitive.

Greg Hembrock, Blue Ribbon Commission, stated the voluntary resignations went up about 50% from 2019 to 2021, which was concerning. That set the benchmark of where the City stood. Council Member Dickey asked where the employees were going. Jerry Benson, Interim Human Resources Director, stated Police officers were going all over: in state and out of state, to the private sector, and to other governmental organizations.

Cartin noted the Consumer Price Index (CPI) was 10.91% higher than the last benchmark. He reviewed current initiatives, including a new HR Director had been hired, budget requests for compensation software and additional resources for recruitment and retention, tracking employee turnover, the development of a long-term strategy to keep salaries competitive with the market and pay well, and manage performance.

Hembrock stated the study was two years old before it was implemented and was behind when it began. Losing people was costly because the City lost the institutional knowledge. He recommended looking at the entire compensation package. Cartin indicated the recommendation was to increase employee salaries to the 75th percentile and give a CPI adjustment of 10.33%. He noted Option One was to adjust the CPI percentage and Option Two was to adjust the monthly employee housing assistance, which hadn't been adjusted since 1997. Cartin indicated there were 45-48 employees using the housing assistance benefit.

Council Member Doilney stated Park City was a leader and he recognized there were many benefits, but compensation was key to getting employees. He requested staff and the commission to be more aggressive with raises and cost of living allowance (COLA) increases. He noted Vail gave a 20% COLA to their employees so 10% was behind the curve.

Council Member Toly asked why Recreation, Parks and Streets had a harder time hiring employees. Cartin stated there weren't many qualified mechanics to select from. Ken Fisher, Recreation Manager, stated it was hard to find part-time staff. Council Member Toly asked if there were bonus programs for employees. Penny Frates, Budget Analyst, indicated there were bonus programs linked to performance each year. Council Member

Toly stated compensation was important, but the environment was important too. She thought work/life balance could be considered. She agreed with Council Member Doilney that the City should be a leader in compensation and favored looking at adjusting the employee housing assistance.

Council Member Gerber favored the 10% CPI and would consider a higher CPI, but didn't know where to start. She liked increasing the housing assistance, and also promoted implementing childcare assistance and looking at parental leave. Council Member Dickey trusted staff to determine the right wage percentage. He asked if the commission looked at the private sector for practices to retain employees. Benson indicated the referral bonus and tuition assistance was promoted, and they were going to implement a wage bonus for bilingual employees. The City had great health insurance benefits, but vacation accumulation rates and parental leave could be looked at further, as well as additional matching for 401k and 457 programs. If Council approved, staff could look at additional initiatives. Council Member Dickey stated people rarely left jobs they loved for more money and indicated he was interested in additional initiatives. The Council agreed.

Council Member Rubell noted retention was also around morale. He suggested not focusing on linear wage increases but looking at the lower paying jobs. He also suggested looking at more annual and spot bonus programs. He supported keeping employees in the community and wanted employees to live in the City limits. He proposed a tiered housing assistance depending on zip code.

Bill Humbert, Blue Ribbon Commission, stated he was a professional recruiter. He thought staff created an amazing plan, but he had some suggestions. Allowances given to employees were taxable, and he suggested increasing it to cover taxes. He stated there were opportunities to attract the best people. He thought the tweaks would make a big difference.

Council Member Doilney felt this discussion was Council telling staff and the commission that they supported them and they approved of ways to compensate staff in a manner to retain them. Cartin asked what Council would see with regard to the COLA. Council Member Gerber asked to see the budget for a 10.3% COLA, a COLA higher than 10.3%, and a 10.3% COLA plus childcare assistance options. She needed to see all the budget requests and weigh this against the other employee needs from departments. Council Member Toly wanted to see the budget difference from increasing the annual bonus from 5% to 10%.

Council Member Rubell asked to see the budget increase from higher wage increases for the bottom 10% of wage earners. Hembrock asked if they should figure those estimates for 10% across the board to make sure the City was competitive. Council Member Rubell thought the 10% was baseline to all positions. He noted the resorts paid

$21 per hour, so the City needed to stay competitive. Council Member Toly asked if an employee engagement survey was given and stated that would be helpful in learning employee attitudes with regard to staying/leaving.

IT Infrastructure: Scott Robertson, IT Director, Mindy Finlinson, Finance Manager, Erik Daenitz, Assistant Budget Director, and Clint McAffee, Public Utilities Manager, presented this item. Robertson stated there were significant changes in technology, including more software usage, cybersecurity, water treatment facility IT needs, and the City's financial system was sunsetting.

McAffee explained Public Utilities relied on IT support and they needed people that came with operating knowledge of how to monitor the system. This system was required to be running continuously and interruptions required immediate response. He noted all the IT duties in addition to other staff workloads and gave an example of the importance of having institutional knowledge.

Finlinson reviewed the Eden financial software application and noted it was outdated and it would take two to three years to integrate to a new system. This was a very large investment. Daenitz proposed purchasing a data science component in the City. He stated the City needed to be transparent and the data needed to be replicated. This could be accomplished by digitizing neighborhood dashboards with statistics on crime, traffic, visitors, etc. He noted certain progress would be made with minimal investment, but it wouldn't accomplish the needs of the City. This proposal was a multi-year project. Robertson stated leveraging technology was the best way to gain efficiencies and technology was the norm for operating.

Council Member Toly thought these were needs for the community and data science was a way to connect with the community. Council Member Dickey supported data analytics. He didn't see training mentioned. Robertson indicated there was a good training budget that wasn't used because they had been so busy. Council Member Rubell supported data analytics and suggested it could be made in tandem or prior to the financial software, and he thought there would be synergy there. Council Member Gerber agreed. Council Member Doilney agreed and thought the City needed to be strategic on how to grow the department. He thought staff did a phenomenal job. Mayor Worel asserted there was a huge demand for data and there were many ways it could be used to benefit the community. Council Member Toly asked if the website could be more user-friendly. Robertson stated there were opportunities to revamp it. He noted a new financial system would consolidate payment processes that were in different areas.

2. Discuss Proposed Water Rate Changes:
Jason Christensen, Water Resources Manager, stated water rates was a tool to enhance water conservation. He updated Council that the water outlook was slightly better than last year, but there would be similar messaging to the community for outdoor

watering. He reviewed water rates funded all operating costs and capital improvements. He hoped to increase the rates to discourage usage and use the extra revenue to decrease the cost of below average use, which would be revenue neutral.

Christensen explained the single-family residential accounts would all be at the lowest base rate. They reduced the ideal yard size from .25 acre to .10 acre. Staff didn't decrease irrigation accounts. He displayed the proposed rates. Daenitz stated in some cases there was up to a 63% increase per year, but there was no instance of this actually occurring. He proposed three options for implementation.

Council Member Doilney thought there should be a three percent increase immediately, but for the new rate implementation, he was concerned the HOAs needed time to process the change. He suggested sending out information on the future rate increase and then increase the rates next year. Council Member Gerber asked if the new rates could begin January 1st, to which Christensen affirmed. Council Member Gerber favored implementing in January. She stated the residential units had more control over usage and she suggested raising the structure a little so users weren't paying less for using over 1,000,000 gallons of water per year. Council Member Doilney cautioned changing the system because of one user that wouldn't change their behavior. Council Member Gerber didn't want to punish them, but she wanted to keep the pressure to encourage conservation.

Council Member Rubell supported conservation, but noted if neighboring jurisdictions needed help, the City would help them. He referred to the study eight or nine years ago and noted the forecasts. He thought this rate structure should focus on the other rate classes. He agreed there shouldn't be discounts for irrigation. He thought it was good to give discounts to multifamily units because not every unit had an irrigation meter. For residential, the proposal was to penalize users for large water use, but he thought it would be the law of diminishing returns, and speculated they would use less and then not decrease usage much beyond that. He gave examples of residential users who didn't have a choice when watering their lawn and there were no incentives to help them change their landscape. If there were incentive programs, he would be supportive of this. Many people were on fixed incomes and the fee might be very high during some months. He suggested applying the tiered structure to three of the four categories, but not increasing the fees to residential zones without the additional programs.

McAffee asked Daenitz if the revenue goal would still be achieved. Daenitz stated that scenario would work. Council Member Doilney stated that would take this to a micro level. He looked at this at a macro level with the two most common waterline sizes. He indicated the old system worked. He knew people needed alternatives, but this discussion was on overall water conservation. He wanted the system for the majority of users, not the minority. Council Member Rubell stated this would affect 40% of the users and the assumption was the higher water bill would change behavior.

Council Member Dickey gave examples of HOAs needing to do big capital projects because they were being penalized for irrigating common areas, even if the condo residents were conserving in their units. He asked where the full-time residents lived and what the scale was of the impacts. He was concerned about unintended consequences.

Council Member Toly stated the goal was conservation and commercial was more wasteful than residential. There was more usage due to more tourism. Council Member Rubell indicated one option would be to eliminate irrigation rates since the irrigation water was the same treated water as consumer water. The users would pay the rate for the class they were in. He noted the commercial and multifamily rates were lower than residential rates. McAffee explained how the water was priced and stated they were trying to isolate how much water was indoor and how much was used as irrigation. Council Member Rubell wanted solutions that didn't cost the HOAs $30,000-$40,000 to change their systems. Council Member Doilney asserted the only way to drive conservation was for people to feel the pain. This was an emergency situation and so far, residences were the only ones who felt it. He thought this model was fair.

Council Member Gerber stated irrigation usage had a 95% rate increase and noted it was seasonal so it would only be charged six months of the year. She asked if the rates would increase for others if there was drastic conservation. McAffee acknowledged if less revenue was collected from any user class, adjustments would need to be made. Council Member Gerber supported the proposed rates. She knew multifamily properties had large common areas and she thought the City could do a step-up approach for those rates.

Council Member Toly felt there was room to be aggressive with commercial rates in future years for their higher use. Council Member Dickey asked for more information on where the fulltime residents lived. He was not okay with the irrigation rates or the time horizon on implementing the rates. He thought meter size wasn't clear. He requested more information on multifamily, which ones had irrigation, and what they were charged.

Council Member Rubell was okay with the multifamily and commercial rates. He supported a step-up approach on irrigation. He was against residential rate increases without other conservation programs. If the residential rates were implemented, he would want to implement the full rate for irrigation immediately. Council Member Dickey agreed.

Mayor Worel asked for information on what conservation programs were available to help residents. Council Member Rubell stated he was interested in learning about programs which would touch water conservation, and which would touch water conservation and the fire wise. Christensen requested Council recommend the three percent inflation increase for FY2023. The Council agreed to the inflation rate increase.

Mayor Worel reviewed a three percent increase would be in the budget request, and this item would come back for additional discussion and clarification.

3. Consideration to Approve Ordinance No. 2022-08, an Ordinance Approving Amendments to Land Management Code § 15-2.1-2, § 15-2.2-2, § 15-2.3-2, § 15-2.4-2, § 15-2.5-2, § 15-2.6-2, § 15-2.7-2, § 15-2.9-2, § 15-2.10-2, § 15-2.11-2, § 15-2.12-2, § 15-2.13-2, § 15-2.14-2, § 15-2.15-2, § 15-2.16-2, § 15-2.17-2, § 15-2.18-2, § 15-2.19-2, § 15-2.23-2, For Zoning District Use Tables, § 15-15-1 Definitions, and Enacting a New §15-4-22, Outdoor Pickleball Courts in Residential Areas:
Browne Sebright, Planner, presented this item and reviewed the proposed amendments would modify zoning uses, modify the definition, and enact review requirements for pickleball court applications. He stated pickleball courts were noisy and more residents were requesting courts on their properties. He indicated the public outreach as staff worked on the code amendments. The proposed amendments would require public noticing, a one-acre minimum lot size, limiting hours of play, prohibiting outdoor lighting, limiting number of guests, and more. He noted a noise study must be performed if owners requested a court. All applications would go through a conditional use permit (CUP) process.

Mayor Worel asked what enforcement went with this ordinance. Sebright stated staff talked to the Police Department and they wanted to make sure the applicant knew the expectations from the beginning. Mayor Worel asked what happened if they didn't comply. Sebright stated the police could respond to a complaint, but it wasn't easy to enforce. It was important to educate from the beginning.

Council Member Toly stated there was a 600-foot setback and then notices would be sent to those living within 300 feet from the setback, and she thought that would still be on the owner's property. She didn't think 300 feet was enough. She wanted to see how far away the neighbors were. She asked if staff considered limiting the number of courts per neighborhood and requested that the construction process be mitigated as well.

Council Member Rubell thought the code was too complicated. There was a noise ordinance, and he requested that staff refer to the noise ordinance. The applicant needed to do a noise study by a third party and if it passed, the application was approved. If it did not pass, the application was denied. He asked that the process be made simpler or ban pickleball courts altogether.

Council Member Dickey agreed with Council Member Rubell, but he thought the code could be simplified to make it work. There were mitigations to allow it to pass a noise study. He requested that the preconference meeting language be changed to "optional", and eliminate the minimum lot size requirement since there was already the setback requirement. The applicants would meet the setbacks or not. He stated the noise study was required and then the applicant had to pay for a third-party review of the noise study, and asked why Planning couldn't review it. Sebright stated the City Engineer related it was outside their technical review authority. Council Member Dickey requested eliminating the HOA noticing requirement. He also noted it didn't matter the hours of operation if the courts weren't lit. Referring to the four guest maximum, Sebright stated pickleball was a very social sport and dozens of people could come to the residence. Council Member Dickey felt it was no different than having a party and he wanted to eliminate the maximum guests. Council Member Gerber agreed that limiting guests and the parking spaces would be difficult to enforce.

Council Member Doilney indicated the Planning Commission intentionally made it difficult to have a pickleball court and now the Council was trying to strip the requirements. He didn't know which side to support.

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

Council Member Rubell clarified he wanted to simplify Items Two, Three, and Four in the report and he didn't want to eliminate all of them.

Council Member Gerber moved to continue to a date uncertain Ordinance No. 2022-08, an ordinance approving amendments to Land Management Code § 15-2.1-2, § 15-2.2-2, § 15-2.3-2, § 15-2.4-2, § 15-2.5-2, § 15-2.6-2, § 15-2.7-2, § 15-2.9-2, § 15-2.10-2, § 15-2.11-2, § 15-2.12-2, § 15-2.13-2, § 15-2.14-2, § 15-2.15-2, § 15-2.16-2, § 15-2.17-2, § 15-2.18-2, § 15-2.19-2, § 15-2.23-2, for zoning district use tables, § 15-15-1 Definitions, and enacting a new §15-4-22, Outdoor Pickleball Courts in Residential Areas. Council Member Gerber withdrew her motion.

Council Member Dickey moved to approve Ordinance No. 2022-08, an ordinance approving amendments to Land Management Code § 15-2.1-2, § 15-2.2-2, § 15-2.3-2, § 15-2.4-2, § 15-2.5-2, § 15-2.6-2, § 15-2.7-2, § 15-2.9-2, § 15-2.10-2, § 15-2.11-2, § 15-2.12-2, § 15-2.13-2, § 15-2.14-2, § 15-2.15-2, § 15-2.16-2, § 15-2.17-2, § 15-2.18-2, § 15-2.19-2, § 15-2.23-2, for zoning district use tables, § 15-15-1 Definitions, and enacting a new §15-4-22, Outdoor Pickleball Courts in Residential Areas with the following changes: Line 1515, the preapplication conference made optional, strike Lines 1552 and 1553 to have no minimum lot size, strike Lines 1558 thru 1572 to eliminate notice to the HOA, and strike Lines 1582-83 to eliminate maximum of four guests. There was no second to the motion.

Council Member Gerber moved to approve Ordinance No. 2022-08, an ordinance approving amendments to Land Management Code § 15-2.1-2, § 15-2.2-2, § 15-2.3-2, § 15-2.4-2, § 15-2.5-2, § 15-2.6-2, § 15-2.7-2, § 15-2.9-2, § 15-2.10-2, § 15-2.11-2, § 15-2.12-2, § 15-2.13-2, § 15-2.14-2, § 15-2.15-2, § 15-2.16-2, § 15-2.17-2, § 15-2.18-2, § 15-2.19-2, § 15-2.23-2, for zoning district use tables, § 15-15-1 Definitions, and enacting a new §15-4-22, Outdoor Pickleball Courts in Residential Areas with the following changes: Line 1515, the preapplication conference made optional, strike Lines 1552 and 1553 to have no minimum lot size, strike Lines 1558 thru 1572 to eliminate notice to the HOA, and strike Lines 1582-84 to eliminate maximum of four guests and to eliminate the requirement of guest parking being onsite. Council Member Dickey seconded the motion.

Margaret Plane, City Attorney, asked that Council ask Planner Sebright about the HOA notice component to make sure eliminating the requirement was consistent with the rest of code. Sebright stated homeowners' associations could request to be on a list to be notified when applications came in. The code language would extend that to the conditional use permit. Council Member Toly had no problem notifying the HOA and she wanted to notify more people.

Council Member Dickey requested the motion be amended to notify owners within 1,000 feet from the property boundaries. Council Member Gerber felt Council had strayed, and she withdrew the motion. Council Member Dickey withdrew his second.

Council Member Rubell asked if this item would go back to the Planning Commission, and it was indicated it would not.

Council Member Gerber moved to continue Ordinance No. 2022-08, an ordinance approving amendments to Land Management Code § 15-2.1-2, § 15-2.2-2, § 15-2.3-2, § 15-2.4-2, § 15-2.5-2, § 15-2.6-2, § 15-2.7-2, § 15-2.9-2, § 15-2.10-2, § 15-2.11-2, § 15-2.12-2, § 15-2.13-2, § 15-2.14-2, § 15-2.15-2, § 15-2.16-2, § 15-2.17-2, § 15-2.18-2, § 15-2.19-2, § 15-2.23-2, For Zoning District Use Tables, § 15-15-1 Definitions, and enacting a new §15-4-22, Outdoor Pickleball Courts in Residential Areas, until April 28, 2022, and for staff to come back with information on noticing requirements, common procedures of HOAs, and the previously noted amendments in the proposed ordinance. Council Member Dickey seconded the motion.

RESULT: CONTINUED TO APRIL 28, 2022
AYES: Council Members Dickey, Gerber, and Toly
NAYS: Council Members Doilney and Rubell

4. Consideration to Approve the Extension of the Main Street Dining Deck Program for 2022 and Authorize the Mayor to Execute Leases of City Property/Right-of-Way with Nine Main Street Restaurants, in a Form Approved by the City Attorney:

Council Member Gerber asked where The Brick dining deck would move. Dave Thacker, Chief Building Official, stated the lease agreement allowed the decks to move from the property if the adjacent property owner agreed. In this case, an agreement was not reached and they were required to shorten the deck so it would not infringe on the line of sight from 5th Street. Council Member Toly asked if Fletchers would move because of the drop and load (DLS) zone. Diersen explained it would encroach on the Bear Bench property. It wouldn't use parking spaces, but it would use City property.

Council Member Rubell asked if parking spaces were measured in fractions. Diersen stated cars were different sizes so that math was used. Council Member Rubell referred to the DLS zones, and asked if permit holders were told that dining decks were going in. Diersen stated they would be told, and many were already aware since this program had been going on for years. She also noted the west side DLS zone was added and that would not be affected by the dining decks.

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

Council Member Gerber moved to approve the extension of the Main Street Dining Deck Program for 2022 and authorize the Mayor to execute leases of City property/right-of-way with nine Main Street Restaurants, in a form approved by the City Attorney. Council Member Doilney seconded the motion.

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

5. Consideration to Approve the 2022 Park Silly Sunday Market Supplemental Plan for the Park Silly Sunday Market (PSSM), a Level Four Special Event:
Jenny Diersen, Special Events Manager, and Michelle McDonald, PSSM, presented this item. Diersen noted one change in the plan was they were bringing vendor numbers up to pre-pandemic levels. Car-Free Sundays was a potential discussion and that would come back at a future meeting.

Council Member Rubell noted there were other events on Main Street in September that would overlap with PSSM. Diersen indicated there were some in review that hadn't been approved yet. Council Member Rubell stated he preferred that only small events overlap with PSSM.

Council Member Toly asked if the food would increase. McDonald said they had reduced the footprint last year because of COVID and this year they were going back to the regular footprint. Council Member Toly asked if the kids' activities were coming back. McDonald indicated 50% of the activities would be back because of budgetary concerns. Council Member Toly asked Diersen to mitigate traffic so vehicles would not come up Park Avenue and make a U-Turn. Diersen indicated when the Car-Free Sunday plans were finalized, those mitigations would be put in place.

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

Council Member Rubell moved to approve the 2022 Park Silly Sunday Market Supplemental Plan for the Park Silly Sunday Market, a Level Four Special Event. Council Member Dickey seconded the motion.

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

6. Consideration to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Silver Spur Construction to Construct the Marsac Avenue Waterline Replacement Project, in an Amount Not to Exceed $1,090,000.00:

Griffin Lloyd, Public Utilities Engineer, presented this item and stated the project was to replace 1,000 feet of waterline because the current line was cast iron and corroded. Outreach was being performed. He noted this was a difficult road and a UDOT road. There would be a one-way route during construction, and he proposed diverting downhill traffic on Wheaton Way to Royal Street or from Swede Alley to Hillside Avenue. He hoped the project would be finished by Memorial Day.

Council Member Gerber asked it both detours could be simultaneous. Lloyd stated Royal Street was the preferred route going downhill. Council Member Toly asked how many construction projects were going on in Empire Pass, to which Lloyd didn't know. He noted staff wanted to do the project during shoulder season. Council Member Toly asked what the impacted properties included for receiving notifications. Lloyd stated it was Marsac, Ontario, and Hillside and noted all the driveways would be accessible. Council Member Toly preferred the Royal Street detour.

Council Member Doilney stated the City's goal was to keep traffic off Hillside. He preferred Royal Street. Council Member Dickey agreed and wanted more advanced notice to residents for these big projects. Council Member Rubell asked if there was a penalty or incentives for the contractor to finish quicker, to which Lloyd indicated there wasn't. Council Member Rubell thought anything that could be done to ensure that the project remain on time would be helpful. He also requested extra traffic mitigation on Hillside Avenue during this time.

Mayor Worel opened the item for public input.

Peter Marth stated the first he heard of the project was two days ago and indicated service vehicles were going on Hillside. There was supposed to be follow-up meetings on mitigation when the road was narrowed and there were none. There had been progress in the last two years and the traffic was going to revert back to the way it was.

He requested that all the traffic go on Royal Street. Council Member Doilney explained the plan to go up Marsac and down Royal Street.

Mayor Worel closed the item for public input and asked if UDOT approved of only having one lane closed for the project, to which Lloyd affirmed.

Council Member Rubell asked if staff had notified the Fire Station since they were temporarily located at the Mine Bench. Lloyd stated there was an initial notification. Council Member Toly requested signage on Deer Valley Drive for those who weren't familiar with the area.

Council Member Gerber moved to authorize the City Manager to execute a construction agreement, in a form approved by the City Attorney, with Silver Spur Construction to construct the Marsac Avenue Waterline Replacement Project, in an amount not to exceed $1,090,000.00. Council Member Doilney seconded the motion.

Council Member Rubell asked to amend motion to include active traffic mitigation. Council Member Gerber stated she was not willing to have a person there at all hours. Lloyd noted Marsac would be open at night. Council Member Gerber favored placing signage on Hillside. Council Member Rubell thought there would be significant traffic on Hillside. Council Member Dickey stated there was a lot of traffic mitigation for ski days and he favored amending the motion and if there was no traffic after three days, then staff could stop the management. McAffee stated Hillside wasn't closed to traffic so staff wouldn't know who to prohibit. Council Member Gerber did not accept the amendment to the motion.

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

7. Consideration to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Harrison Western Construction Corporation Inc., to Fund the Spiro Mine Tunnel Reconstruction Project Phase 2, in an Amount Not to Exceed $4,500,000.00:
Griffin Lloyd, Public Utilities Engineer, explained it was important to keep the water in the tunnel flowing and continued maintenance on the tunnel was needed. He reviewed the history of this project and indicated the first 400 feet was reconstructed and now the second phase would address the other concerns in the tunnel. This would be done in two eight-month periods. The red shale area was the most critical and was 6,600 feet from the entrance. It was reconstructed once in the 1970s.

Council Member Dickey wanted to clarify the contingency on top of the maximum price. Lloyd stated a maximum price was given but an owner's contingency would allow additional work if needed. Council Member Rubell asked if this went out to bid or continued with the previous contractor. Lloyd stated it went to RFQ and only received one bid from previous contractor. Council Member Rubell asked if the public would be allowed to tour the mine. McAffee stated it was a risk and liability. It was also a water source and having people in the tunnel would change the treatment plan. He did not recommend allowing the public.

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

Council Member Doilney moved to authorize the City Manager to execute a construction agreement, in a form approved by the City Attorney, with Harrison Western Construction Corporation Inc., to fund the Spiro Mine Tunnel Reconstruction Project Phase 2, in an amount not to exceed $4,500,000.00. Council Member Toly seconded the motion.

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

VII) ADJOURNMENT

I) PARK CITY HOUSING AUTHORITY MEETING

II) ROLL CALL

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

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

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

IV) WORK SESSION

1. Discuss Deer Valley's Proposed Affordable Housing Obligation Calculation for the Development of the Deer Valley Snow Park Area:
Jason Glidden, Affordable Housing Manager, reviewed this was discussed at the February 3rd meeting. Deer Valley proposed to meet the current Housing Resolution requirements for their affordable housing obligation. Rich Wagner, Deer Valley Housing Development Manager, stated they were willing to build the 67.1 affordable unit equivalents (AUE) and if the assessment was lower, they would still build that number.

Board Member Dickey asked if the food and beverage square footage for amenities where food was involved, such as bowling, a pool or a spa, was allocated to the food and beverage class. Wagner stated food and beverage was taken out of those amenities. Glidden indicated this was an estimate and as the construction documents were defined, staff could evaluate and adjust it if needed. Any amendments would have to go through the Housing Authority.

Board Member Gerber clarified there was no addition of employees per hotel room, but they just reduced the number of hotel rooms, to which Glidden affirmed. Council Member Toly stated a new lift was being added and it would require new employees. Wagner stated there would be the same amount of total lifts and employees. Board Member Toly thought there would be more employees for the expanded areas. Wagner stated the employees would be redistributed. Board Member Toly indicated the plan was to eliminate one of the hotels and add condos. Wagner noted the plan included 35 condos.

Board Member Rubell asked that more affordable units be constructed in Phase One when this came back for final approval. He also wanted to discuss uses that did not create a housing obligation, such as daycare. Board Member Gerber wanted to see onsite housing when the overall housing plan was discussed. There was also a discrepancy between the land the City was asked to vacate and the square footage of Doe Pass and she asked if that additional square footage could be made up with housing.

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

V) ADJOURNMENT

With no further business, the meeting was adjourned.

____
Michelle Kellogg, City Recorder

Special Event Work Session

1. Key Questions
2. Special Events Process
3. Event History Milestones
4. PC STAT
5. The future of Special Events

PARK CITY
1884

What We Heard at Visioning

- More info on SE evaluation process and prioritization.
- Explain the Difference between
  Peak Day Traffic & Special Events.
- Define Success: Who do events serve?
  Who are they for?
- Bring tools to refine the code to focus on community identity,
  Don't allow more events when we are full.

Key Questions: Special Events

Why should the City host special events?	Sense of Community For locals	Enriches cultural opportunity Drive economic vibrancy	1
What criteria should the City use when evaluating event permits?	Community First Cultural Identity	Economic Benefit Public Safety & Transportation Impacts	2
Should the City prioritize certain types of events over others?	Recreation/ Athletic Non-Profit	Community/Cultural For Profit	3
How should the City mitigate the impact events may have on locals?	Continue High Level of Mitigation Reduce the Calendar/Less Events	Reduce size & scope	4
Who should pay for costs associated with events?	City (Sales Tax, Property Tax) Event Applicants	What about NFPs? Repurpose the resources	5

Council Questions

1. What are Council's goals for Special Events?
    a) Community First > Economic?
    b) Cost Recovery?
    c) Level of Mitigation?

2. Does Council agree that the role of Special Events should be scaled further to community and resident benefit over economic? How aggressively?
    1. Immediate (Community First; ID Carrying Capacity, More Peak Days & Quiet Times)?
    2. Intermediate (Fee waiver changes; deadlines and modify permitting process)?
    3. Big (full calendar reset)?

3. What role should the City have in producing events (beyond July 4th)?
    a) Miners' Day
    b) Bonanza Art Park
    c) Car Free Sunday

Special Event Process

1. Special Event versus Peak Day
2. Carrying Capacity/ Peaks
3. Event Process
   a) Determining Event Levels
   b) Council and Administrative Authority
   c) Standards of Approval &Required Findings

PARK CITY 1884

Special Events vs Peak Days

Council's Event Policy is codified as:

Special Events are unique activities *that impact the City by having use of or impact on City Property and require licensing or services beyond the scope of normal business and creates public impacts*.

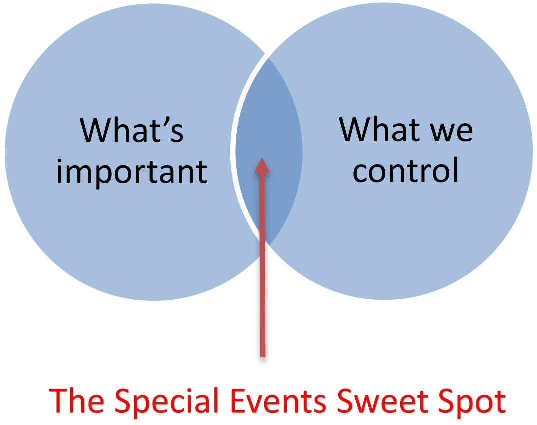
Special Event Permits can only be approved if findings are made that impacts are mitigated and when conditions of approval *ensure transportation access in accordance with the Park City Transportation Demand Management Plan, public safety in accordance with the requirements of the Park City Police Department, and consistency with the Park City General Plan*.

City Council's authority in issuing the permits allows unique operational plans that authorize the Chief of Police, City Engineer, Transportation Director, and Building Official to change, govern, or otherwise limit access to and use of public streets, circulation patterns, etc.

Special Event vs. Peak Day

<u>Special Events v. Peak Days</u>

Why do we have different mitigation tools for Special Events than we do for Peak Days? There are tools to manage & operate Peak Days that staff is exploring and will return to discuss at a future date.



Peak Ski Days and overtourism result in:

- Overwhelmed systems, facilities, infrastructure, and quality of life & experience.
- May become a public health, safety and welfare issue.

Special Events facilitate a balance of community and economic results.

- As the Event calendar was reduced, record visitation and impacts were felt.
- Town will exceed a <u>comfortable</u> carrying capacity, but a not public health, safety and welfare issue.

Carrying Capacity

Objective (Quantitative limits/cap) Examples – Water system, road capacity, parking, transit, peds, ski lift uphill capacity.

Subjective – Traffic, liquor store shelves, lift lines, dinner reservations, trail conditions, etc…

Special Events

What's Important

Quality of Life
Culture - Mountain
Town Fun & Funk
Public Safety
Stable & Diverse
Economy
Identity
Authenticity

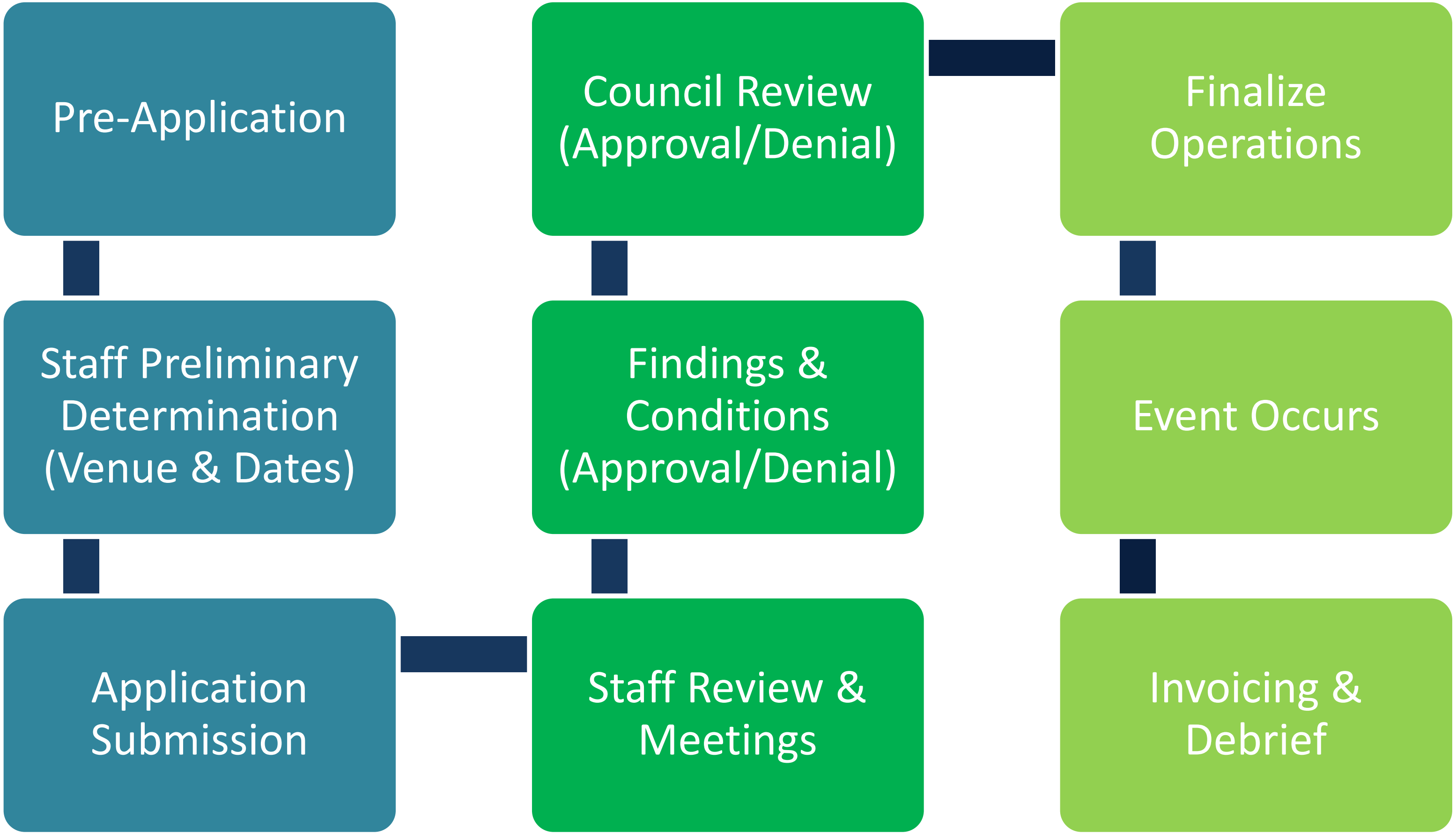
What We Can Control

Use of public property
Mitigation resources
Costs recovery/fees
Number of permits

Things We Can't Control

Weather
Human Behavior
Economic Changes
Visitation Levels
Application Submission

Event Flow Chart (Process)



Determining Event Levels

Event Levels are determined by City Staff based on degree of City Impacts including attendance as related to venue transportation and public safety impacts. Any event may be defined as a specific Level if they meet any one of the criteria.

Level One

$\geq$ 250 people
Minor Transportation Impacts
No Public Safety
(30 Day Review)

Examples:
Field of Honor,
Grand Menorah Lighting,
Santa at Town Lift

Level Two

$\geq$ 500 people
Multiple Days
Minor Transportation mitigation plan

Examples:
Noches De Verano,
Park City Hospital Groundbreaking
Housing Expo,
Snow Globes,
Back Alley Bash

Level Three

500 – 1,000 people
2 consecutive days or 3 in series
Moderate Transportation Impacts
May require limited Public Safety
(tri-annual review deadlines)

Examples:
Running with Ed,
Tour De Suds,
Extreme Soccer,
Electric Light Parade

Level Four

500 – 5,000
Multiple days
Moderate Transportation Impacts
Requires Public Safety Needs

Examples:
Park Silly Sunday Market,
Savor the Summit,
Miners Day,
Halloween on Main

Level Five

Attendance $\leq$ 5,000
Moderate to Severe Transportation Impacts –
Moderate to Severe Public Safety Needs

Examples:
Sundance,
Arts Festival,
Fourth of July

Council vs Administrative Authority

Council retains authority, delegated smaller events to staff.
This can change at Council's discretion.

City Council

- Retains authority over all events

Staff / Administrative Review

- Level 1, 2, 3, & Level 4 & 5 with no material changes

Council Review with Public Hearing

- New Level 4 & 5 or material changes, Appeals of any administrative decision

What's a material change?

Items that increase public safety or transportation impacts, or create conflicts with events on the calendar…

Standards of Approval 4A-2-4

Balances Community & Economic Values
Public Safety & Transportation Standards

A.The Special Event does not provide positive economic, cultural, or community value, or is not in accordance with the goals outlined in the Park City General Plan and City Council's Biennial Strategic Plan. The economic, cultural, and community value shall be determined by the City pursuant to the following criteria in order of priority:

- A. Complete community through its core values and/or partnerships with businesses or organizations that support Park City's community goals, local athletic, cultural or historic celebrations, or honoring local achievements, groups and/or individuals. Events that use public property only as a backdrop or venue with no authentic tie to the local community or city goals will not meet this standard.
- B. Provides direct economic benefit to the City through sales tax, overnight visitation, or indirect benefit through marketing or branding value,
- C. Provides event diversity by expressly targeting local gathering and/or under-served participants and uniqueness to the existing event calendar in a manner not reflected by other approved events;
- D. Does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, proposed location and/or location conditions;
- E. Is not primarily retail and/or solely to avoid more restrictive general zoning and license regulations.

B.The conduct of the Special Event will substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue.

C.The conduct of the Special Event will require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.

D.The concentration of persons, vehicles, or animals will unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health and safety services.

E.The Special Event will substantially interfere with any other Special Event for which a permit has already been granted or with the provision of City services in support of other such events or governmental functions.

F.Where applicable, the Applicant fails to provide the following:

- A. The services of a sufficient number of traffic controllers, signs or other City required barriers or traffic devices;
- B. Monitors for crowd control and safety;
- C. Safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the Special Event will be conducted without creating unreasonable negative impacts to the area and with due regard for safety and the environment;
- D. Adequate transportation, off-site parking and traffic circulation in the vicinity of the event;
- E. Required insurance, cash deposit, or other security; or
- F. Any other services or facilities necessary to ensure compliance with City ordinance(s).

G.The event creates the imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.

Event History Milestones

1. 2003-2007 ED Plan
2. 2008 Event Overhaul
3. SEAC (2017/18)
4. 2018 Event Overhaul

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Special Events Timeline

1990s

Park City is a Winter Town.

2000s

Build Year-Round Economy & Recession.

2015

Victim of Success. Event Fatigue & SEAC.

2018

Code Overhaul. Extensive Input.

2019

Expanded mitigation efforts to protect Residents.

Today

Scaled Events.

2004- 2005 Economic Development Plan

Vision

To provide long-term economic health for the greater Park City region through a proper balance of tourism initiatives and quality of life desires for those that live in and visit the area. As a guiding principle, all economic development initiatives will consistently strive to sustain a vibrant multi-seasonal destination resort community.

Top Priority

- Further diversify the summer tourism initiatives with aggressive efforts to promote a broadened and more active summer season.
- Improve upon an already busy winter tourism season with efforts to maximize its full potential.
- Lengthen the tourism season to eight busy months a year.
- Facilitate the establishment of more “attractions/areas of interest” for both visitors and residents.
- Protect, preserve, and promote the historic Main Street downtown area as the heart of the region.
- Maintain and improve upon the Quality of Life

2008 Overhaul – the Great "Mitigate"

City Council
Staff Report

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Subject: Event Policy Discussion
Author: Max J. Paap
Department: Sustainability
Date: December 18, 2008
Type of Item: Informational

Summary Recommendation:
This report is informational. Council should re-affirm the direction that Special Events is heading in preparation for the 2009 Event Season is in alignment with Council goals.

Background
The event climate in Park City has changed significantly over the past 5 years. After the Olympics, a conscious effort was put forth by the City to facilitate the event process and bringing more events to town as an Economic Development Tool. This represents the last time the process by which we regulate events was significantly overhauled. A Joint Venture between PCMC and the Park City Chamber/Bureau was entered into in September of 2005 to provide a central coordinated effort for all events and community activities. The result has been a continual increase in the number of events and total event days (Exhibit A). Council has continued to support this economic tool. During Council's 2008 January visioning session, staff was directed to amend the Economic Development Strategic Plan with a new "top priority" of:

- *Further develop and populate the event calendar; while continuing to balance impacts on community character and quality of life of residents, and quality of experience of visitors.*

2017 Special Event Advisory Committee (SEAC)

- Resident driven.
- Event Prioritization – Quantified (on subjective criteria).
- Extensive conversation facilitated policy refinements.
- Didn’t cut events – reached consensus.

2018 What We Accomplished

<u>Summary of Code Changes:</u>

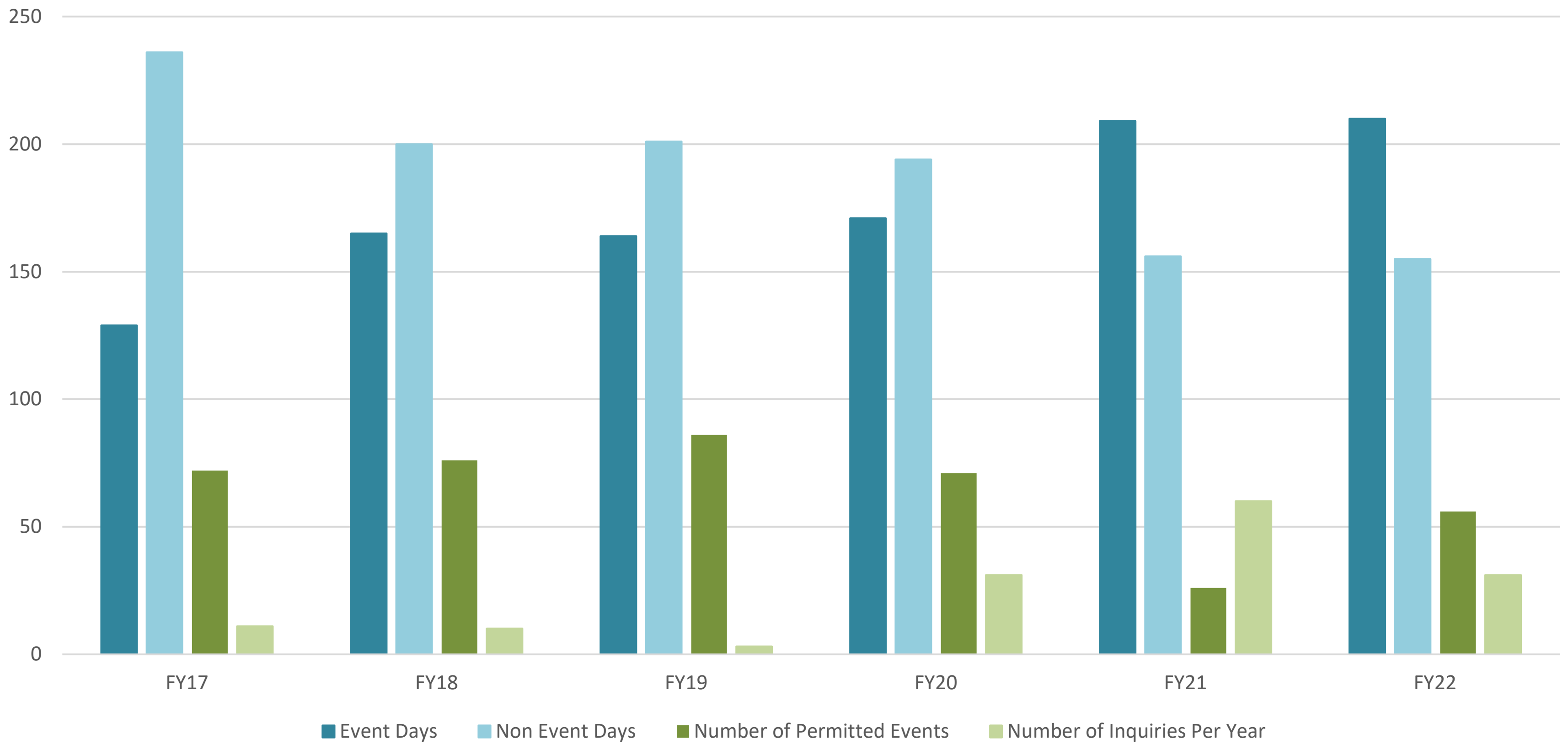
- Peak Time Periods.
- Event Levels Reclassify.
- Resort events deregulated.
- Cap # of L3, 4, 5's.
- Change application. process/deadlines.
- Fee Reduction limit.

<u>Additional (non-codified) Efforts</u>

- Monitor Shoulder Seasons.
- Administratively build quieter weekends into summer.
- Create sustainable framework.
- Web and process/policy updates

Special Event Stats

Event Calendar



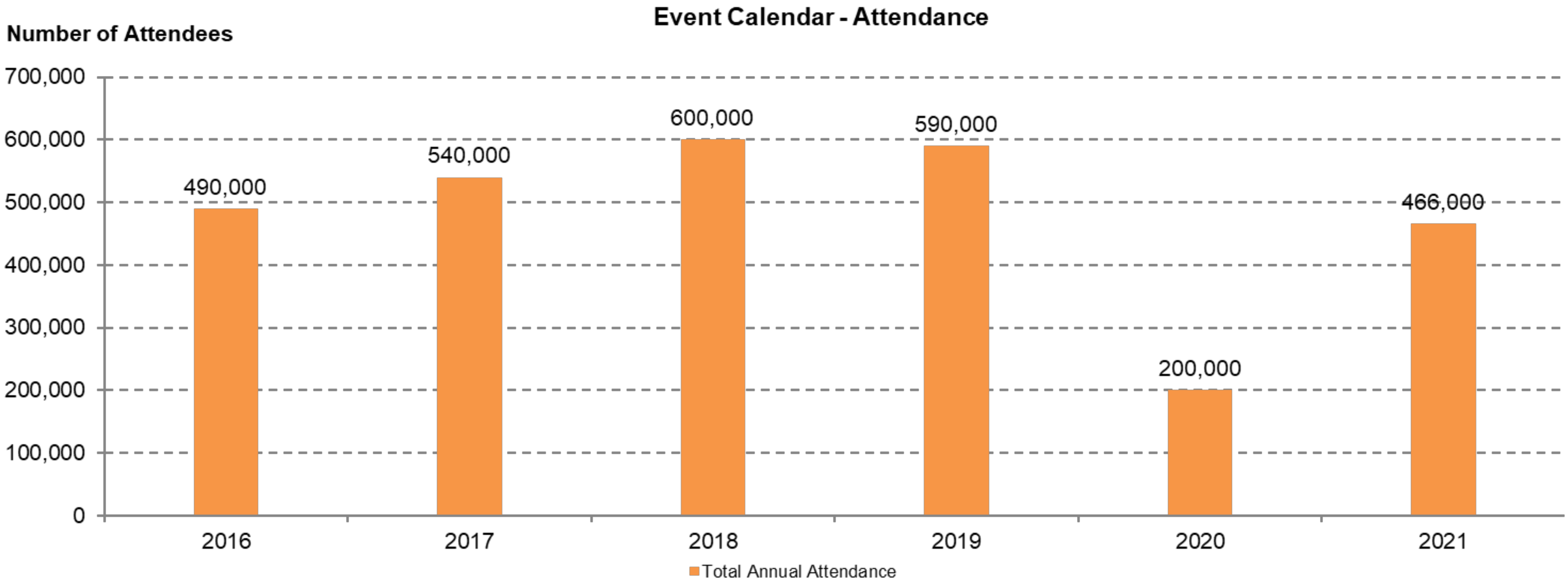
Event Days

What is an Event Day?
A day on the calendar in which one or more permitted events are held.

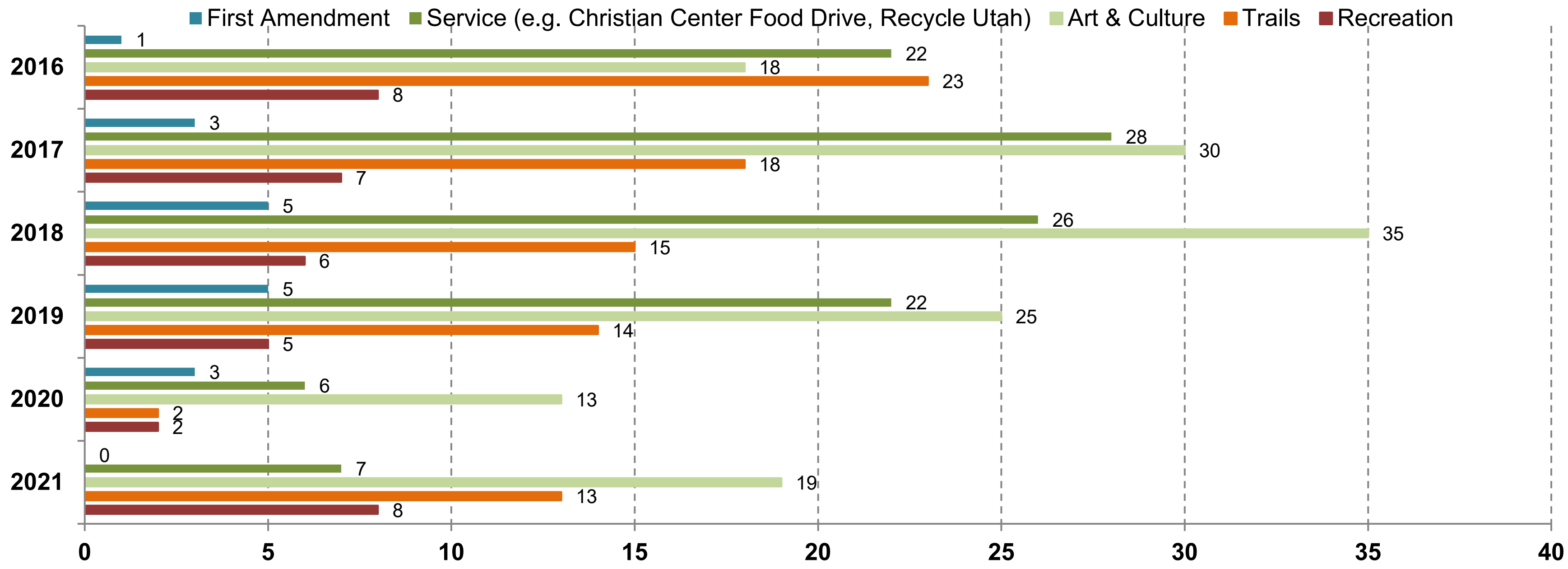
Why are event days increasing while event permits are decreasing?
Covid related events may be a cause of this. We will monitor event days as we head into a more normal schedule.

Event Name	Event Level	Number of Event Calendar Days	Approval
Snow Globe Stroll	Level 2	49	Annual
Field of Honor (Veterans Day)	Level 1	10	Annual
Park City Farmers Market	Level 3	22	Annual (moved to County)
Sundance	Level 5	11	Annual
World Cup	Level 3	3	Annual
Park Silly Sunday Market	Level 4	14	Annual
Car Free Sunday	Level 4	14	Annual
Arts Festival	Level 5	3	Annual
Triple Crown	Level 3	14	Not returning

Event Attendance

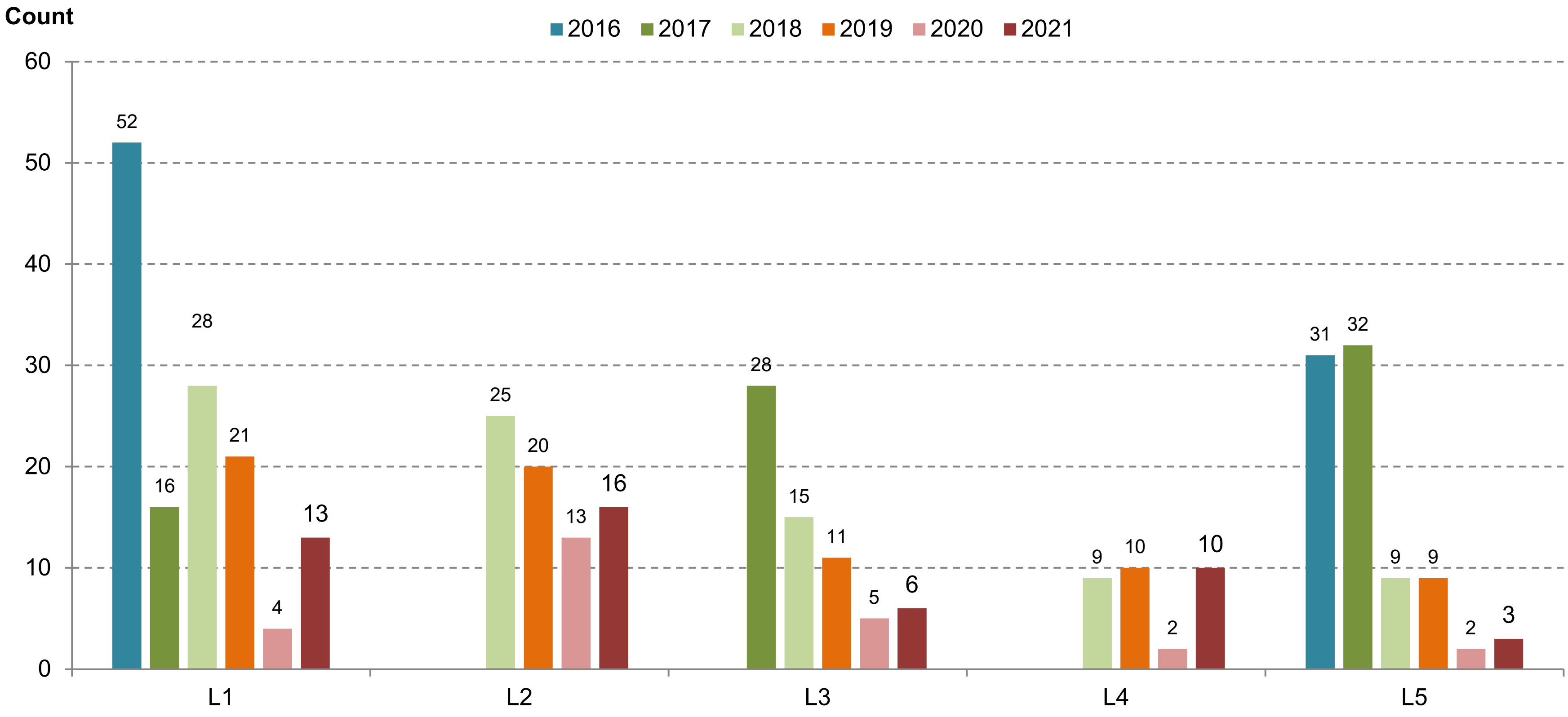


Event Types

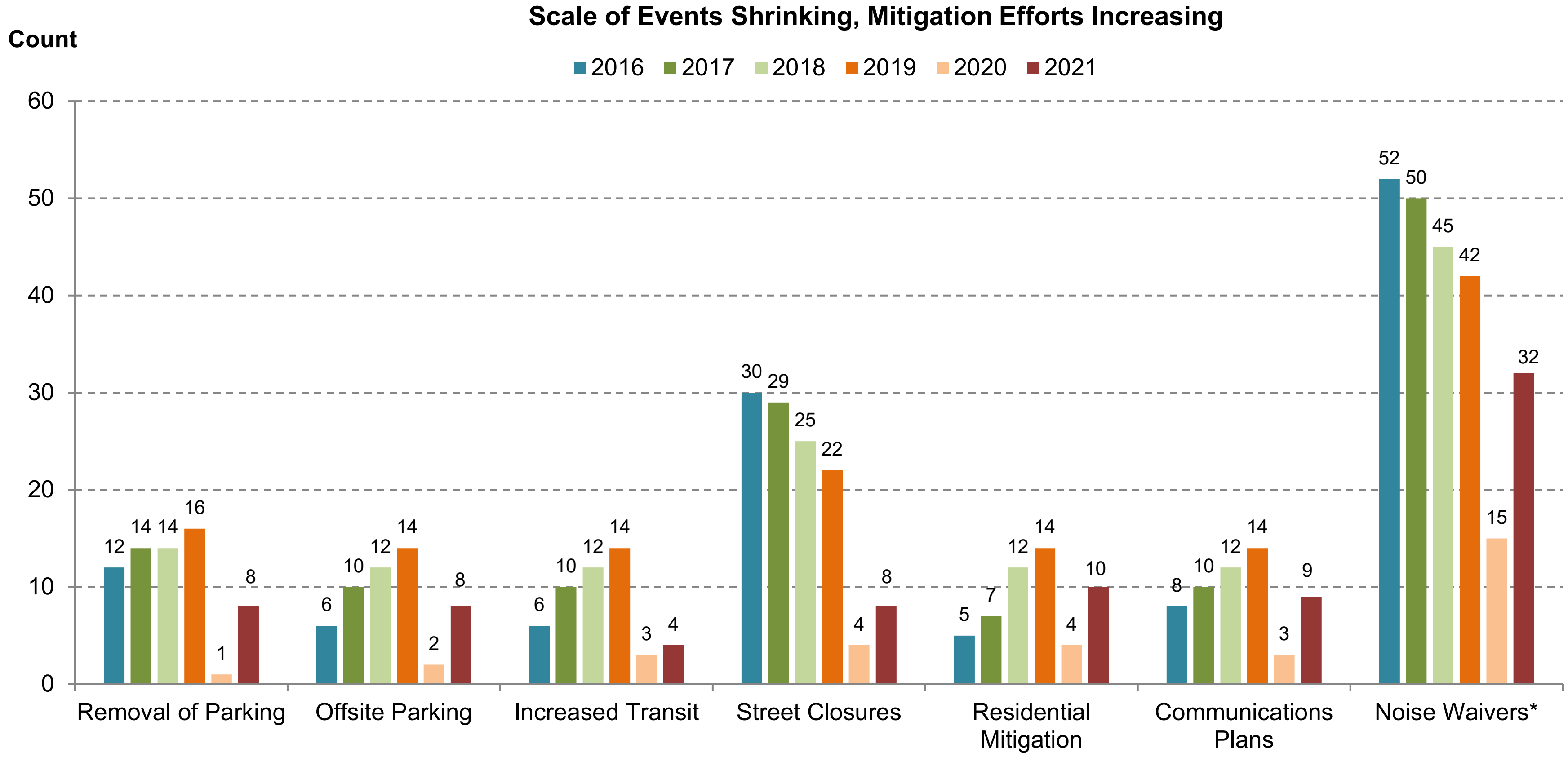


First Amendment
Service (e.g. Christian Center Food Drive, Recycle Utah)
Art & Culture
Trails
Recreation
2016
1
22
18
23
8
2017
3
28
30
18
7
2018
5
26
35
15
6
2019
5
22
25
14
5
2020
3
6
13
2
2
2021
0
7
19
13
8
0
5
10
15
20
25
30
35
40

Event Levels



Event Services



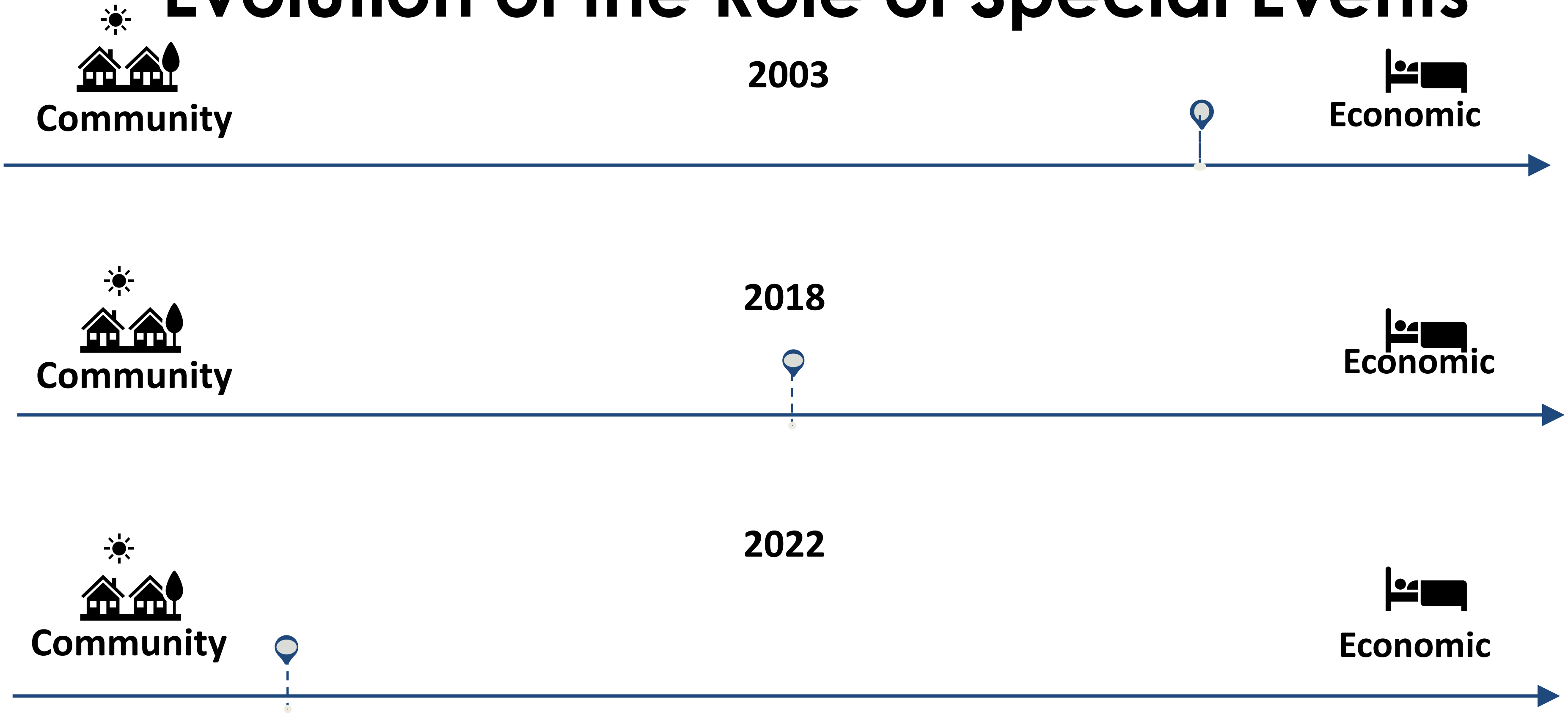
Comparative Towns

- Moab, Utah
- Breckenridge, Colorado
- Aspen, Colorado
- Vail, Colorado

The Future of Special Events

1. What & who are Events For?
2. Comparative Communities
3. Goals of Special Events
4. Costs of Services
5. City's role in Producing Events

Evolution of the Role of Special Events



The Goal & Role of Events

Community

- Community Gathering, Authenticity & Identity
- Quality of Life over Economic Benefit

Costs

- Cost Recovery Goals & Less Fee Reduction. Non Profits?
- Prioritizing Resources or Reprioritize Resources?

Impacts

- Mitigate Traffic or No Traffic?
- Mitigate Noise or No Noise?
- Sustainability Goals

Costs & Fee Waivers

	Total Fees & Hard Costs	Fees Waived to Applicant	Fees Paid to City	Number of Events
Contracted Events	$1,868,183	$1,753,594	$36,543	4
Uncontracted Events	$491,881	$413,538	$79,397	53
Non Profit	$106,880	$57,814	$49,066	45
For Profit	$31,009	$1,732	$30,331	5
City Produced	$353,992	$353,992	$0	7
Totals	$2,360,064	$2,167,132	$115,940	57

Current Policy:
Keep Fee Waivers below $200K, wean off by FY 25

Policy Recommendation:
Limit Fee Waivers to Non-Profit Orgs & Realign Fee Reduction Criteria with Community Goals.

City Role in Producing Events

Current — City Produced Events

- Fourth of July, Olympic Video Board, Council Swearing In, Bonanza Art Park, Car Free Sundays.
- Recreation – Volleyball Tournaments, Dirt Jump Skate Park, McPolin Barn

Future — Sustain Community Identifying Events

- Miners Day
- Halloween on Main

Policy Questions

- Is Council interested in considering City Programmed Bonanza Art Park moving forward?
- Car Free Sunday?
- How do we sustain community identifying events? Staff recommends we produce these.

Next Steps – Tools/Changes

1. What we didn't do in 2018
2. What we can control
3. What we should do now (8/2022)
4. What we should consider in the future (2023 Calendar)

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2018 Standard of Approval

Community

Economy

4A-2-4 Standards For Permit Approval

Applications for Special Event Permit(s) shall be reviewed for compliance with the standards provided herein. The Economic Development Manager or his/her designee or City Council may deny or restrict any Special Event whenever any of the conditions enumerated in this Section cannot be eliminated or sufficiently mitigated by Conditions of Approval to ensure transportation access in accordance with the Park City Transportation Demand Management Plan, public safety in accordance with the requirements of the Park City Police Department and consistency with the Park City General Plan.

A. The Special Event does not provide positive economic, cultural, or community value, or is not in accordance with the goals outlined in the Park City General Plan and City Council's Biennial Strategic Plan. The economic, cultural, and community value shall be determined by the City pursuant to the following criteria in order of priority:

1. Reasons for hosting the event in Park City and venue/use area is consistent with Park City's goals to create a complete community through its core values and/or partnerships with businesses or organizations that support Park City's community goals, local athletic, cultural or historic celebrations, or honoring local achievements, groups and/or individuals. Events that use public property only as a backdrop or venue with no authentic tie to the local community or city goals will not meet this standard.

~~1.~~2. Provides direct economic benefit to the City through ~~tax benefits~~sales tax, overnight ~~resort~~ visitation, or indirect benefit through marketing or branding value, compared to community impacts and costs of providing city services.

~~2.~~3. Provides event diversity by expressly targeting local gathering and/or under-served participants ~~and~~~~or uniqueness~~and uniqueness to the existing event calendar in a manner not reflected by other approved events;

~~3.~~4. Does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, proposed location and/or location conditions;

~~4.~~5. ~~Provides diversity or uniqueness to the existing event calendar;~~

~~5.~~6. Is not primarily retail and/or solely to avoid more restrictive general zoning and license regulations;

~~6.~~7. ~~Provides economic benefit to the City through tax benefits, resort visitation, or marketing or branding value, compared to community impacts and costs of services.~~

So, what else could we do?

Items we talked about in 2018 but didn't codify:

- Biannual Event Review.
- No new events with transportation and public safety impacts.
- No new events period. (temp? forever?)
- Set new goal for number of event days (reduce quantity).
- Reduce scale of existing events.
- Cut events from the calendar.
- Allow a # of new events as others go away.
- Cap number of trail and recreation events.
- Protect Shoulder Seasons.
- Protect Summer and Winter.
- Further reduce Fee Waivers & realign fee waiver policy.

Tools

Immediate changes recommended

- Codify Community First/Community Identity Standards of Approval.

- Add more Peak Event Time Periods:
    - No longer allow level 1&2 events during these times.
    - Council should clarify their policy on continuing to allow small events at the resorts during Peak times.

- Add Quiet Times:
    - Codify Quiet Times.
    - No longer allow new events.
    - Council should consider if they want to allow any new small events during Quiet Times.

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2022 DRAFT Special Event Peak Time Period Calendar

2022

January

S	M	T	W	T	F	S
				30	**31**	**1**
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	**20**	**21**	**22**
23	**24**	**25**	**26**	**27**	**28**	**29**
30	31					

February

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	**18**	**19**
20	**21**	22	23	24	25	26
27	28					

March

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	**24**	**25**
26	27	28	29	30		

July

S	M	T	W	T	F	S
					1	**2**
3	**4**	**5**	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August

S	M	T	W	T	F	S
	1	2	3	4	**5**	**6**
7	8	9	10	11	**12**	**13**
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September

S	M	T	W	T	F	S
				1	**2**	**3**
4	5	6	7	8	9	10
11	12	13	14	15	**16**	**17**
19	19	20	21	22	23	24
25	26	27	28	29	30	

October

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	**31**					

November

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	**23**	**24**
25	**26**	27	28	29	**30**	**31**

- Current codified Peak (Event) Time Periods
- Recommended New Peak (Event) Time Periods
- Recommended Quiet Time Periods

44 – Peak Time Periods (current)

60 – Additional Peak Time

54 – Quiet Time Periods

New? Total 158 Peak and Quiet Times

8/2022: Proposed Standard Peak & Quiet

Community

applications no less than 30 days prior to the start of their event, unless otherwise approved by the Economic Development Manager or their designee.

4. PEAK TIME PERIODS. Applications for any new ~~Level Three, Four or Five Es~~Special Event will not be considered during the following peak time periods.

1. Martin Luther King Holiday (Friday to Monday - dates vary annually)
~~1.~~2. Sundance Film Festival (as per dates in contract - dates vary annually);
3. Presidents Day Weekend (dates vary annually);
~~2.~~4. Memorial Day Weekend (Friday to Monday – dates vary annually)
~~3.~~5. Savor the Summit Weekend - Friday through Sunday (dates vary annually);
~~4.~~6. July 2, 3, 4 and 5;
~~5.~~7. First Full Weekend of August (aka Arts Fest Weekend) - Friday through Sunday (dates vary annually);
~~6.~~8. Tour of Utah Weekend - Friday through Sunday (dates vary annually);
~~7.~~9. Labor Day Weekend (aka Miners Day Holiday Weekend) - Friday through ~~Sunday~~Monday;
~~8.~~10. 3rd Weekend in September (aka Autumn Aloft Weekend) - Friday through Sunday;
~~9.~~11. October 31 (Halloween on Main);
12. Thanksgiving Holiday (Wednesday to Sunday – dates vary annually)
~~10.~~13. Winter Holiday (December 23-26);
~~11.~~14. Winter Holiday 2 (December 30, 31 and January 1). EXCEPTIONS:

   1. Level One, Two and Three events located within Master Planned Developments (MPD) boundary in the Recreation Commercial (RC) Zone and Residential Development (RD) Zone are allowed during peak time period limitations in Section 4A-2-3(D), however, are not required to obtain a Special Event Permit as per Section 4A-2-1.3.
   2. First Amendment events are exempt from peak time period limitations but are required to obtain a Special Event Permit.
   3. Applications for existing events that were permitted on the 2018 event calendar may be considered during peak timeframes and shall be evaluated annually based on the standards of approval herein.

15. Peak Occupancy Periods – Any other period not previously identified in this section where the average occupancy in the previous 3 years exceeds 80%. A calendar will be published annually on [date] identifying black out dates.
~~12.~~16. Peak Traffic Periods – Any other period not previously

5. QUIET TIME PERIODS. Applications for any new Special Event will not be considered during the following Quiet Time Periods.

   1. **Second Weekend in June**

8/2022 Very Draft Standard – Prioritize Community, Quantify Capacity

Community

4A-2-4 Standards For Permit Approval

Applications for Special Event Permit(s) shall be reviewed for compliance with the standards provided herein. The Economic Development Manager or his/her designee or City Council may deny or restrict any Special Event whenever any of the conditions enumerated in this Section cannot be eliminated or sufficiently mitigated by Conditions of Approval to ensure transportation access in accordance with the Park City Transportation Demand Management Plan, public safety in accordance with the requirements of the Park City Police Department and consistency with the Park City General Plan.

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   ~~2. Provides direct economic benefit to the City through sales tax, overnight visitation, or indirect benefit through marketing or branding value, compared to community impacts and costs of providing city services.~~

   ~~3.~~2. ~~Provides~~ Provides event diversity by expressly targeting local gathering and/or under-served participants and uniqueness to the existing event calendar in a manner not reflected by other approved events;

   ~~4.~~3. Does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, proposed location and/or location conditions;

   4\. Is not primarily retail and/or solely to avoid more restrictive general zoning and license regulations.

   ~~6.~~6. ~~Provides direct economic benefit to the City through sales tax, overnight visitation, or indirect benefit through marketing or branding value, compared to community impacts and costs of providing city services.~~

   ~~7.~~5. Provides

B. The conduct of the Special Event will substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue. This is effectively the City's Carrying Capacity Timeframes and is defined as:

   1\. Lodging Occupancy exceeds 75% on average over the last three years (define metric further); or

   2\. Average Daily Trips exceeds x#on SR 224 or x# SR 248 on average over the last three years.

   3\. The City's Carrying Capacity timeframes will be published in the annual calendar as referenced in Section 4A-2-3(6).

C. The conduct of the Special Event will require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.

D. The concentration of persons, vehicles, or animals will unduly interfere with the movement of

Longer Term Tools (2023 Calendar)

Within next 6 months

- Align Fee Waiver Process
- Updates to deadlines and review process

Big Change

- Full reset – no grandfathered events
- No new Level 4’s or 5’s without a city services contract

Council Questions

1. What are Council's goals for Special Events?
   a) Community First > Economic?
   b) Cost Recovery?
   c) Level of Mitigation?

2. Does Council agree that the role of Special Events should be scaled further to community and resident benefit over economic? How aggressively?
   1. Immediate (Community First; ID Carrying Capacity, More Peak Days & Quiet Times)?
   2. Intermediate (Fee waiver changes; deadlines and modify permitting process)?
   3. Big (full calendar reset)?

3. What role should the City have in producing events (beyond July 4th)?
   a) Miners' Day
   b) Bonanza Art Park
   c) Car Free Sunday

HOUSING WORK SESSION
April 7, 2022

Overview

Housing Authority

Strategies/Programs

HOUSING AUTHORITY

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TRIVIA QUESTIONS

- **What year was the Park City Housing Authority established?**

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Background

- Park City’s Housing Authority was established in 1978
- Made up of members appointed by City Council.
- Utah State Code establishes the power for the creation of Housing Authorities, to study and determine the needs of medium and low-income persons
- Housing Authorities can also administer programs, own and lease property, and conduct business associated with affordable housing
- Council directed the Housing Team at their spring retreat to explore the options for a local or regional Housing Authority separate from, but appointed by, the City Council

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Comparing Other Housing Authorities
Case Study #1:

SALT LAKE COUNTY

- **Annual Budget:** 50M
- **Structure:** 7 Member board, 130 employees
- **Primary Programs:** Section 8 vouchers, property management, development

Comparing Other Housing Authorities
Case Study #2:

BLAINE COUNTY

- **Annual Budget:** 200-300K
- **Structure:** 7 Member board, 2 employees
- **Primary Programs:** Development, advocacy & policy

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Comparing Other Housing Authorities
Case Study #3:

ASPEN-PITKIN COUNTY

- **Annual Budget:** 200-300K
- **Structure:** 8 Member board (5 voting), 15 employees
- **Primary Programs:** Property management, compliance, & marketing

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Pros & Cons of Separate Housing Authority

PROS

- Expertise in the field -
- Ability to act quickly
- Greater opportunities for regional collaboration
- Increased operation efficiency
- Inoculated from the politics of the issues

CONS

- Reduced amount of control
- Funds spent outside City limits
- Increased benefits to other jurisdictions

Recommendation

- Return to Council in a future work session with a more comprehensive presentation that includes:
  - Funding Options
  - State Laws
  - Bylaws/Guidelines
  - Budget
  - Possible phasing plan for Housing Authority

STRATEGIES/PROGRAMS

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Live Local Park City – Lite Deed Restrictions Program

- Makes cash payments to property owners to place a deed restriction on their property in perpetuity.
- Would restrict properties to "full-time" residents occupying or renting property (greater than 6 months)
- The Housing Team proposes to allocate $1,000,000 in funding
- Staff has brought this program to Council three times.

- *Would Council want the Housing Team to return with a broader program that includes an affordability component?*

Buy Down Program

- Property would be bought at market value and sold at deed restricted price
- A capital fund would allow for quick movement on key properties that come onto the market

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Rent to Own Program

- City purchases the home
- Renter contributes 1-2% of purchase price as "initial home savings fund"
- Each month a percentage of the rent goes into "home savings fund"
- After three years, renter has enough money for down payment

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Shared Equity Program

- Shared equity programs require a one-time investment into each property by the municipality
- In return for the subsidy, the buyer agrees to share any home price appreciation at the time of resale with the entity providing the subsidy, which helps preserve affordability for subsequent homebuyers.
- Shared equity programs are also used by private companies (Pacaso) to encourage second home ownership

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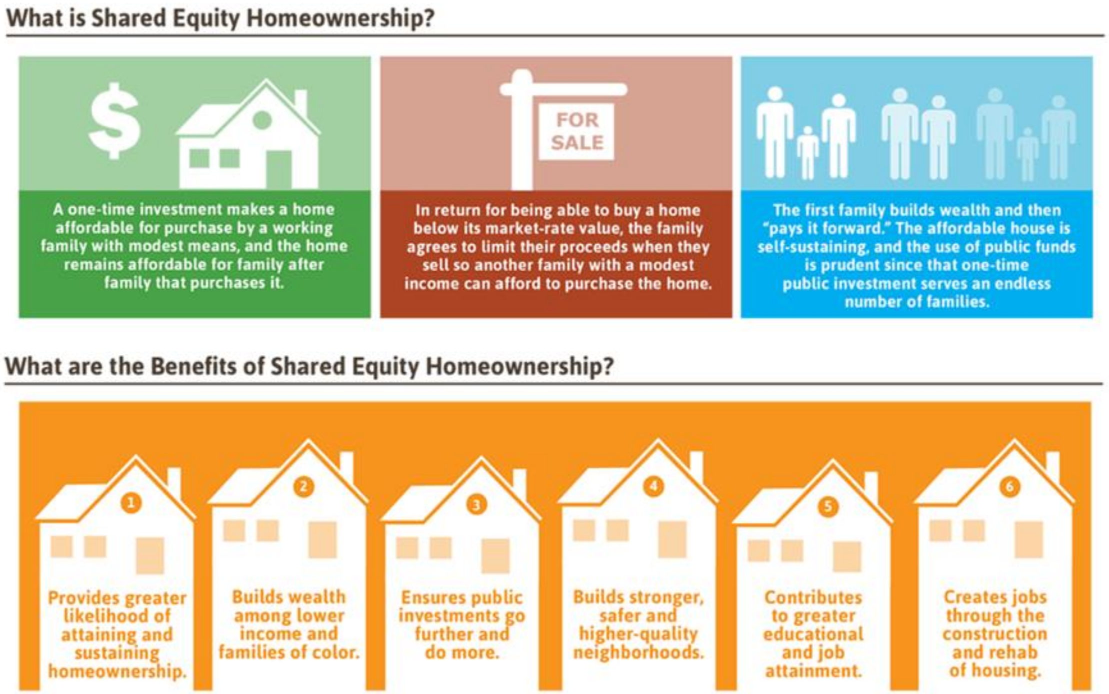
Shared Equity Program



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City Build & Sell Model

- City acts as developer and develops for sale units
- City has successfully completed several projects using this model

Pros/Cons of City Build/Sale Model

PROS

- City controls the design
- City retains any profits or revenue

CONS

- Requires large amount of City resources
- Project delivery is slower
- Subsidy could be above 50% of costs
- Ties up more City funds to other projects

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Public/Private Partnerships

- City partners with private sector developer or non-profit to build affordable housing.

Pros/Cons of Public/Private Partnerships

PROS

- Better projects when each participant does what they do best
- Faster projects
- Lower risk for the City
- Private sector more experience in cost containment
- Allows City funds to be used more efficiently

CONS

- Must compensate private sector for risk
- Reduce or forfeit profit or future revenue
- Must be flexible in design

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Program Evaluation Matrix

PCMC Relative Value Housing Strategy Analysis

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

Metric Weights

Key Outcomes	Weights
Maximize Units Acquired	1
Minimize Acquisition Cost Per Unit	1
Minimize Years for City to Acquire Affordable Units	1
Maximize City Revenue or Equity Generated	1
Council Defined Sentiment - Community Benefit	1

<-- Adjust weights carried by different metrics in final score, staff has assumed equal weight across all metrics by default

Other Opportunities

- Down Payment Assistance – Fund that would provide down payments
- STR Conversion Program – Provides payments to incentivize property owners to rent long term.
- City Employee Long-Term Housing Programs – Provide long-term housing options with City-owned property.

Park City Arts and Culture District

Council Work Session – April 7, 2022

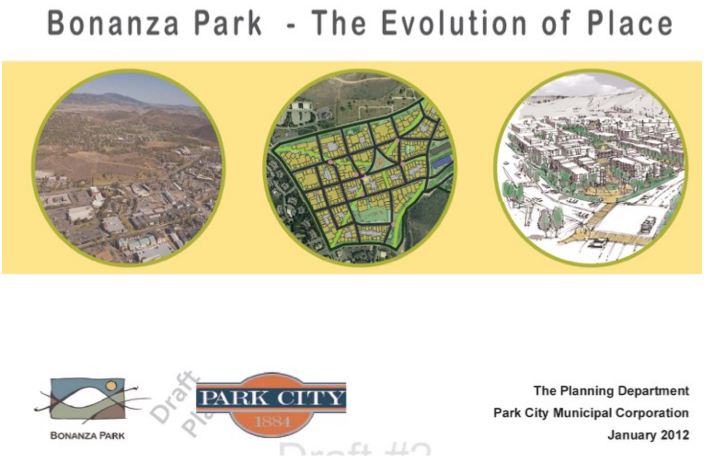
The Early Days

Bonanza Park identified as "the locals' place to live and work"

Form-based zoning explored and ultimately rejected

Community visioning and strategic planning – (Vision Park City 2009)

Increased development pressures in Bonanza Park



Sundance evaluates HQ locations

Kimball Art Center sold its Main Street location

2017

Sundance and Kimball signed letters of intent with the City

City enacted 1% Transient Room Tax

City purchases Bonanza Park properties to control future use

Cultural Facilities and District Feasibility Study published

Lake | Flato Architects selected to master plan District
and design City facilities

Letter of Intent Terms

"[A] central purpose of the District is to inspire creative expression and therefore agree to strive for a design of such District that is artistically and architecturally significant"

Letter of Intent Terms

PCMC shall be responsible for any environmental site remediation as part of the Parking Easement and Purchase Agreement.

[Partners to purchase respective parcels @ $85.50 per square foot]

PCMC shall construct approximately 60,000 to 90,000 sq. ft. of additional District space, which will include a mix of office and retail space, restaurants/cafes, event spaces, plazas, public ingress and egress, public art, nonprofit space complementary to the District, affordable or attainable housing, artist residences, an innovation technology center, and/or innovative food concept center, etc.

[T]he shared underground parking and facilities shall be constructed by PCMC at its sole cost and expense.

Letter of Intent Terms

PCMC shall construct, own, maintain, and operate approximately 400 parking stalls, including underground, surface and aboveground structured as determined by the MPD.

PCMC shall construct and operate a transit connection hub within or adjacent to the District.

PCMC shall retain ownership and management of all parking constructed by PCMC, subject to the terms of the Parking Easement; provided of the MPD shall establish an allocation of parking to both KAC and Sundance at no cost.

This Letter is intended to be a *nonbinding statement* and preliminary concept of the terms of the proposed transactions.

Key Questions: A&C

1 — Committed to a Cultural District?

2 — Role in planning and development?

- Funding
- Facilitation/leading
- Facilities

3 — Priorities for the District?

- Home for anchor arts organizations
- Neighborhood center - community space
- Cultivate local creatives
- Affordable housing
- Mobility infrastructure

Past Discussed Potential Scenarios

Full Build
$74M
4 Buildings

- Community-focused arts and cultural spaces
- 60 affordable housing rental units
- Public gathering plazas and below-grade parking
- Transportation and walkability improvements

Reduced Build
$57M
3 Buildings

- Community-focused arts and cultural spaces
- 28 affordable housing rental units
- Outdoor interactive arts and recreation space
- Public gathering plazas and below-grade parking
- Transportation and walkability improvements

Private Partner
$54M
4 Buildings

- Community-focused arts and cultural spaces
- Retail or office space building with private partner
- 60 affordable housing units with private partner
- Public gathering plazas and below-grade parking
- Transportation and walkability improvements

Private Partner
$42M
2 Buildings

- Community-focused arts and cultural spaces
- 60 affordable housing units with private partner
- Public gathering plazas and below-grade parking
- Transportation and walkability improvements

Infrastructure Only
$32M
No Buildings

- Public gathering plazas and below-grade parking
- Transportation and walkability improvements

Water Rates

Enhanced Conservation

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The Why

- Water Rates are a conservation tool
- Pricing is used to discourage high consumption

Water Supply

- Current Water Outlook?
  - Marginally better then last year
  - Anticipate similar messaging as last year
- Long-Term Plan
  - We have a water resource plan that meets demand through the modeled period (2050)
- Climate Change
  - An unknown but will reduce snowpack and increase irrigation amount and season.

Current Council Direction

- Modify rate structure to further encourage water conservation

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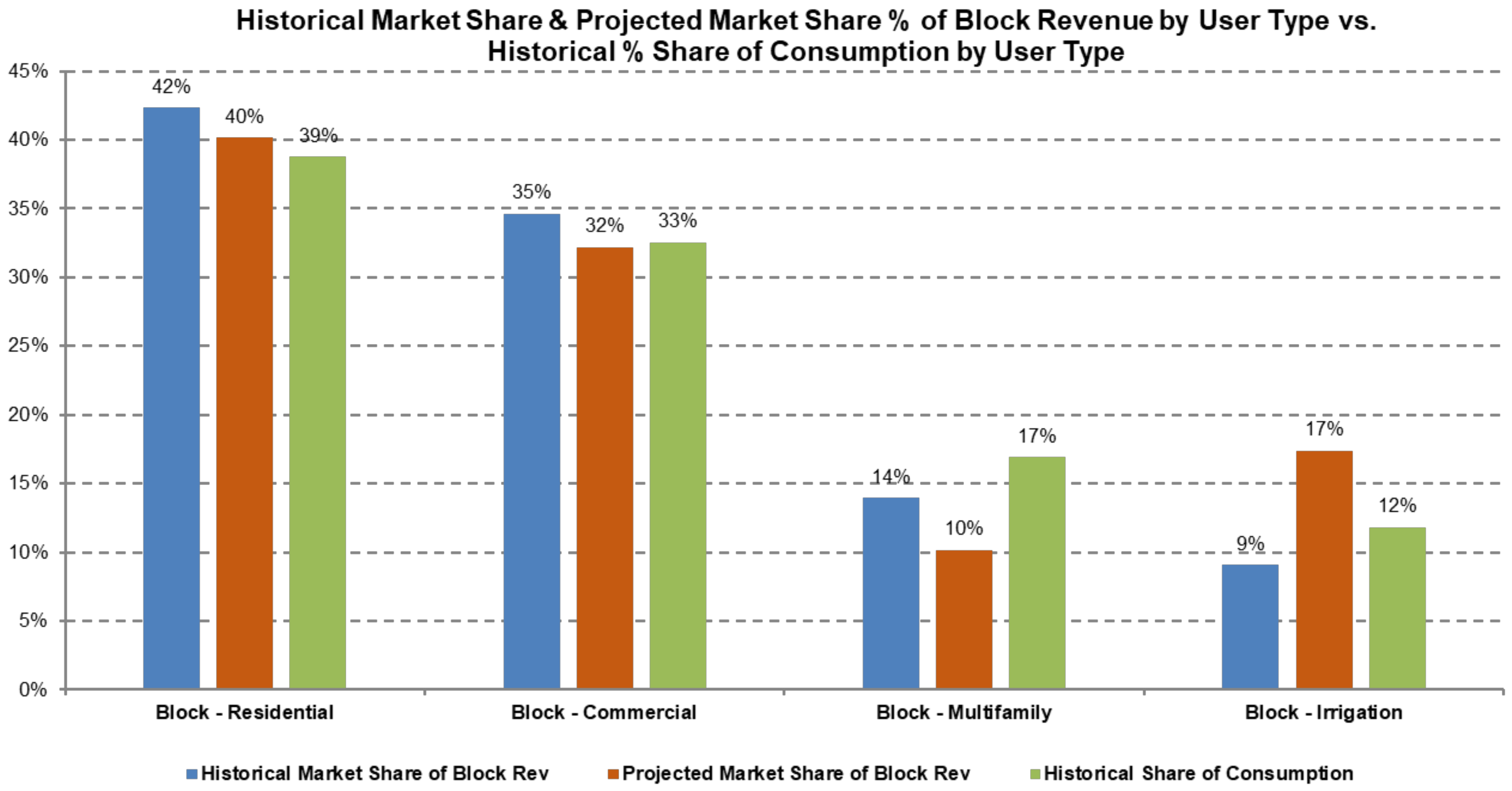
Background

Water User Fees are the primary revenue of the Water Fund

- Funds Operations
- Capital Improvements

Type	Description	Account Count 2021	Percentage of Total Consumption in 2021
Single Family Residential	A single residential dwelling unit.	4,597	41%
Multi-Family Residential	Multiple residential dwelling unit.	314	17%
Commercial	A business or other non-classified usage.	377	29%
Irrigation	Outdoor Water Only.	179	13%

Market Share of Block Revenue Vs. Share of Consumption



Source: Park City Municipal Corporation. As of February 1, 2022.

Background

Current Block Rate Structure 2021

Average User

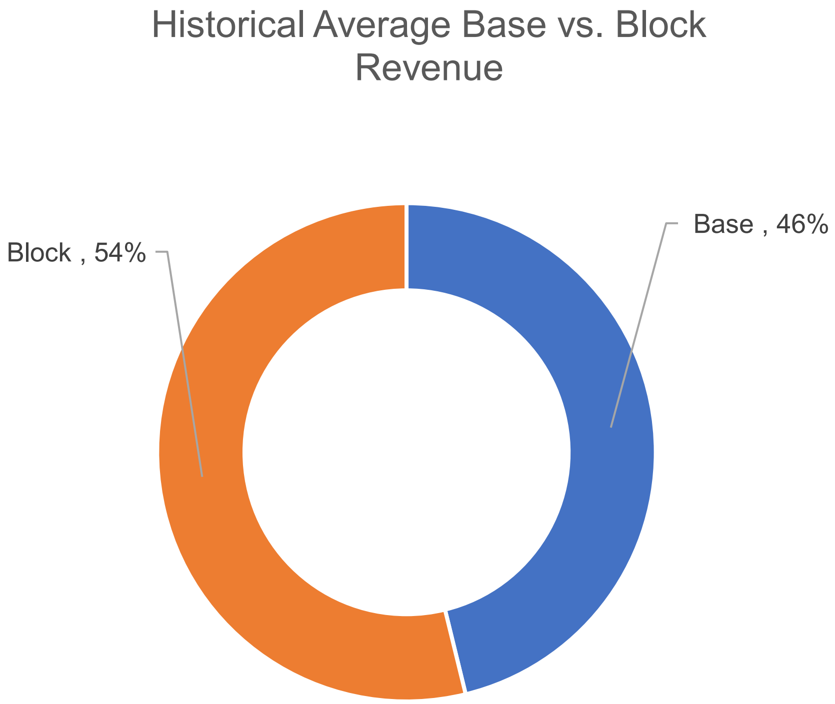
User Type	Meter Size	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000
res	0.75	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43
res	1	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43
res	1.5	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43
res	2	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43
res	3	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43
res	4	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43
res	6	$ 6.68	$ 10.71	$ 10.71	$ 11.27	$ 11.27	$ 14.60	$ 14.60	$ 17.41	$ 30.43	$ 30.43
comm	0.75	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39
comm	1	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39
comm	1.5	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39
comm	2	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39
comm	3	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39
comm	4	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39
comm	6	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39
multi	0.75	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	1	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	1.5	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	2	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	3	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	4	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	6	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
irrig	0.75	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	1	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	1.5	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	2	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	3	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	4	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	6	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22

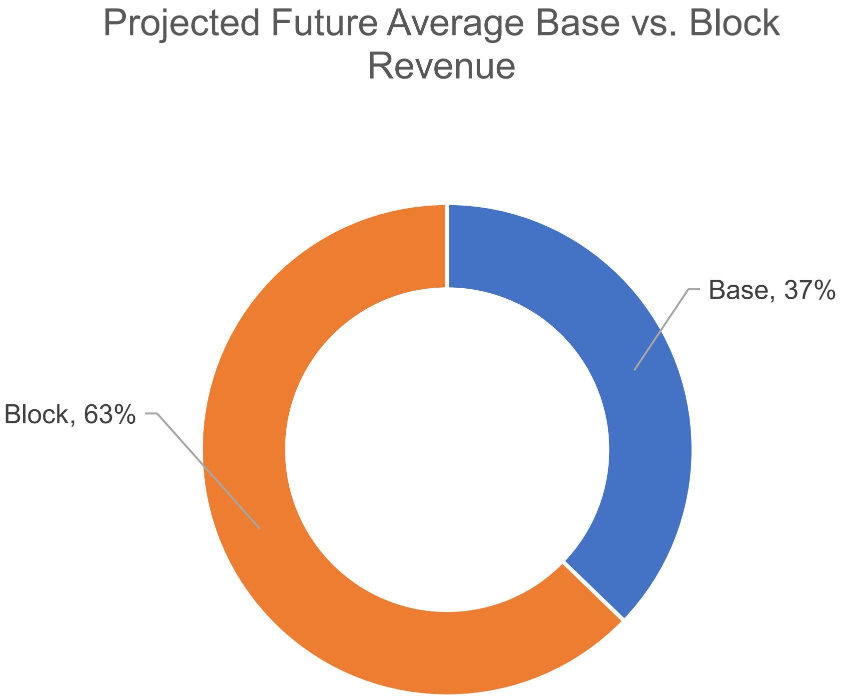
User Type	Meter Size	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
res	0.75	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	1	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	1.5	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	2	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	3	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	4	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
res	6	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43	$ 30.43
comm	0.75	$ 9.39	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54
comm	1	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54
comm	1.5	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54	$ 14.54
comm	2	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54	$ 14.54	$ 14.54	$ 14.54
comm	3	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54	$ 14.54
comm	4	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54
comm	6	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 9.39	$ 14.54
multi	0.75	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	1	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	1.5	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	2	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	3	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	4	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
multi	6	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91	$ 7.91
irrig	0.75	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	1	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	1.5	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	2	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	3	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	4	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22
irrig	6	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22	$ 12.22

Policy

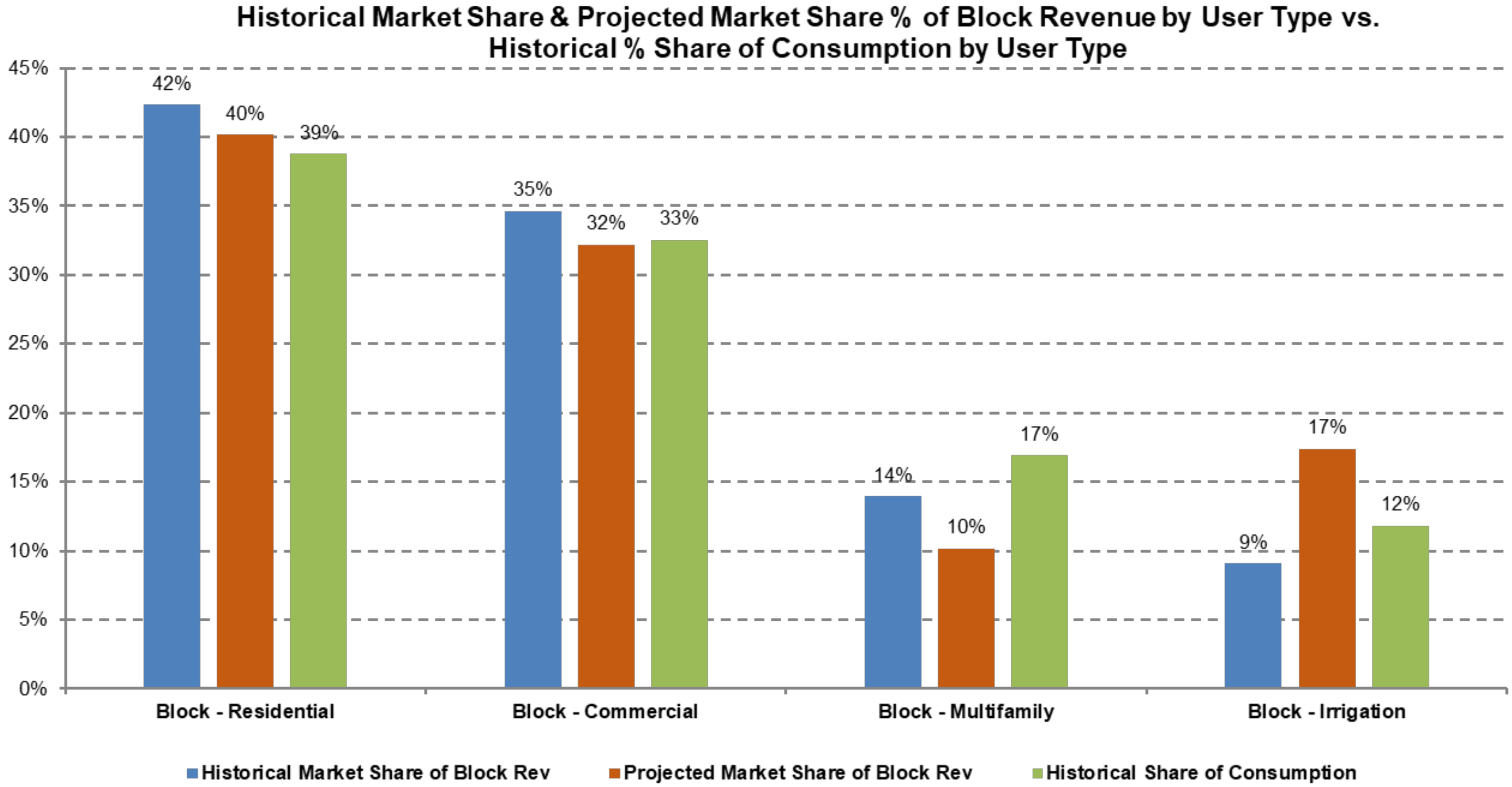
- Increase the cost of above average usage and use the added revenue to decrease the cost of below average usage
  - Increasing the pricing signal with progressively higher usage
- Revenue Neutral
  - Excluding 3% inflationary increase
  - Based on a model, and subject to variability (weather, economy, changes in behavior, etc.)
- Shift Costs towards Consumption and away from Base Rate
- Maintain a balance between rate classes

Revenue Base Fees vs. Usage Fees Decomposition





Market Share of Block Revenue Vs. Share of Consumption



Source: Park City Municipal Corporation. As of February 1, 2022.

Policy

Unique Account Changes

- Single Family Residential
  - Move all accounts to the lowest base rate.
  - Decreased the “ideal” yard size from a ¼ acre to 1/10 of an acre.
- Irrigation Accounts
  - Decrease at any price point for irrigation seemed inconsistent with Council’s goals. Therefore, no price decrease was applied for below average usage and the excess revenue was used to reduce the cost in the multi-family account group.

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Policy

Unique Account Changes

0.25 Acre Irrigated Land

0.10 Acre Irrigable Land

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Output

2022 Proposed Block Rate Structure

Average User

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
res0.75	$4.68	$7.50	$7.50	$9.71	$11.58	$20.24	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res1	$4.68	$7.50	$7.50	$9.71	$11.58	$20.24	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res1.5	$4.68	$7.50	$7.50	$9.71	$11.58	$20.24	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res2	$4.68	$7.50	$7.50	$9.71	$11.58	$20.24	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res3	$4.68	$7.50	$7.50	$9.71	$11.58	$20.24	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res4	$4.68	$7.50	$7.50	$9.71	$11.58	$20.24	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
res6	$4.68	$7.50	$7.50	$9.71	$11.58	$20.24	$20.24	$20.24	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
comm0.75	$7.51	$9.01	$9.01	$9.01	$9.01	$10.82	$10.82	$12.98	$12.98	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$30.43
comm1	$7.51	$7.51	$9.01	$9.01	$9.01	$10.82	$10.82	$10.82	$12.98	$12.98	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$30.43
comm1.5	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$9.01	$9.01	$9.01	$10.82	$10.82	$12.98	$12.98	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$30.43
comm2	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$9.01	$9.01	$10.82	$10.82	$10.82	$12.98	$12.98	$12.98	$12.98	$18.17	$18.17	$18.17	$30.43
comm3	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$9.01	$10.82	$12.98	$12.98	$18.17	$18.17	$18.17	$30.43
comm4	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$9.01	$10.82	$10.82	$12.98	$12.98	$12.98	$18.17	$30.43
comm6	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$7.51	$9.01	$9.01	$10.82	$10.82	$12.98	$18.17	$30.43
multi0.75	$4.68	$5.61	$5.61	$6.73	$8.08	$8.08	$8.08	$8.08	$8.08	$8.08	$8.08	$8.08	$8.08	$11.31	$18.17	$18.17	$18.17	$18.17	$18.17	$18.17	$30.43
multi1	$4.68	$5.61	$5.61	$6.73	$6.73	$6.73	$8.08	$11.31	$11.31	$11.31	$11.31	$11.31	$11.31	$11.31	$11.31	$18.17	$18.17	$18.17	$18.17	$18.17	$30.43
multi1.5	$4.68	$4.68	$4.68	$4.68	$5.61	$5.61	$5.61	$5.61	$6.73	$8.08	$11.31	$11.31	$11.31	$11.31	$11.31	$11.31	$11.31	$18.17	$18.17	$18.17	$30.43
multi2	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$5.61	$5.61	$6.73	$6.73	$8.08	$8.08	$8.08	$11.31	$11.31	$11.31	$11.31	$11.31	$18.17	$18.17	$30.43
multi3	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$5.61	$6.73	$8.08	$11.31	$11.31	$11.31	$11.31	$11.31	$11.31	$18.17	$30.43
multi4	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$5.61	$5.61	$6.73	$8.08	$11.31	$11.31	$11.31	$11.31	$18.17	$30.43
multi6	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$4.68	$5.61	$5.61	$6.73	$6.73	$8.08	$8.08	$11.31	$11.31	$18.17	$30.43
irrig0.75	$12.22	$12.22	$12.22	$14.66	$14.66	$17.60	$17.60	$21.12	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
irrig1	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$14.66	$17.60	$17.60	$21.12	$ 30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
irrig1.5	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$14.66	$14.66	$17.60	$21.12	$21.12	$30.43	$30.43	$30.43	$30.43	$30.43	$30.43
irrig2	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$14.66	$14.66	$14.66	$17.60	$21.12	$21.12	$30.43	$30.43	$30.43	$30.43	$30.43
irrig3	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$14.66	$14.66	$14.66	$17.60	$21.12	$21.12	$30.43	$30.43	$30.43	$30.43	$30.43
irrig4	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$14.66	$17.60	$21.12	$30.43	$30.43
irrig6	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$12.22	$14.66	$17.60	$21.12	$30.43	$30.43

Output

Block Rate Structure YoY % Change in Proposed Structure

Average User

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
res0.75	-30%	-30%	-30%	-14%	3%	39%	39%	16%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res1	-30%	-30%	-30%	-14%	3%	39%	39%	16%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res1.5	-30%	-30%	-30%	-14%	3%	39%	39%	16%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res2	-30%	-30%	-30%	-14%	3%	39%	39%	16%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res3	-30%	-30%	-30%	-14%	3%	39%	39%	16%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res4	-30%	-30%	-30%	-14%	3%	39%	39%	16%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
res6	-30%	-30%	-30%	-14%	3%	39%	39%	16%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
comm0.75	-20%	-4%	-4%	-4%	-4%	15%	15%	38%	38%	94%	94%	25%	25%	25%	25%	25%	25%	25%	25%	25%	109%
comm1	-20%	-20%	-4%	-4%	-4%	15%	15%	15%	38%	38%	94%	94%	94%	94%	25%	25%	25%	25%	25%	25%	109%
comm1.5	-20%	-20%	-20%	-20%	-20%	-20%	-4%	-4%	-4%	15%	15%	38%	38%	94%	94%	25%	25%	25%	25%	25%	109%
comm2	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-4%	-4%	15%	15%	15%	38%	38%	38%	38%	25%	25%	25%	109%
comm3	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-4%	15%	38%	38%	94%	94%	25%	109%
comm4	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-4%	15%	15%	38%	38%	38%	94%	109%
comm6	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-20%	-4%	-4%	15%	15%	38%	94%	109%
multi0.75	-41%	-29%	-29%	-15%	2%	2%	2%	2%	2%	2%	2%	2%	2%	43%	130%	130%	130%	130%	130%	130%	285%
multi1	-41%	-29%	-29%	-15%	-15%	-15%	2%	43%	43%	43%	43%	43%	43%	43%	43%	130%	130%	130%	130%	130%	285%
multi1.5	-41%	-41%	-41%	-41%	-29%	-29%	-29%	-29%	-15%	2%	43%	43%	43%	43%	43%	43%	43%	130%	130%	130%	285%
multi2	-41%	-41%	-41%	-41%	-41%	-41%	-29%	-29%	-15%	-15%	2%	2%	2%	43%	43%	43%	43%	43%	130%	130%	285%
multi3	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-29%	-15%	2%	43%	43%	43%	43%	43%	43%	130%	285%
multi4	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-29%	-29%	-15%	2%	43%	43%	43%	43%	130%	285%
multi6	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-41%	-29%	-29%	-15%	-15%	2%	2%	43%	43%	130%	285%
irrig0.75	0%	0%	0%	20%	20%	44%	44%	73%	149%	149%	149%	149%	149%	149%	149%	149%	149%	149%	149%	149%	149%
irrig1	0%	0%	0%	0%	0%	0%	0%	20%	44%	44%	73%	149%	149%	149%	149%	149%	149%	149%	149%	149%	149%
irrig1.5	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	20%	44%	73%	73%	149%	149%	149%	149%	149%	149%
irrig2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	20%	20%	44%	73%	73%	149%	149%	149%	149%	149%
irrig3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	20%	20%	44%	73%	73%	149%	149%	149%	149%	149%
irrig4	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	44%	73%	149%	149%
irrig6	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	44%	73%	149%	149%

2021 vs. 2022 Proposed Theoretical $ Delta in Monthly Bill per User

Average User

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
res0.75	($8)	($41)	($47)	($59)	($58)	($30)	$44	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64
res1	($8)	($41)	($47)	($59)	($58)	($30)	$44	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64
res1.5	($8)	($41)	($47)	($59)	($58)	($30)	$44	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64
res2	($8)	($41)	($47)	($59)	($58)	($30)	$44	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64
res3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
res4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
res6	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
comm0.75	($7)	($11)	($12)	($15)	($17)	($10)	$9	$34	$160	$213	$687	$796	$814	$1,232	$1,958	$2,322	$2,867	$3,539	$4,501	$6,318	$8,701
comm1	($6)	($25)	($25)	($28)	($30)	($23)	($5)	$5	$131	$153	$627	$890	$934	$1,944	$2,671	$3,034	$3,579	$4,251	$5,214	$7,031	$9,414
comm1.5	($2)	($21)	($24)	($39)	($49)	($58)	($63)	($66)	($79)	($70)	$7	$115	$132	$1,143	$2,899	$3,262	$3,807	$4,480	$5,442	$7,259	$9,642
comm2	$6	($12)	($16)	($31)	($41)	($50)	($74)	($88)	($101)	($103)	($26)	$17	$24	$437	$1,155	$1,514	$2,053	$2,725	$3,688	$5,504	$7,888
comm3	$32	$13	$9	($6)	($15)	($25)	($49)	($62)	($128)	($139)	($241)	($297)	($306)	($350)	($64)	$295	$834	$2,458	$4,786	$6,602	$8,986
comm4	$65	$46	$43	$28	$18	$9	($16)	($29)	($95)	($106)	($207)	($264)	($273)	($316)	($31)	$112	$651	$1,315	$2,266	$6,658	$9,042
comm6	$131	$112	$108	$93	$84	$75	$50	$37	($29)	($40)	($141)	($198)	($207)	($423)	($498)	($536)	($322)	($58)	$894	$5,286	$7,669
multi0.75	($14)	($37)	($42)	($51)	($50)	($49)	($47)	($46)	($40)	($39)	($30)	($25)	($24)	$367	$2,420	$3,446	$4,986	$6,884	$9,604	$14,736	$18,114
multi1	($13)	($36)	($40)	($50)	($56)	($61)	($59)	($35)	$84	$104	$288	$390	$407	$798	$1,479	$2,505	$4,044	$5,943	$8,663	$13,794	$17,172
multi1.5	($9)	($41)	($47)	($73)	($85)	($96)	($126)	($142)	($183)	($182)	$1	$103	$120	$512	$1,192	$1,532	$2,043	$3,941	$6,661	$11,792	$15,170
multi2	($0)	($33)	($39)	($65)	($81)	($97)	($127)	($143)	($185)	($192)	($182)	($177)	($176)	$215	$895	$1,235	$1,746	$2,375	$5,095	$10,226	$13,604
multi3	$25	($7)	($14)	($40)	($56)	($72)	($114)	($137)	($250)	($269)	($394)	($429)	($428)	($37)	$644	$984	$1,494	$2,124	$3,025	$8,157	$11,535
multi4	$58	$26	$20	($6)	($23)	($39)	($81)	($103)	($217)	($236)	($411)	($480)	($491)	($626)	($592)	($252)	$258	$888	$1,789	$6,921	$10,299
multi6	$124	$92	$85	$60	$43	$27	($15)	($37)	($151)	($170)	($345)	($414)	($425)	($560)	($796)	($779)	($753)	($124)	$778	$5,909	$9,287
irrig0.75	$3	$3	$3	$23	$35	$62	$132	$194	$832	$941	$1,924	$2,471	$2,562	$4,656	$8,298	$10,119	$12,850	$16,219	$21,045	$30,150	$32,881
irrig1	$6	$6	$6	$6	$6	$6	$6	$23	$211	$243	$724	$1,270	$1,361	$3,455	$7,097	$8,918	$11,650	$15,019	$19,844	$28,949	$31,681
irrig1.5	$12	$12	$12	$12	$12	$12	$12	$12	$12	$12	$144	$218	$245	$1,268	$3,047	$4,868	$7,599	$10,968	$15,794	$24,899	$27,630
irrig2	$26	$26	$26	$26	$26	$26	$26	$26	$26	$26	$158	$231	$244	$862	$2,641	$3,531	$6,262	$9,631	$14,457	$23,562	$26,293
irrig3	$68	$68	$68	$68	$68	$68	$68	$68	$68	$68	$200	$273	$285	$904	$2,683	$3,572	$6,304	$9,673	$14,498	$23,603	$26,335
irrig4	$123	$123	$123	$123	$123	$123	$123	$123	$123	$123	$123	$123	$123	$123	$123	$123	$490	$1,484	$3,842	$12,947	$15,678
irrig6	$242	$242	$242	$242	$242	$242	$242	$242	$242	$242	$242	$242	$242	$242	$242	$242	$608	$1,603	$3,961	$13,066	$15,797

Source: Park City Municipal Corporation. As of February 1, 2022.

2021 vs. 2022 Proposed Theoretical % Delta in Monthly Bill per User

Average User

	<=5000	<=15000	<=17000	<=25000	<=30000	<=35000	<=48000	<=55000	<=90000	<=96000	<=150000	<=180000	<=185000	<=300000	<=500000	<=600000	<=750000	<=935000	<=12000000	<=1700000	<=1850000
res0.75	-10%	**-21%**	-22%	-19%	-16%	-7%	7%	9%	4%	3%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%
res1	-10%	-21%	-22%	**-19%**	-16%	-7%	7%	9%	4%	3%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%
res1.5	-10%	-21%	-22%	-19%	**-16%**	-7%	7%	9%	4%	3%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%
res2	-10%	-21%	-22%	-19%	-16%	-7%	7%	9%	4%	3%	**2%**	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%
res3																					
res4																					
res6																					
comm0.75	-6%	-5%	-5%	-5%	-5%	-2%	**2%**	6%	17%	22%	46%	42%	41%	34%	30%	29%	28%	27%	27%	26%	33%
comm1	-4%	-10%	-9%	-8%	-8%	-5%	**-1%**	1%	14%	15%	41%	49%	50%	66%	46%	42%	38%	35%	33%	30%	37%
comm1.5	-1%	-5%	-6%	-8%	-9%	-10%	-9%	-9%	-7%	-6%	**0%**	6%	7%	37%	59%	51%	44%	40%	36%	32%	39%
comm2	1%	-2%	-2%	-4%	-5%	-6%	-8%	-8%	-7%	-7%	-1%	1%	1%	13%	22%	25%	27%	27%	26%	26%	33%
comm3	2%	1%	1%	0%	-1%	-1%	-3%	-3%	-6%	-6%	-9%	-10%	-10%	-8%	**-1%**	4%	10%	24%	38%	33%	41%
comm4	3%	2%	2%	1%	1%	0%	-1%	-1%	-3%	-3%	-5%	-6%	-6%	-6%	0%	**1%**	7%	12%	16%	36%	44%
comm6	3%	2%	2%	2%	2%	1%	1%	1%	-1%	-1%	-2%	-3%	-3%	-6%	-5%	-5%	-3%	**0%**	6%	26%	34%
multi0.75	-13%	**-20%**	-20%	-19%	-16%	-14%	-11%	-9%	-5%	-5%	-2%	-2%	-2%	15%	60%	72%	83%	92%	100%	109%	123%
multi1	-8%	-15%	-16%	**-16%**	-16%	-16%	-12%	-6%	10%	12%	22%	25%	26%	32%	36%	51%	67%	79%	90%	102%	116%
multi1.5	-3%	-11%	-12%	-16%	-17%	-18%	-20%	-21%	**-19%**	-18%	0%	6%	7%	19%	28%	31%	33%	52%	68%	86%	102%
multi2	0%	-5%	-6%	-9%	-11%	-12%	-14%	-15%	-15%	-15%	**-11%**	-9%	-9%	7%	20%	23%	27%	30%	51%	73%	90%
multi3	2%	-1%	-1%	-3%	-3%	-4%	-7%	-8%	-12%	-13%	-15%	-15%	-15%	**-1%**	12%	16%	20%	24%	28%	55%	72%
multi4	2%	1%	1%	0%	-1%	-1%	-3%	-4%	-7%	-7%	-11%	-12%	-12%	**-13%**	-9%	-3%	3%	9%	15%	43%	60%
multi6	3%	2%	2%	1%	1%	1%	0%	-1%	-3%	-3%	-6%	-7%	-7%	-8%	**-9%**	-8%	-7%	-1%	5%	33%	48%
irrig0.75	2%	1%	1%	5%	7%	11%	**19%**	25%	68%	73%	99%	107%	108%	123%	133%	136%	138%	141%	142%	144%	145%
irrig1	2%	2%	1%	1%	1%	1%	1%	3%	16%	18%	**36%**	53%	55%	89%	113%	118%	124%	129%	134%	138%	139%
irrig1.5	3%	2%	2%	2%	2%	1%	1%	1%	1%	1%	6%	8%	9%	**31%**	47%	63%	79%	93%	105%	118%	120%
irrig2	3%	2%	2%	2%	2%	2%	2%	2%	1%	1%	6%	8%	8%	19%	**38%**	43%	62%	78%	93%	109%	112%
irrig3	3%	3%	3%	3%	3%	3%	2%	2%	2%	2%	5%	6%	6%	**15%**	32%	37%	55%	71%	86%	102%	106%
irrig4	3%	3%	3%	3%	3%	3%	3%	3%	2%	2%	2%	2%	2%	2%	1%	1%	4%	**10%**	20%	52%	59%
irrig6	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	2%	2%	2%	2%	2%	2%	4%	**8%**	17%	45%	52%

Source: Park City Municipal Corporation. As of February 1, 2022.

2021 vs. 2022 Proposed $ Change in Monthly Bill Example Accounts

Top/Low User Impacts

Residential	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Corporate Owned Home in Solamere	1,483,000	$35,631.22	$34,981.69	($649.53)	-2%
Medium	Single Family Home in Deer Valley	23,000	$1,216.20	$792.98	($423.22)	-35%
Low	Likley Unoccupied Single family Home	1,000	$1,037.00	$667.54	($369.46)	-36%

Multi-Family	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Multi-Family Housing	4,504,000	$65,421.20	$58,066.56	($7,354.64)	-11%
Medium	Moderate Consumption HOA	85,000	$6,978.59	$6,918.40	($60.19)	-1%
Low	Single Home with Second Lockout Residence	6,000	$881.58	$887.20	$5.62	1%

Commercial	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Large Luxury Resort	29,165,000	$346,592.10	$426,928.19	$80,336.09	23%
Medium	Multi-Unit Retail Commercial	31,000	$3,315.09	$3,347.59	$32.50	1%
Low	Clubhouse	2,000	$852.90	$874.17	$21.27	2%

Irrigation	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Irrigation Around Large Multi-Family Housing	2,643,000	$29,353.82	$57,354.67	$28,000.84	95%
Medium	Medium HOA Irrigation Line	225,000	$7,746.42	$7,896.33	$149.91	2%
Low	Unused Irrigation Around a Commercial Restaurant	1,000	$2,351.38	$2,421.55	$70.17	3%

Source: Park City Municipal Corporation. As of April 5, 2022. The fees above exclude the water energy surcharge.

Implementation Schedule

- Option 1 [Recommended]
  - Adopt as part of the FY 2023 Budget Process, but delay implementation until January 1, 2023, to allow the community time to digest and adjust before the rates are implemented. During the first half of the FY 2023 adopt a 3% increase, that will be replaced on January 1, 2023, by the larger rate revision.
- Option 2
  - Adopt as part of the FY 2023 Budget Process and implement on July 1, 2022.
- Option 3
  - Other implementation schedule as directed by Council.

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– Overall Direction for Staff –

- Does Council want to adopt this rate structure?

- If yes, as part of FY2023 Budget or at a later point?

- If no, Staff requests direction to include an inflationary water rate adjustment, 3% across the board as part of the FY2023 Budget process and direction on whether to return with a modified proposal

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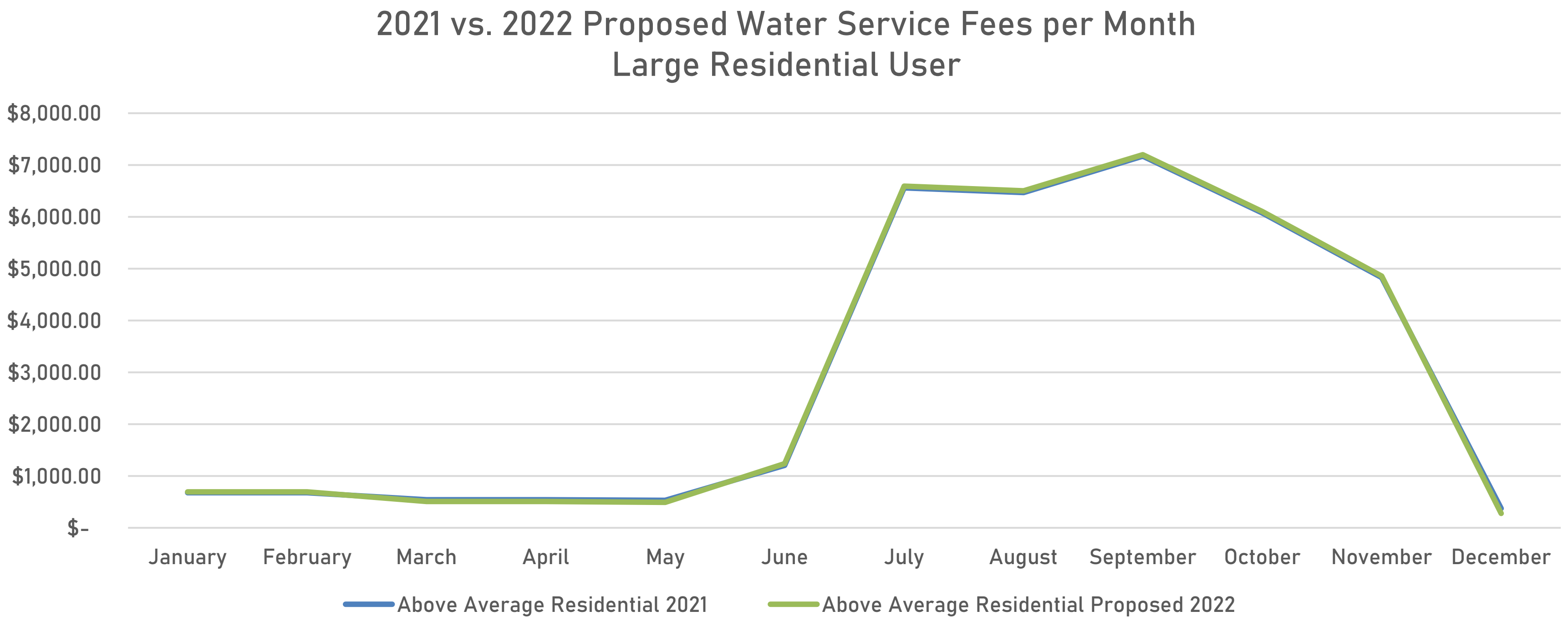
END

- Slides not part of presentation but available if needed.

2021 vs. 2022 Proposed $ Change in Monthly Bill
High Consumption Residential Example

Residential	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Corporate Owned Home in Solamere	1,483,000	0.42 %	$ 35,631.22	$34,981.69	($649.53)	-2%

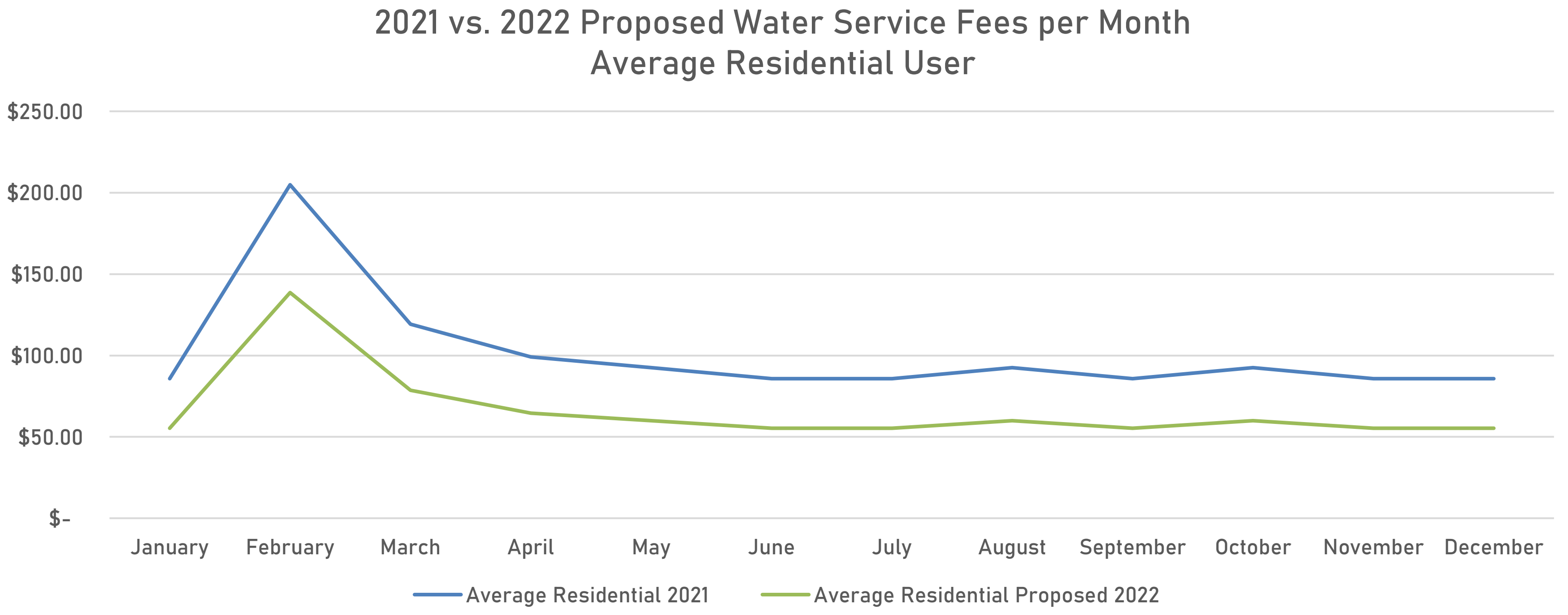


Source: Park City Municipal Corporation. As of April 5, 2022. The fees above exclude the water energy surcharge.

2021 vs. 2022 Proposed $ Change in Monthly Bill
Medium Consumption Residential Example

Attachment - Top/Low User Impacts

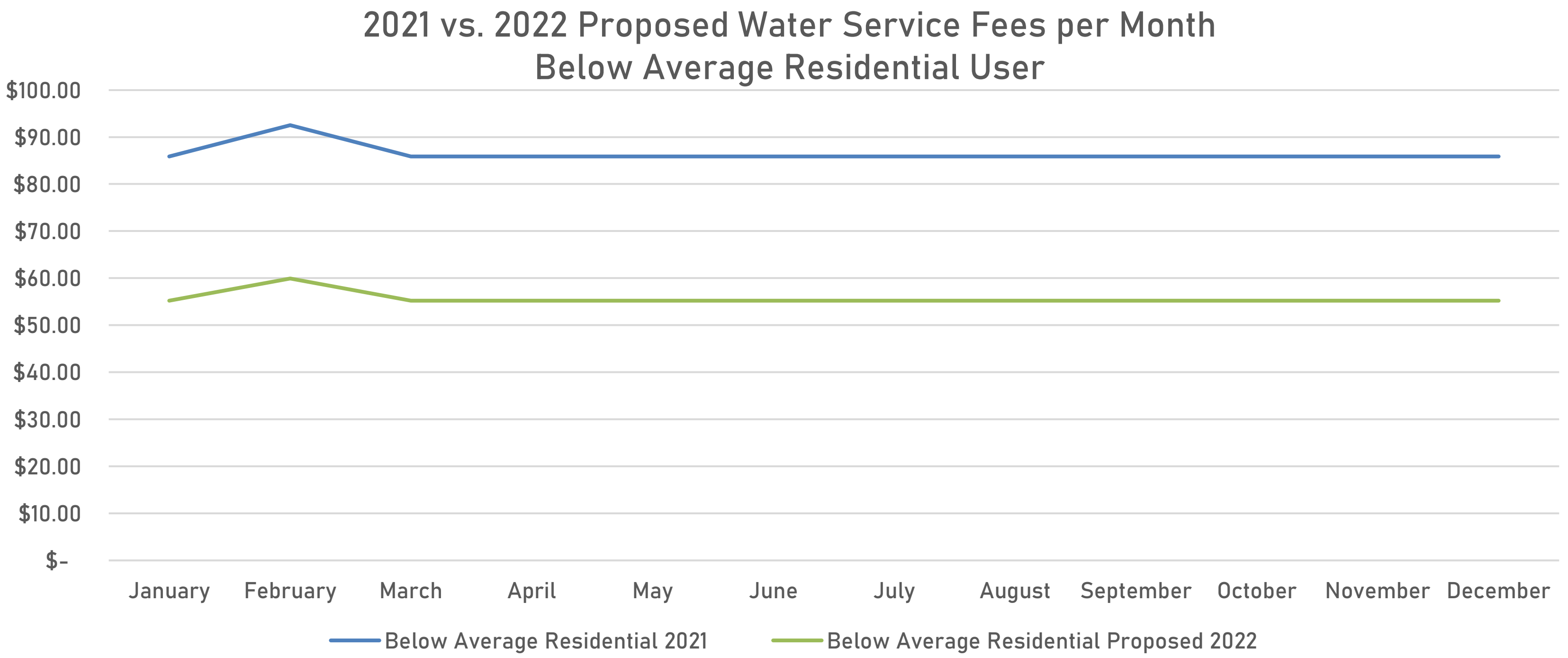
Residential	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Medium	Single Family Home in Deer Valley	23,000	0.01%	$ 1,216.20	$792.98	($423.22)	-35%



Source: Park City Municipal Corporation. As of April 5, 2022. The fees above exclude the water energy surcharge.

2021 vs. 2022 Proposed $ Change in Monthly Bill
Low Consumption Residential Example

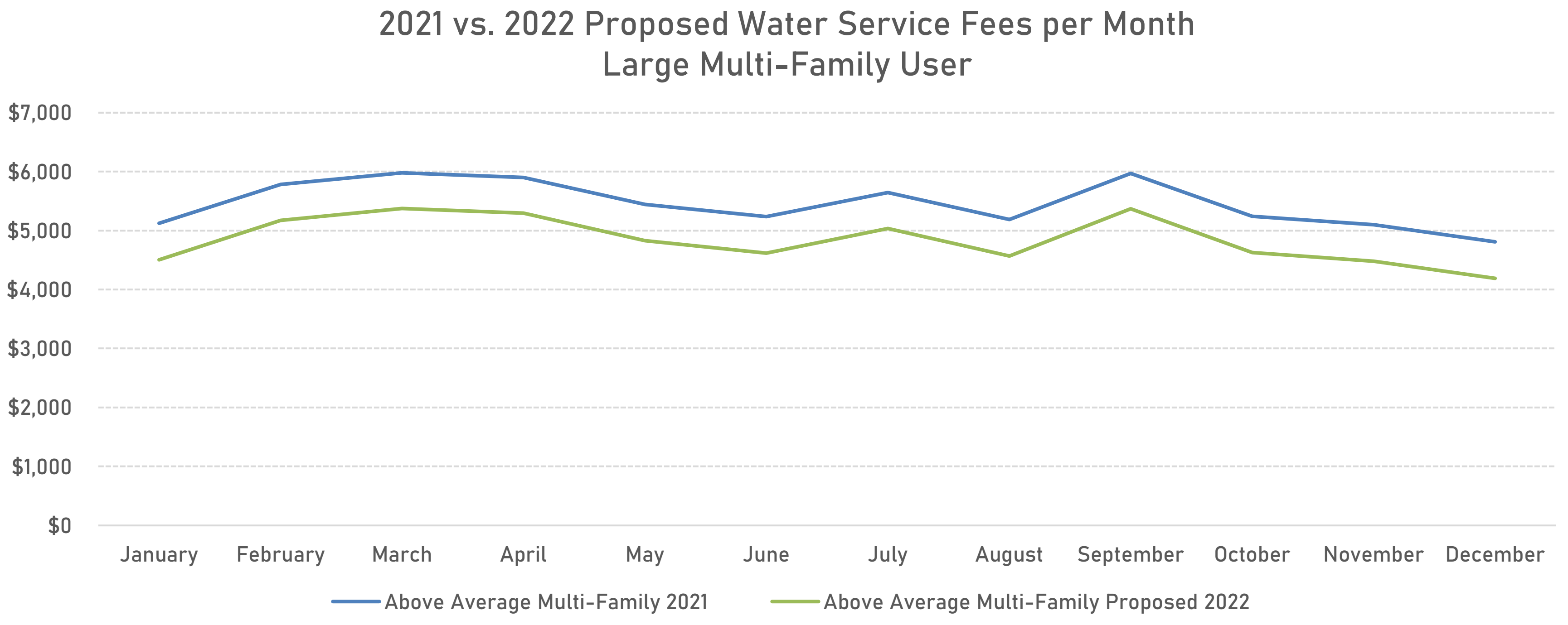
Residential	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Low	Likely Unoccupied Single family Home	1,000	0 %	$ 1,037.00	$667.54	($369.46)	-36%



Source: Park City Municipal Corporation. As of April 5, 2022. The fees above exclude the water energy surcharge.

2021 vs. 2022 Proposed $ Change in Monthly Bill
High Consumption Multi-Family Example

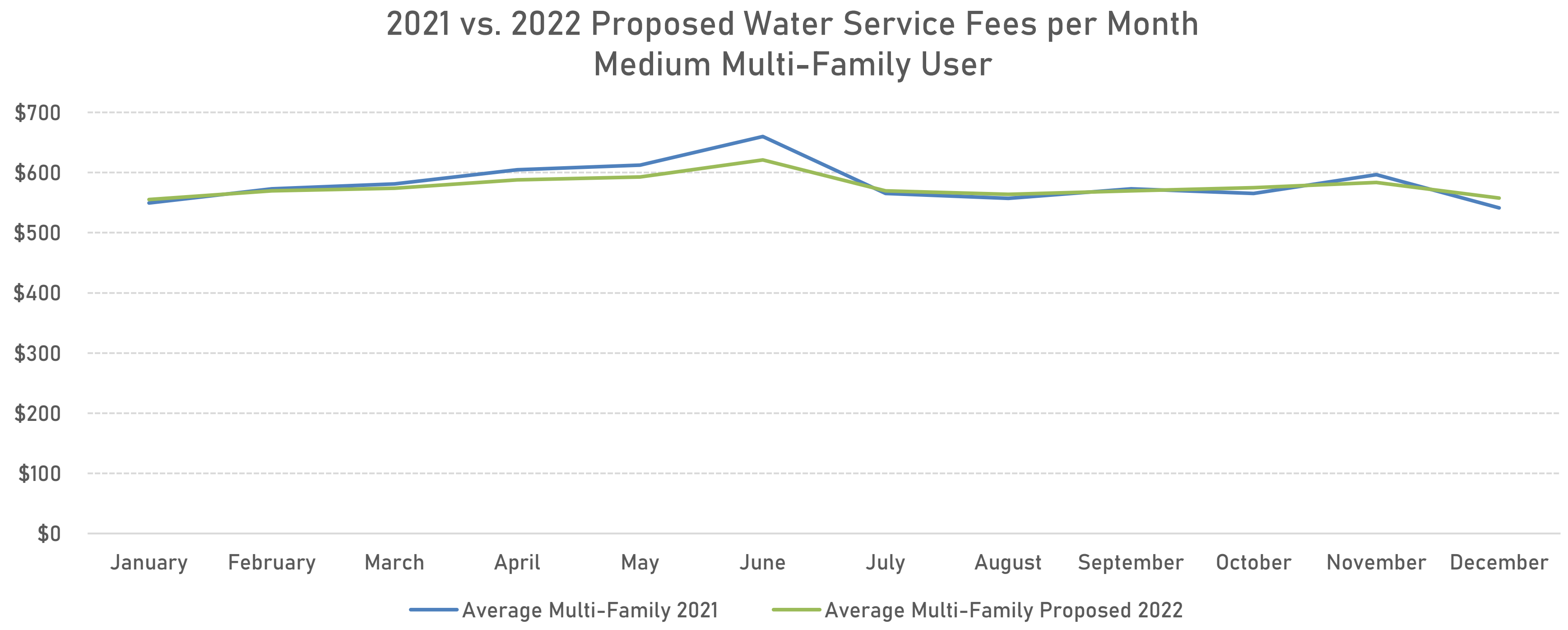
Multi-Family	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Multi-Family Housing	4,504,000	2.80%	$ 65,421.20	$58,066.56	($7,354.64)	-11%



Source: Park City Municipal Corporation. As of April 5, 2022. The fees above exclude the water energy surcharge.

2021 vs. 2022 Proposed $ Change in Monthly Bill
Medium Consumption Multi-Family Example

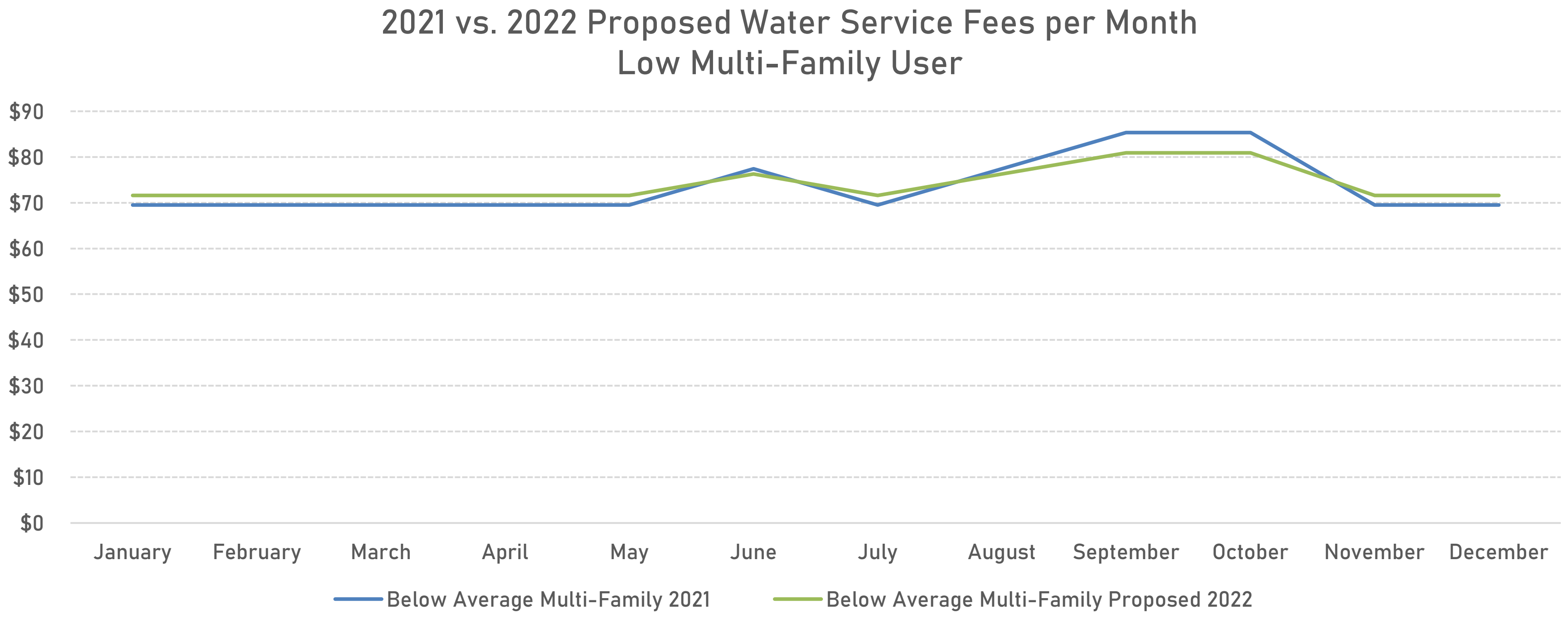
Multi-Family	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Medium	Moderate Consumption HOA	85,000	0.05%	$ 6,978.59	$6,918.40	($60.19)	-1%



Source: Park City Municipal Corporation. As of April 5, 2022. The fees above exclude the water energy surcharge.

2021 vs. 2022 Proposed $ Change in Monthly Bill
Low Consumption Multi-Family Example

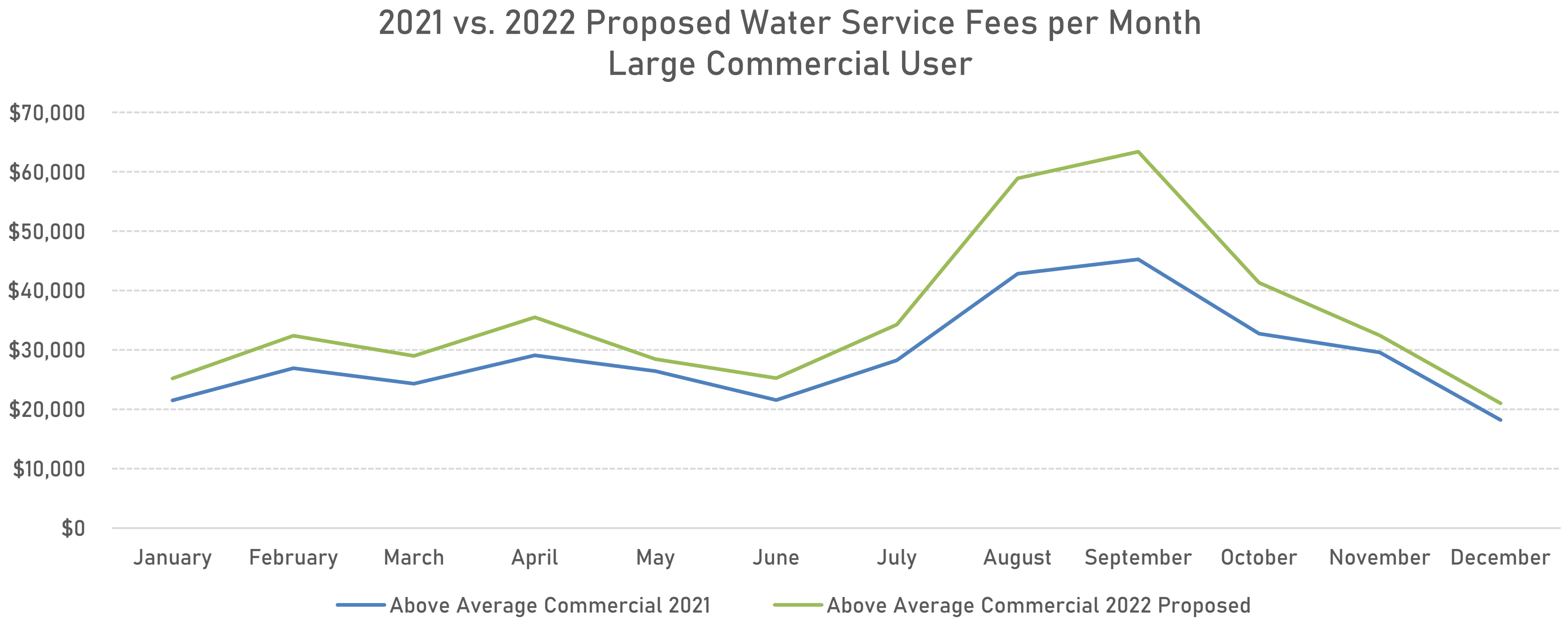
Multi-Family	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Low	Single Home with Second Lockout Residence	6,000	0%	$ 881.58	$887.20	$5.62	1%



Source: Park City Municipal Corporation. As of April 5, 2022. The fees above exclude the water energy surcharge.

2021 vs. 2022 Proposed $ Change in Monthly Bill
High Consumption Commercial Example

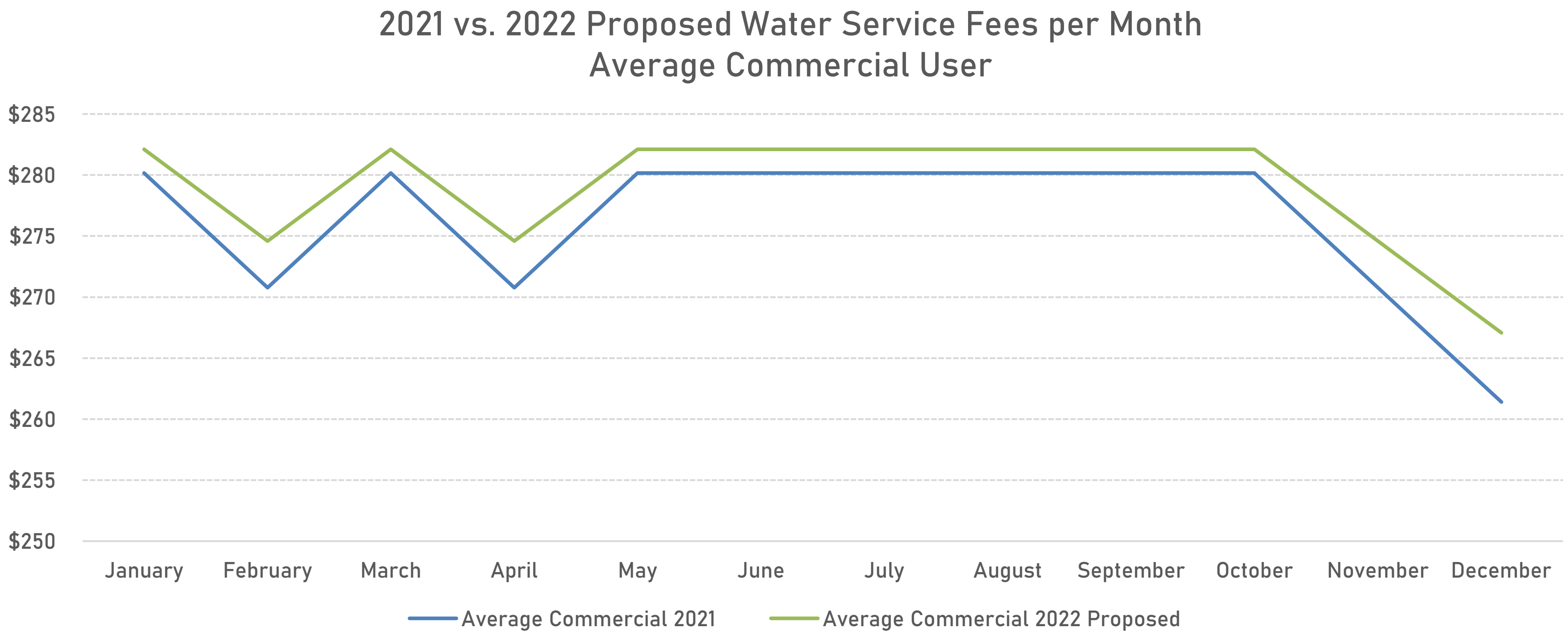
Commercial	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Large Luxury Resort	29,165,000	9.74%	$ 346,592.10	$426,928.19	$80,336.09	23%



Source: Park City Municipal Corporation. As of April 5, 2022. The fees above exclude the water energy surcharge.

2021 vs. 2022 Proposed $ Change in Monthly Bill
Medium Consumption Commercial Example

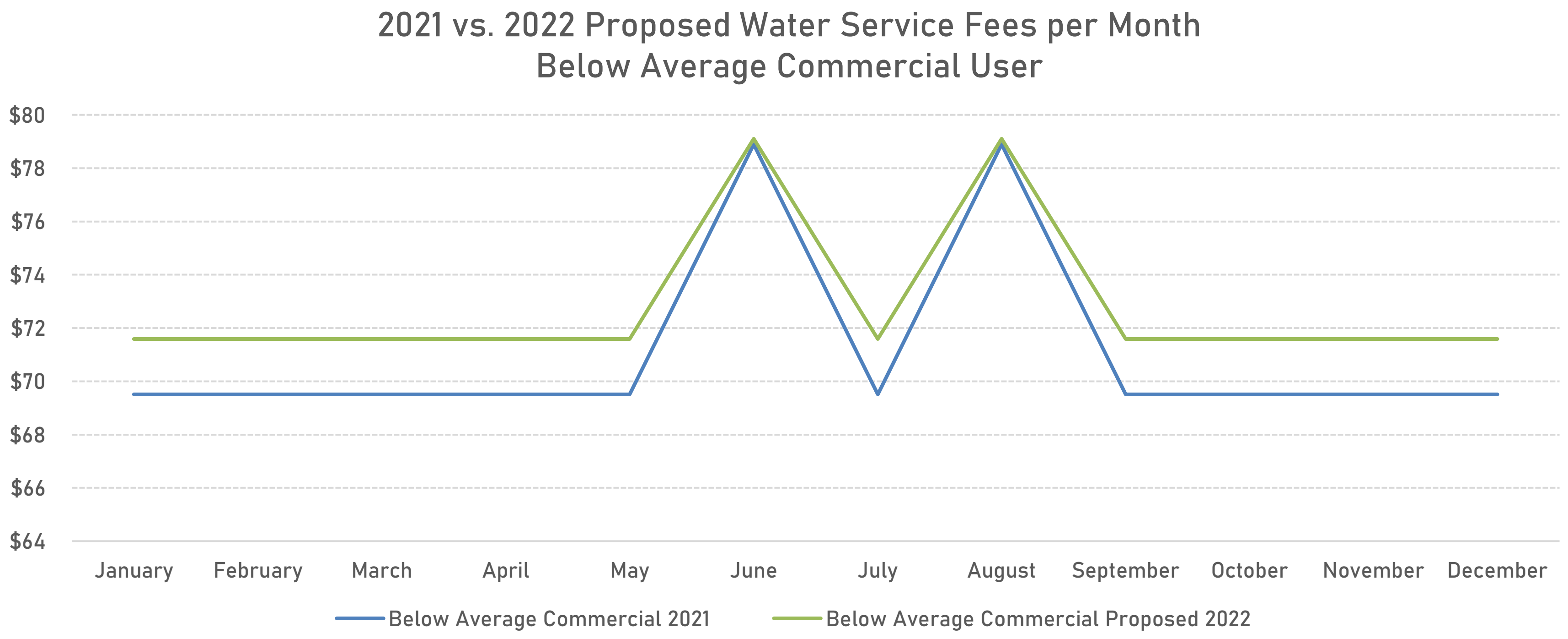
Commercial	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Medium	Multi-Unit Retail Commercial	31,000	0.01%	$ 3,315.09	$3,347.59	$32.50	1%



Source: Park City Municipal Corporation. As of April 5, 2022. The fees above exclude the water energy surcharge.

2021 vs. 2022 Proposed $ Change in Monthly Bill Low Consumption Commercial Example

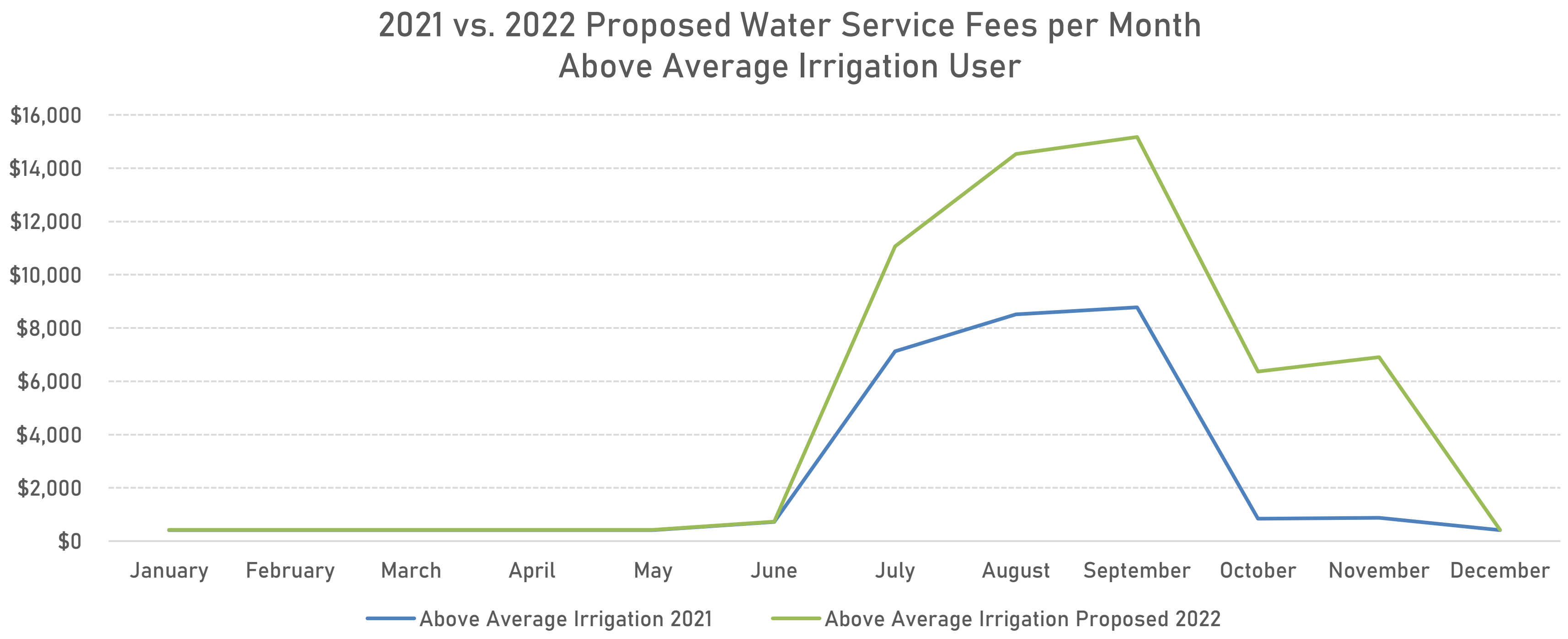
Commercial	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Low	Clubhouse	2,000	0%	$ 852.90	$874.17	$21.27	2%



Source: Park City Municipal Corporation. As of February 1, 2022.

2021 vs. 2022 Proposed $ Change in Monthly Bill
High Consumption Irrigation Example

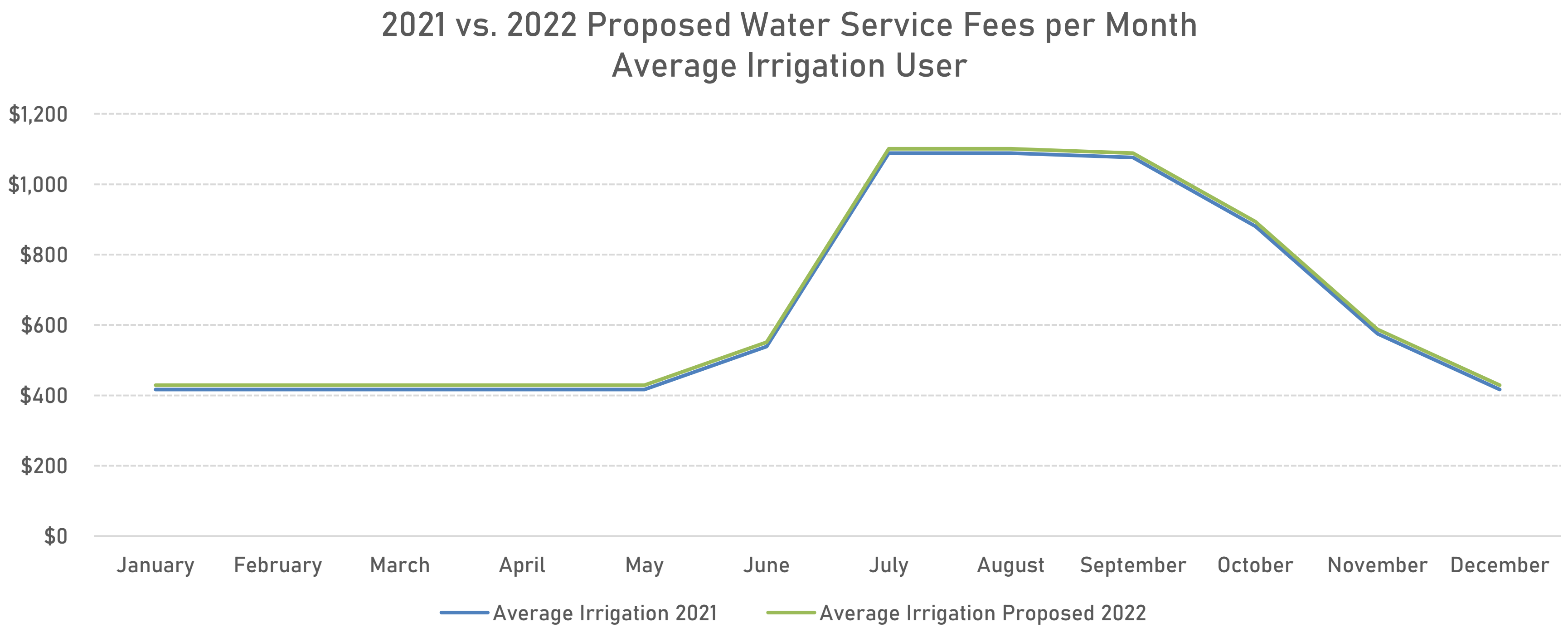
Irrigation	Description	2021 Consumption Gallons	Percent Within Class	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Top	Irrigation Around Large Multi-Family Housing	2,643,000	3.16%	$ 29,353.82	$57,354.67	$28,000.84	95%



Source: Park City Municipal Corporation. As of February 1, 2022.

2021 vs. 2022 Proposed $ Change in Monthly Bill
Medium Consumption Irrigation Example

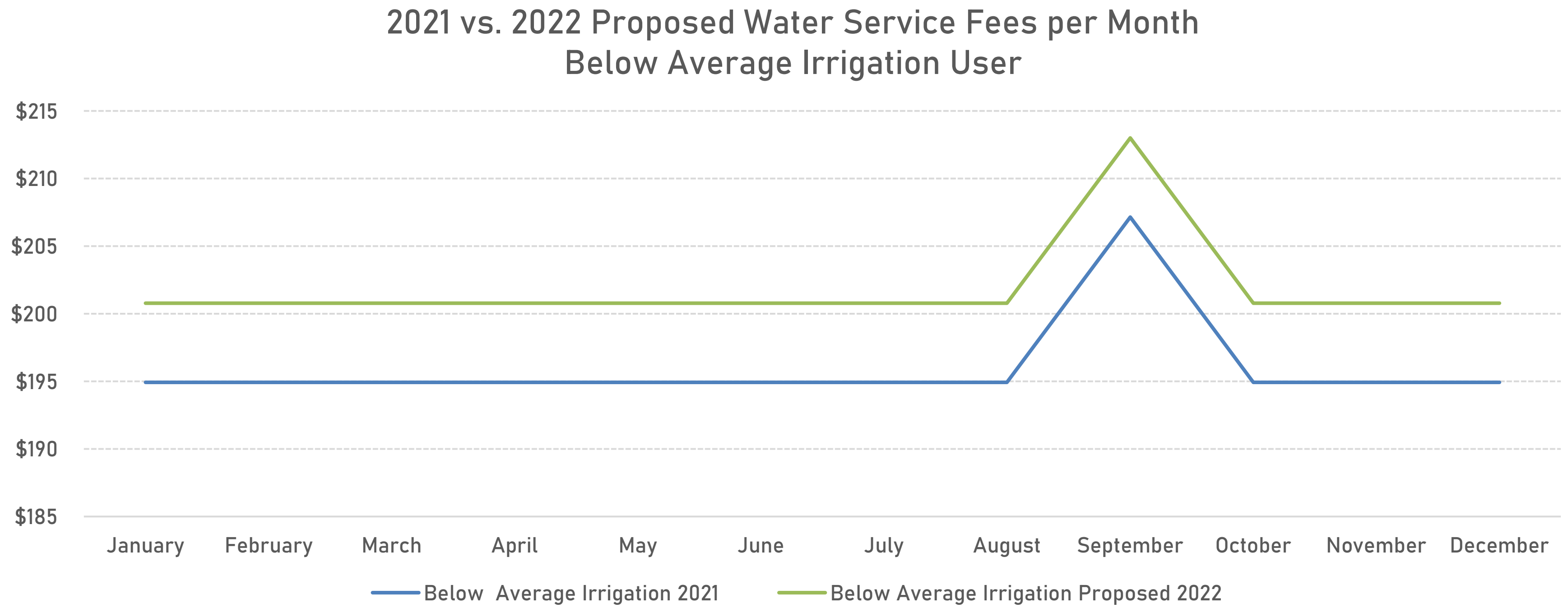
Irrigation	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Medium	Medium HOA Irrigation Line	225,000	$7,746.42	$7,896.33	$149.91	2%



Source: Park City Municipal Corporation. As of February 1, 2022.

2021 vs. 2022 Proposed $ Change in Monthly Bill
Low Consumption Irrigation Example

Irrigation	Description	2021 Consumption Gallons	Water Service Fees Total 2021	Water Service Fees Under New Proposed Rates	$ Difference	% Difference
Low	Unused Irrigation Around a Commercial Restaurant	1,000	$2,351.38	$2,421.55	$70.17	3%



Source: Park City Municipal Corporation. As of February 1, 2022.

OUTDOOR PICKLEBALL COURTS IN RESIDENTIAL AREAS

LAND MANAGEMENT CODE AMENDMENTS

APRIL 7, 2022

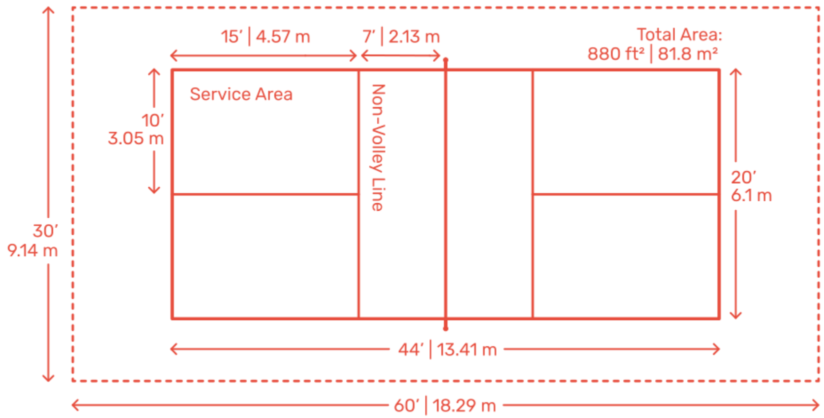
SUMMARY

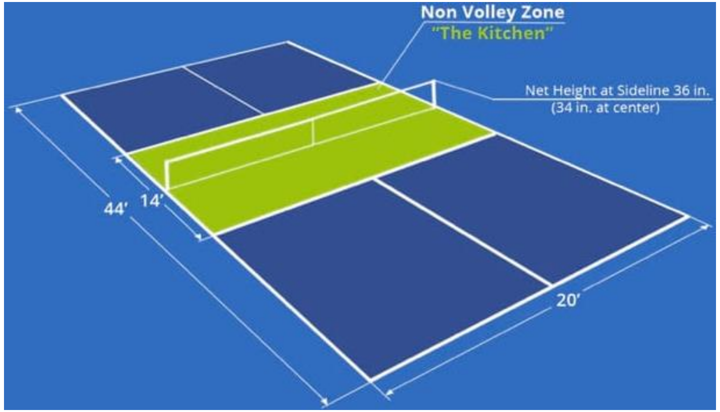
- **Ordinance No. 2022-08** *modifies* sections of the Land Management Code for Zoning District Use Tables.
- The ordinance enacts a new section**, LMC 15-4-22**, *Outdoor Pickleball Courts in Residential Areas*.
- The ordinance *modifies* **Definitions** for Private Recreation Facilities and *adds* a new definition for Pickleball Court, LMC 15-15-1.

SUMMARY

The Land Management Code (LMC) allows Private Recreation Facilities, including outdoor Pickleball Courts, in residential areas.

- Demand for courts is growing, and staff recommends the City Council consider enacting specific land use regulations for outdoor pickleball courts in residential areas to address noise and other impacts.





SUMMARY

The Park City Noise Ordinance Requires Additional Mitigations for Outdoor Pickleball Courts.

MCPC § 6-3-9 outlines maximum permissible sound levels as follows:

Use District	10:00 p.m. – 6:00 a.m.	6:00 a.m. – 10:00 p.m.
Residential	50 dBA	55 dBA
Commercial	60 dBA	65 dBA

Outdoor pickleball can be noisy. Studies by acoustical engineers found that pickleball noise ranges from 39 dBA (Scottsdale, AZ; Exhibit I) to 80 dBA (Spendiarian & Willis Acoustics & Noise Control LLC).

SUMMARY

An agreed upon adjustment to account for human hearing is to use a weighted sensitivity called the A curve. Sound meters usually have a reading capability of decibels adjusted for the A curve. This adjusted unit of measurement level is referred to as dBA or often as dBa.

0 dBA – The softest sound a person can hear with normal hearing
10 dBA – normal breathing
20 dBA – whispering at 5 feet
30 dBA – soft whisper
40 dBA – quiet residential area on a calm day
50 dBA – steady rainfall
60 dBA – normal conversation
70 dBA – freeway traffic
85 dBA – noisy restaurant
90 dBA – shouted conversation
100 dBA – nearby snowmobile
110 dBA – shouting into an ear
120 dBA – nearby thunder

Pickleball Noise Range

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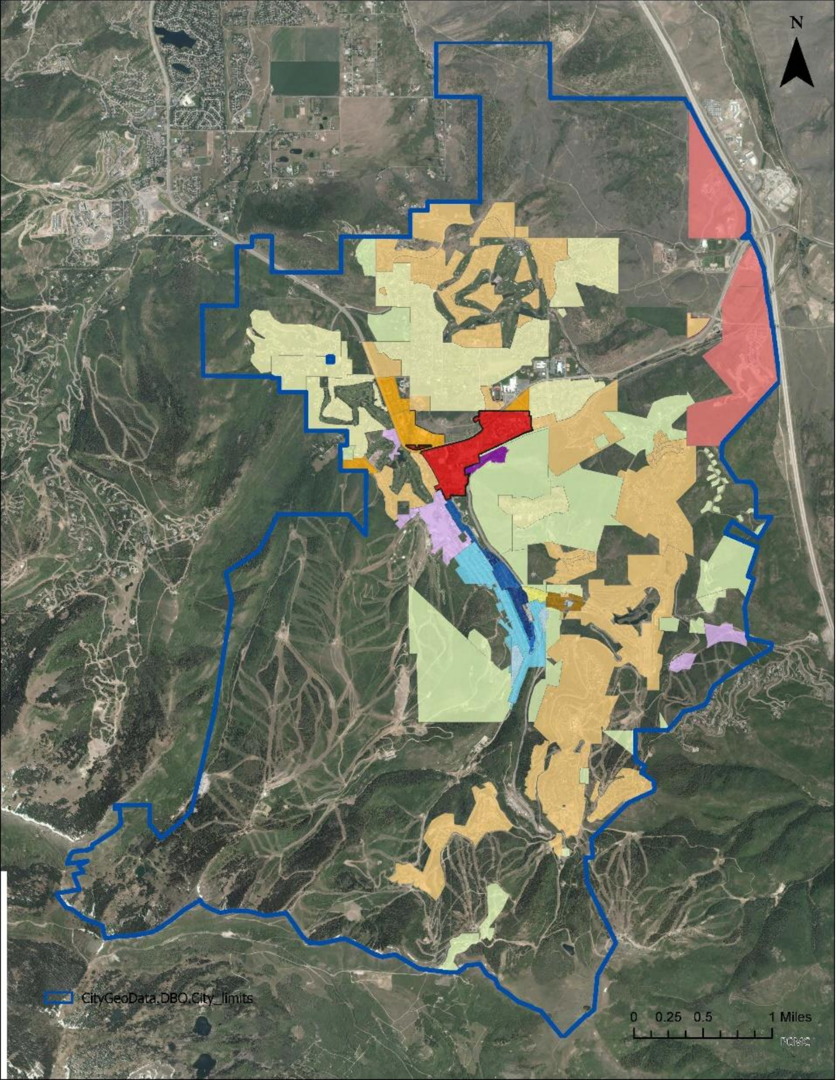

RESIDENTIAL AREAS

- Private Recreation Facilities are an Allowed Use in seven Zoning Districts, requiring only a Building Permit and no Planning Commission review.
- The remaining Zoning Districts where Recreation Facilities are a Conditional Use requires Planning Commission review and discretion to impose conditions to mitigate the impacts, including mitigations for noise, pursuant to the Conditional Use Permit criteria outlined in LMC § 15-1-10.

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PUBLIC OUTREACH

January 21, 2022
Staff created a Planning Department Pickleball Land Management Code Amendment webpage and an Engage Park City webpage

January 21, 2022
Staff opens the Pickleball Land Use Survey on Engage Park City

January - February
Staff collaborated with the communications team to engage the community through social media, the City Brief email, and the Park City Municipal Update email.

January 31, 2022
Staff mailed 8,984 postcards to all property owners within impacted Zoning Districts

February 7 and February 8, 2022
Staff held two virtual open houses with breakout groups, facilitated by facilitated by staff from the Executive, Sustainability, Recreation, Police, Building, and Planning Departments

February 16, 2022
Pickleball survey closes, with 601 surveys submitted

March 9, 2022
Staff held an in-person open house at the library

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RECOMENDATIONS

Staff recommends codifying the following:

1. Requiring a **Conditional Use Permit**

- Public notice will be sent to property owners within **300 feet** of the proposed site
- The Planning Commission will conduct a public hearing
- The Planning Commission may condition the approval to address site-specific impacts

2. Establishing **a minimum lot size of one acre** (43,560 square feet)

3. Requiring a **minimum 600-foot setback** from lot lines of adjacent residential properties for pickleball courts with no noise mitigation

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RECOMENDATIONS

4. Allowing for **reduced setbacks that are no less than 150 feet** from adjacent residential property lines when a property owner demonstrates the outdoor pickleball court will comply with the noise ordinance

- Property owners will be required to submit a **site-specific noise study** completed by a certified acoustical professional
- Property owners must demonstrate that mitigating features, including noise-mitigating barriers, will be effective
- The Applicant will be required to pay for the third-party review of the submitted noise study, as directed by the City Engineer

5. Requiring **Homeowner Association notification** for properties that are part of a Homeowner Association registered with the City

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RECOMENDATIONS

6. **Limiting hours of play** to 8 AM - 8 PM

- The Planning Commission may establish different hours of operations upon findings that corroborate the appropriateness of alternative times of use

7. **Prohibiting outdoor lighting** of residential courts

8. Requiring **guest parking to be provided on-site** and requiring that outdoor Pickleball Courts are for use of the residents and up to no more **than four guests** at a time

9. Requiring **additional landscaping** for noise and visual mitigation measures

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ANALYSIS

(I) The Park City Noise Ordinance Requires Additional Mitigations for Outdoor Pickleball Courts.

- The proposed code requires property owners requesting reduced setbacks to submit a **noise study**.
- Based on Planning Commission input, the draft ordinance also requires the property owner to fund a **third-party evaluation** of the noise study by an acoustical engineer selected by the City.

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ANALYSIS

(II) The Proposed Amendments

(A) Require a Conditional Use Permit;
(B) Establish a Restrictive Baseline of a 600-foot Setback from Adjacent Residential Property Lines for Outdoor Pickleball Courts with No Sound Mitigation;
(C) Provide the Planning Commission the Option to Reduce Setbacks if Property Owners Can Demonstrate the Pickleball Court will be Constructed and Used in a Way that Complies with the City Noise Ordinance;
(D) Establish a Minimum Lot Size of One Acre for Outdoor Pickleball Courts in Residential Areas;
(E) Require Homeowner Association Notification for Properties that are Part of a Homeowner Association Registered with the City; and
(F) Require Additional Mitigations.

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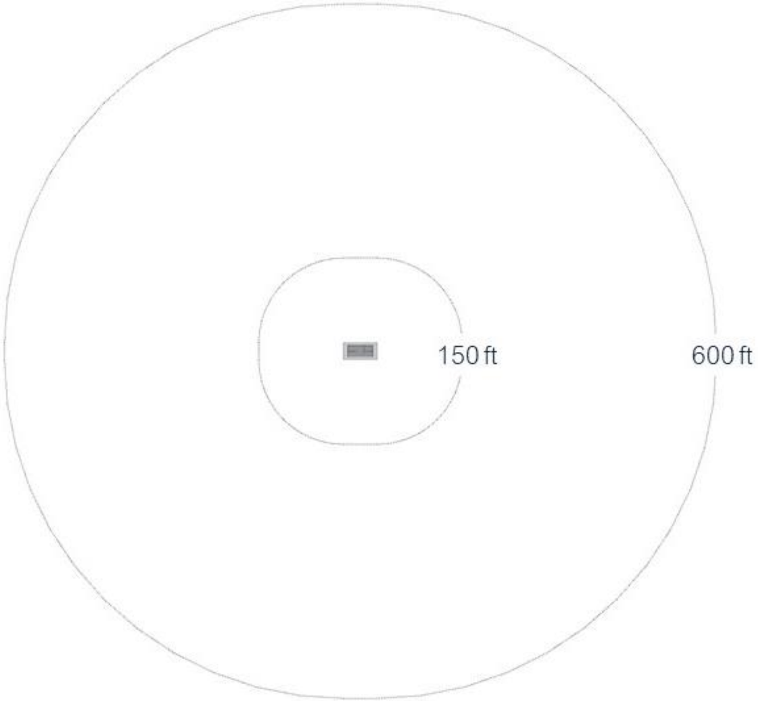
ANALYSIS

(A) Staff Recommends Requiring a Conditional Use Permit for Outdoor Pickleball Courts in Residential Areas

As outlined in LMC § 15-1-10, "[t]here are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts".

ANALYSIS



(B) Staff Recommends Outdoor Pickleball Courts Without Noise Mitigations in Residential Areas Have a Minimum Setback of 600 feet

The research states the following about noise levels at setback distances:

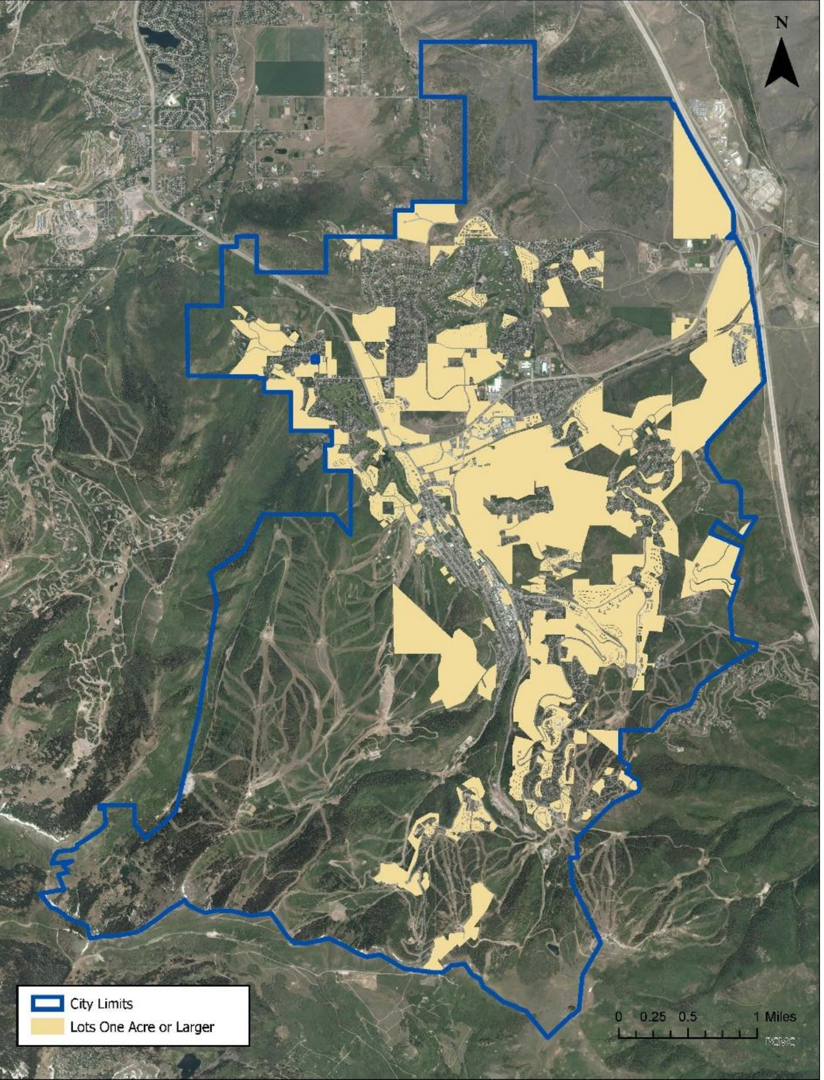
- At 100 feet, the sound level will usually be around 70 dBa
- At 200 feet, the level will be about 64 dBa
- At 400 feet it will be about 58 dBa

Pickleball noise can exceed 55 dBA at distances up to 600 feet away from play without any additional sound mitigation measures.

ANALYSIS

(C) Staff Recommends Planning Commission Discretion to Reduce Setbacks for Outdoor Pickleball Courts in Residential Areas that Include Noise-Mitigating Barriers

- In combination with increased setback distances, use of pickleball courts with barriers can comply with the noise ordinance.
- At 150 feet, with consideration for equipment and sound barriers, the level could be about 52 dBa, and may be an acceptable sound level in many neighborhoods.
- The proposed code requires property owners requesting reduced setbacks to submit a noise study that includes any noise mitigating barriers.
- Staff recommends amendments that establish Planning Commission discretion to reduce setbacks to 150 feet, but no less than 150 feet, upon the basis of a noise study and noise mitigating barriers.



REQUIRED LOT SIZE

(D) Staff Recommends Establishing a Minimum Lot Size of One Acre (43,560 Square Feet)

- A minimum lot size of 1-acre ensures that private residential pickleball courts will not be concentrated in certain parts of the city, and that they will be in locations that have less impact on adjacent residential neighborhoods.
- Staff found that in Park City, there are approximately 7,389 lots in Zoning Districts that allow for Single Family Dwellings. Of these lots, approximately 714 lots are one acre or larger.

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ANALYSIS

(E) Staff Recommends Requiring Homeowner Association Notice for Construction of Outdoor Pickleball Courts within a Homeowner Association

- Staff recommends notice to relevant Homeowner Associations prior to submittal of a Conditional Use Permit application for an outdoor pickleball court on a residential lot in a residential area.
- Homeowner Associations registered with the Park City Building Department pursuant to LMC § 15-1-12(F) will be given notification.

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ANALYSIS

(F) Staff Recommends Additional Regulations to Mitigate Impacts of Outdoor Pickleball Courts in Residential Areas

i. Limiting Hours of Operation

- The proposed amendments limit pickleball court use to 8 AM – 8 PM.
- The Planning Commission may establish different hours of operations upon findings specific to each site.

ii. Prohibiting Outdoor Lighting

To enforce limited pickleball court use, staff recommends outdoor lighting of pickleball courts in residential areas be prohibited.

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ANALYSIS

iii. Prohibiting On-Street Parking

Staff recommends that the Applicant demonstrate compliance with Section 15-3-6, Parking Ratio Requirements For Specific Land Use Categories. To ensure outdoor pickleball courts in residential areas are used by the residents and their guests without impacts to the neighborhood, staff also recommends that outdoor Pickleball Courts are for use of the residents and up to no more than four guests and for guest parking to be provided on site.

iv. Requiring Additional Landscaping for Noise Mitigating Measures

The proposed amendments allow for Planning Commission discretion to require additional landscaping to mitigate the visual impacts of noise-reducing barriers.

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ANALYSIS

(III) Staff Recommends Amending Definitions

There is overlap between items specified in the definition of **Private Recreation Facilities** and **Accessory Buildings** and **Ancillary Structures**.

(A) Staff recommends removing these items from the definition of **Private Recreation Facilities**, allowing these minor uses to be reviewed subject to **Accessory Building** and **Ancillary Structure** regulations specific to each Zoning District.

(B) Staff Recommends Creating a **Pickleball Court definition**

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ANALYSIS

LMC § 15-15-1 will define **Pickleball Court** as:

Recreation Facilities for an indoor or outdoor game that is played on a level court measuring approximately 20 feet by 44 feet, but no greater than 30 feet by 60 feet, with short-handled paddles and a perforated plastic ball volleyed over a low net by two single players or two pairs of players (4 players).

PLANNING COMMISSION

February 23, 2022

Planning Commission held a public meeting on proposed LMC Amendments for Outdoor Pickleball Courts in Residential Areas. Commissioners directed staff to update the draft ordinance, and for clarification on the changes to defined terms.

March 23, 2022

Planning Commission held a public meeting, made modifications to the recommended code amendments, and voted 5-1 to forward a positive recommendation on proposed LMC Amendments that regulate outdoor pickleball courts in residential areas.

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NOTICE

Staff created a Planning Department webpage and Engage Park City webpage on January 21, 2022, outlining the framework for the proposed amendments.

On January 31, 2022, staff mailed 8,984 postcards providing notice of the February 23, 2022 Planning Commission public hearing. Additionally, staff published notice on the City's website and the Utah Public Notice website for the February 23, 2022 Planning Commission public hearing on February 9, 2022.

The Park Record published notice on February 9, 2022. LMC § 15-1-21.

– RECOMMENDATION –

(I) Review the proposed amendments to enact a new Land Management Code Section to regulate outdoor pickleball courts in residential areas, to amend Zoning District use tables to require a Conditional Use Permit for these outdoor courts, and to clarify definitions; (II) conduct a public hearing; and (III) consider adopting Ordinance No. 2022-08 (Exhibit A).

– ALTERNATIVES –

- The City Council may approve Draft Ordinance No. 2022-08;
- The City Council may deny Draft Ordinance No. 2022-08, and direct staff to make Findings for the negative recommendation; or
- The City Council may request additional information and continue the discussion to a date certain.

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MARSAC AVENUE
WATERLINE REPLACEMENT

MARSAC AVENUE

Project Scope

- Replacement of cast iron waterline installed in 1970
- One of the only remaining cast iron lines in the city
- Waterline has had numerous breaks in the last 5 years
- Waterline will be replaced with PVC and include new services to homes and businesses as well as fire hydrants

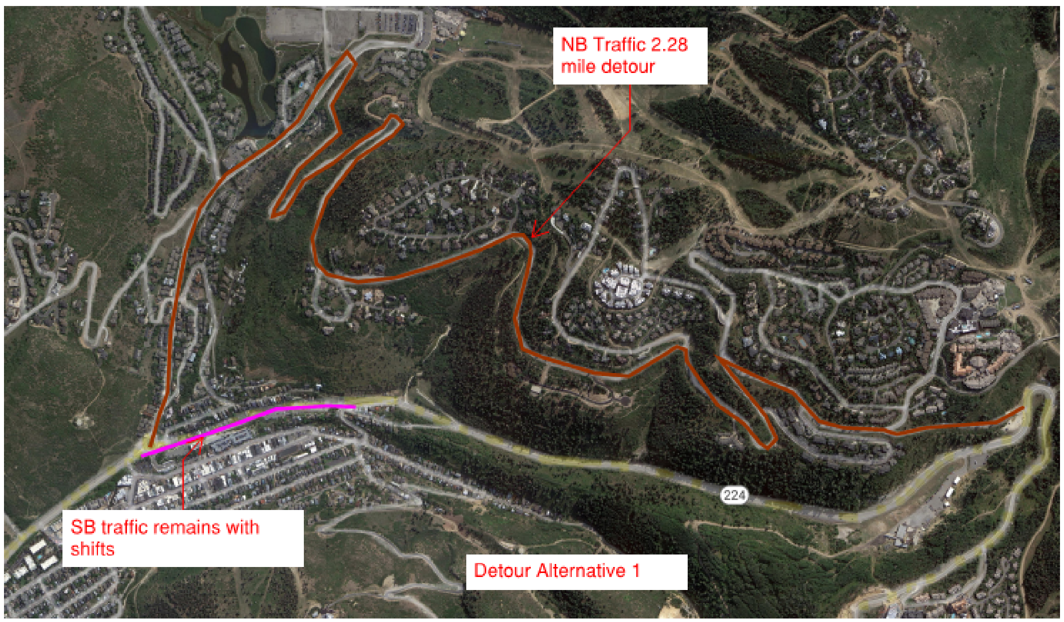
Public Outreach

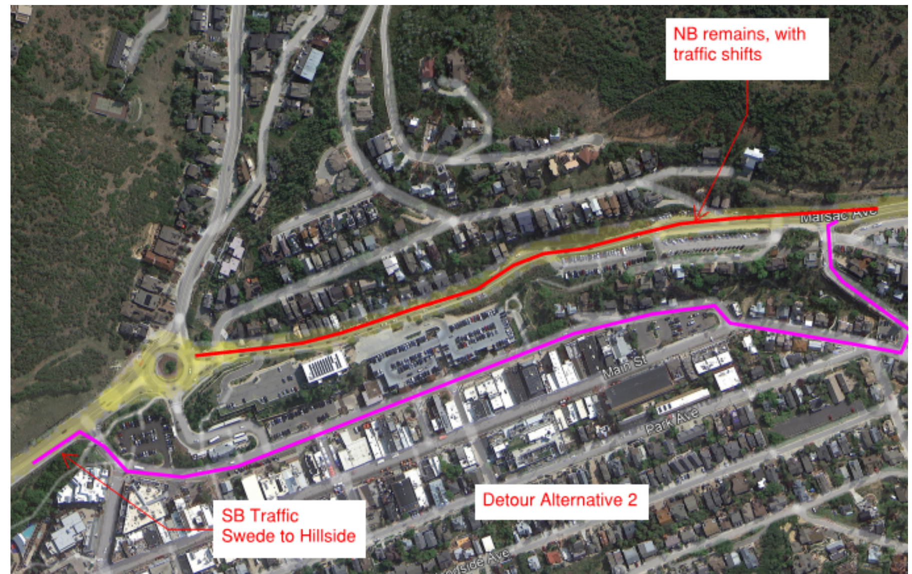
- Pre-construction notification
  - Radio, Media, Social Media
- Door Flyers
  - Notification to residents on Marsac
  - Invitation to receive project updates
  - Email and Project phone number
- Construction Signage
  - VMS Boards – advance warning
  - Detour signs

MARSAC AVENUE

Construction Impacts

- UDOT - no flagging or signals, due to previous project issues
- One lane traffic during construction hours (7am – 7pm)
- One lane detoured to local roads
- Both lanes fully open at night





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Schedule:

April 18 – June 15

Substantially complete Memorial Weekend

What is Council's preferred detour routing?

Staff recommends Council Approve a Construction Contract with Silver Spur Construction for $1,090,000

Questions?

SPIRO MINE TUNNEL
RECONSTRUCTION PHASE 2

Why Maintain Tunnels

- Spiro and Judge Tunnels produce 30% of the water Park City uses
- Without maintenance, tunnels degrade and collapse, closing off access and potentially cutting off water supply

SPIRO MINE TUNNEL

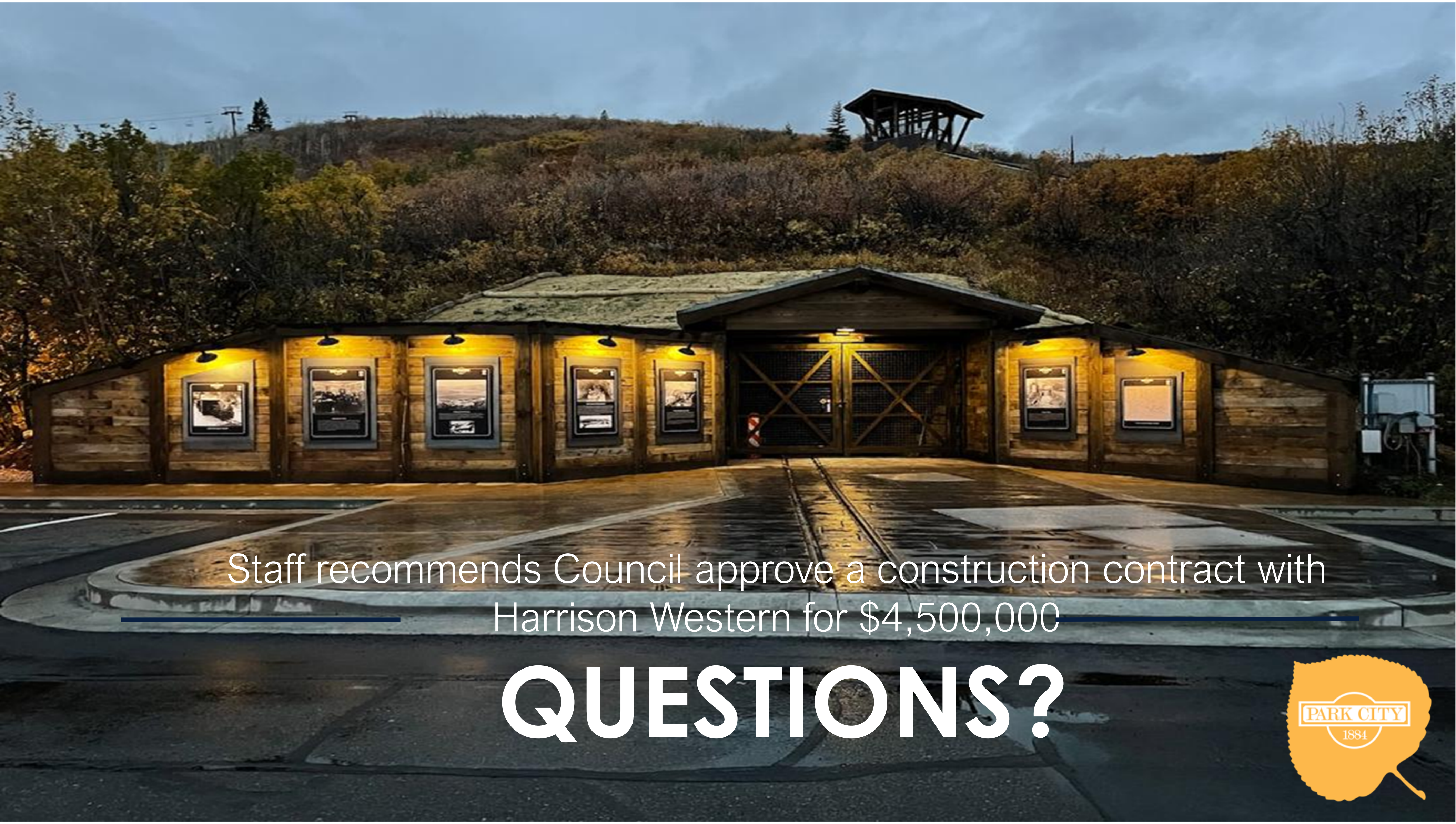
SPIRO MINE TUNNEL

Condition Assessments

- 2017 Golder Engineering Assessment of Spiro and Judge Tunnels
  - Defined and prioritized critical areas within tunnels Highest Priority
    - Portal and first 400 feet - Complete
    - Second Priority – Air Ventilation
      - Shafts and drifts that previously provided air have collapsed restricting fresh air flow
      - Low oxygen levels beyond 400ft makes the tunnel unsafe for access
    - Third Priority – Red Shale
      - Area from 6600 feet to 7800 feet that is primarily composed of red shale material
      - Previously repaired in the 1970's and stabilization measures have corroded and are failing
    - Fourth Priority – Fault Area
      - Area from 2700 – 3300
      - Consists of fractured rock along a fault line
      - Temporary supports constructed to maintain access to tunnel, height and width of the tunnel have decreased substantially in this area
- 2021 Lithos Engineering Condition Assessment
  - Expanded on original assessment and added reconstruction design

Rehabilitation

- 2020 - Phase 1 Construction
  - First 400 feet of tunnel full reconstruct
  - Historic Façade and tunnel security
  - Completed Summer 2021
- 2022 – Phase 2 Construction
  - Reconstruction of "Red Shale area"
  - Reconstruction of "Fault Area"
  - Track, floor and stream rehabilitation
  - Forced air system for construction and maintenance
  - To be complete Winter 2023



Staff recommends Council approve a construction contract with Harrison Western for $4,500,000

QUESTIONS?

Deer Valley

Snow Park Development – Housing Obligation

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Background

- The purpose of Housing Mitigation Plans are to ensure that new development does not adversely affect the supply of affordable housing in the City and to maintain the social, economic, and cultural fabric of Park City's community character. It is intended that the requirements imposed herein are roughly proportionate and reasonably related to the impacts of the Development.

- Housing Obligations are calculated by:
  - Developer shall provide affordable housing units in an amount equal to twenty percent (20%) of the total RUEs in the project.
  - The Developer shall be required to mitigate 20 percent of the employees generated.

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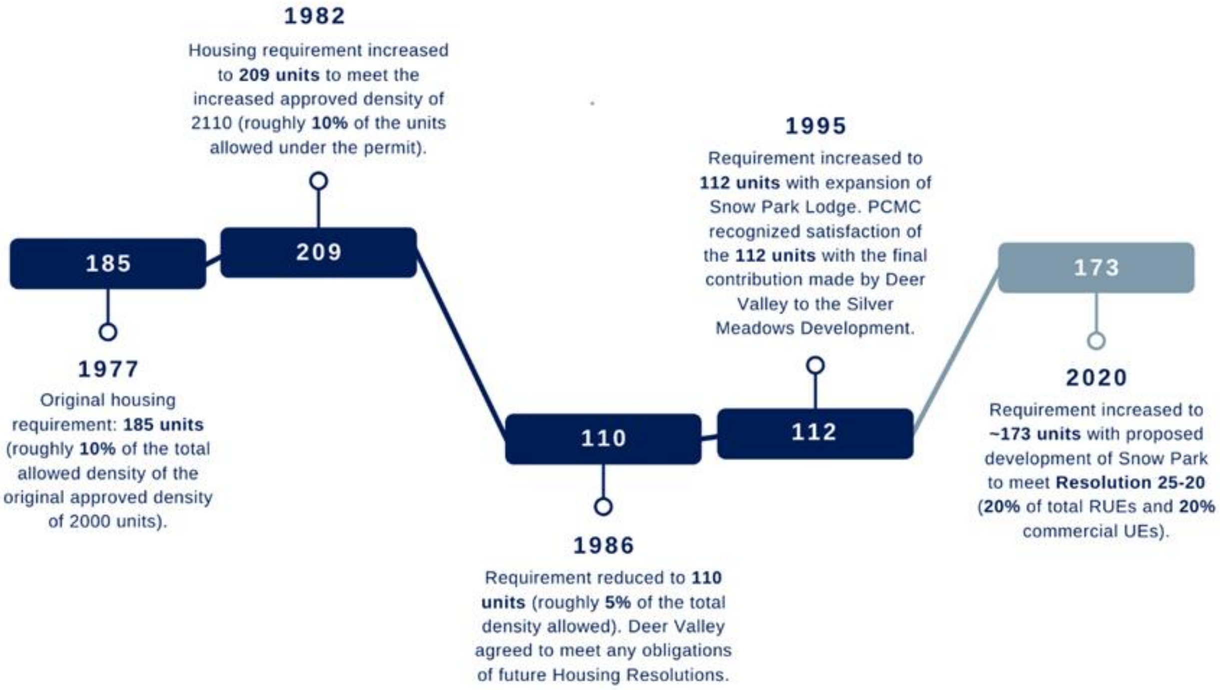
Background

Deer Valley Resort
Affordable Housing Obligation History



Background

- To date, Deer Valley has delivered 112 affordable units.

Entity	Housing Obligation
Deer Valley Resort	112
Parkside Apts participation (1990)	-42
Fireside Apts. Participation (1990)	-42
Washington Mill (1993)	-8
Peace House shelter (1993)	-3
Aspen villas/Silver Meadows participation (1995)	-9
Employee/Manager units on-mountain (no deed restrictions on these units) (Built as projects on mountain completed)	-8
Balance to 5% obligation	**0**

Background

- On February 3rd, Deer Valley brought a proposed housing obligation calculation to the Housing Authority for feedback. The proposal was based on using an average employee generation rate of 3.7 employees for all commercial space.

- The Housing Authority provided the following feedback:
  - The average proposed of 3.7 employees per thousand feet of commercial development was too low and needed to be increased, or the actual commercial square footage breakdown needed to be provided
  - On-site affordable housing development needs to be maximized

- Deer Valley resubmitted a proposed calculation that included the square footage breakdown of each of the proposed commercial uses.

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Proposal

Proposed Snow Park Village Redevelopment Employee Generation and Affordable Housing Matrix				
South Parcel (Phase 2)				
Use	**Total NSF**	**UE's or Units**	**AUE's 20%**	**Employee Generation Multiplier by Use**
Total Food and Beverage	19,080		16.5	6.5 (Restaurant / Bar Use)
Total Retail	23,152		10.2	3.3 (Commercial / Retail)
Total Fitness and Pool	15,640		2.7	1.3 (Personal Services)
Total Spa	10,015		4.9	3.7 (Professional Services)
Total Bowling	12,000		8.5	5.3 (Recreation / Amusement)
Meeting Space	15,740		2.7	1.3 (Personal Services)
Total Residential	163,102	67 Units / 81.6 UEs	16.3	20% of Unit Equivalents
Total Hotel	66,737	100 Hotel Rooms	8.0	0.6 Employees per Hotel Room
Total Transit Center	2,790			Not applicable*
Total Resort Accessory	4,489			Not applicable*
Total Residential Accessory	7,400			Not applicable*
Subtotals	**340,145**		**69.9**	
North Parcel (Phase 3)				
Use	**Total NSF**	**UE's/Units**	**AUE's 20%**	**Comments**
Total Residential Accessory	8,000			Not applicable*
Total Residential	142,027	71.0 UEs	14.2	20% of Unit Equivalents (UE)
Subtotals	**150,027**	**71.0**	**14.2**	
Total				
South + North Parcel	84.1 Affordable Unit Equivalents (AUEs)			
Remaining Housing Unit Credit	- 17.0 Affordable Unit Equivalents (AUEs)			
Total Housing Obligation	**67.1 Affordable Unit Equivalents (AUEs)**			

*Not applicable, see Resolution 25-2020, Section 5.

DRAFT

- Deer Valley is proposing meeting the requirements of the current 05-20 Housing Resolution.
- They are proposing a total of 67.1 Affordable Housing Units (AUEs) after applying credit for the 5% of affordable housing that has already been delivered to date.
- Largest changes:
  - Reduction of hotel rooms
  - Increase in residential
  - Increase in commerical

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Next Steps

- Deer Valley is looking to receive feedback on the housing obligation calculation.

- Deer Valley will take this feedback to work to develop a full housing mitigation plan that will outline how they are proposing to fulfill their obligation.

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Background

Example Residential Calculation

- An Applicant has received approval for a 128 unit Master Planned Development. The dwelling units are of varying sizes totaling 328,000 square feet which equals 164 RUEs.
  - 164 RUEs (total units approved) multiplied by.20 (residential mitigation rate) equals 32.8 Affordable Unit Equivalents (AUEs).
  - One AUE equals 900 square feet of net livable space.
  - The total approved units for this Master Planned Development is 128 market rate units plus 32.8 AUEs equaling 29,520 total net square feet of additional livable space.

Background

Type of Use	Full Time Equivalents (2080 hours) per 1,000 Net Leasable Square Feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Professional	2.9
Other Professional Services	3.7
Personal Services	1.3
Real Estate/Property Management	5.9
Commercial/Retail	3.3
Recreation/Amusements	5.3
Utilities	2.9
Lodging/Hotel	0.6/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4

Example Commercial Calculation

- An application for a Master Planned Development of 20,000 square feet of commercial space and 100 hotel rooms has been submitted. The commercial uses include:
  - 10,000 square feet of retail space
  - 5,000 square feet of restaurant/bar space
  - 5,000 square feet of professional services

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Background

Type of Use	Full Time Equivalents (2080 hours) per 1,000 Net Leasable Square Feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Professional	2.9
Other Professional Services	3.7
Personal Services	1.3
Real Estate/Property Management	5.9
Commercial/Retail	3.3
Recreation/Amusements	5.3
Utilities	2.9
Lodging/Hotel	0.6/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4

Example Commercial Calculation

- 10,000 square feet of retail space
- 5,000 square feet of restaurant/bar space
- 5,000 square feet of professional services

- Using the above Employee Generation Table, the project will generate **144 employees**.
- Retail at 3.3 employees per 1,000 square feet equals 33 employees
- Restaurant/Bar at 6.5 employees per 1,000 square feet equals 32.5 employees
- Professional Services at 3.7 employees per 1,000 square feet equals 18.5 employees
- Hotel at 0.6 employees per unit equals 60 employees.

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Background

Type of Use	Full Time Equivalents (2080 hours) per 1,000 Net Leasable Square Feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Professional	2.9
Other Professional Services	3.7
Personal Services	1.3
Real Estate/Property Management	5.9
Commercial/Retail	3.3
Recreation/Amusements	5.3
Utilities	2.9
Lodging/Hotel	0.6/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4

Example Commercial Calculation

- 10,000 square feet of retail space
- 5,000 square feet of restaurant/bar space
- 5,000 square feet of professional services

- 144 (total number of employees) multiplied by .20 (mitigation rate) equals 28.8 employees.
- 28.8 employees divided by 1.5 (workers per household) equals 19.2 AUEs required.
- The Developer is required to provide 19.2 AUEs or a total of 17,280 net square feet of livable space in addition to approved commercial and hotel density.

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Previous Proposal

Estimated Affordable Housing Obligation - Deer Valley Resort Snow Park Village

December 20, 2021

South Parcel	Current SF				
Use	Total GSF	Total NSF	UE's/Units	**AUE's 20%**	Comments
Total Commercial	25,866	21,068		10.4	3.7 employess per 1000 nsf
Total Support Commercial	30,640	32,030		15.8	3.7 employess per 1000 nsf
Total Resort Accessory	5,451	4,489			Not applicable
Total Residential Accessory	9,250	7,400			Not applicable
Total Residential	141,081	123,232	61.6	12.3	20% of UE's
Total Hotel	125,666	96,770	193	11.6	0.06 employees per hotel room
Total Event	30,879	28,736		14.2	3.7 employess per 1000 nsf
Total Transit Center	3,488	2,790			Not applicable
Subtotals	372,321	316,515		**64.3**	

North Parcel	Current SF				
Use	Total GSF	Total NSF	UE's/Units	**AUE's 20%**	Comments
Total Residential Accessory	10,000	8,000			Not applicable
Total Residential	177,534	142,027	71.0	14.2	20% of UE's
Subtotals	187,534	150,027		**14.2**	

Total South + North Parcel	**78.5**
Housing Credit	17.0
Total Outstanding Housing Obligation	61.5

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Child Abuse Prevention Month Proclamation

WHEREAS, child abuse and neglect is a complex and ongoing problem in our society, affecting many children in Park City; and

WHEREAS, every child is entitled to be loved, cared for, nurtured, feel secure and be free from verbal, sexual, emotional and physical abuse, and neglect; and

WHEREAS, it is the responsibility of every adult who comes in contact with a child to protect that child's inalienable right to a safe and nurturing childhood; and

WHEREAS, Park City has dedicated individuals and organizations who work daily to counter the problem of child maltreatment and to help parents obtain the assistance they need; and

WHEREAS, our communities are stronger when all citizens become aware of child maltreatment prevention and become involved in supporting parents to raise their children in a safe and nurturing environment; and

WHEREAS, effective child abuse prevention programs succeed because of partnerships among families, social service agencies, schools, religious and civic organizations, law enforcement agencies and the business community;

WHEREAS all citizens, community agencies, faith organizations and businesses will work to increase their efforts to support families

NOW, THEREFORE, BE IT RESOLVED, that the Park City Council hereby proclaim the month of April, 2022 to be:

CHILD ABUSE PREVENTION MONTH

in Park City, Utah.

The Park City Council commends this observance during April 2022 to the citizens of Park City.

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Nann Worel
Mayor