



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

April 4, 2023

The Council of Park City, Summit County, Utah, met in open meeting on April 4, 2023, at 1:30 p.m. in the City Council Chambers.

Council Member Doilney moved to close the meeting to discuss property and advice of counsel at 1:30 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Doilney moved to adjourn from Closed Meeting at 2:30 p.m. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

STUDY SESSION

Historic Park City Alliance Discussion:

Monte Coates, Rhonda Sideris, Ginger Wicks, Historic Park City Alliance (HPCA), were present for this item. Coates reviewed the history of HPCA. He asserted this organization was for the businesses and for the City. Sideris explained the different responsibilities of the officers in HPCA. She asked for funding from the City so HPCA could continue operating. She wanted Council to think about what would happen if HPCA disbanded. Coates stated Matt Dias, City Manager, looked at other cities to see how they dealt with these situations, and there was no exact match. He hoped the Council would see value in keeping HPCA and being an ongoing funding source.

Council Member Gerber stated the City collected the Business Improvement District (BID) fees and she asked if HPCA could collect the fees. Sideris stated HPCA could collect the fees on a voluntary basis, but she didn't think the businesses would pay.

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

P a g e | 2

Coates stated prior to the City collecting the BID, HPCA collected it but it mainly survived on grants from the City that paid for the executive directors. He indicated without the executive directors, HPCA would be a smaller organization and many members didn't want the organization without an executive director. Council Member Gerber asked about Prospector. Council Member Toly stated that was a different scenario because they owned their own infrastructure, i.e., waterlines, trash, etc. She stated the City was the HOA for Main Street because staff cleared the street, watered the flowers, and picked up trash.

Council Member Doilney asked if there was less support for a BID process, to which Coates affirmed. Sideris thought it was difficult now that there were chain stores on Main Street. Council Member Doilney deduced the chains and newer stores weren't as enthusiastic about what HPCA did for Main Street, and he asked if the businesses did not want to pay dues. Sideris stated HPCA had infighting, and the atmosphere was contentious. Some policies were put in place and the board met with businesses to listen to their concerns. They were trying to be a better working organization.

Council Member Toly noted the Chamber had made changes to give value to small businesses. She thought HPCA could change so businesses would see the value of being members. Wicks hoped the City would see the value of HPCA. She felt there was collaboration between the City and HPCA. Sideris stated they met with business owners and relayed any complaints or suggestions to City staff, and they had seen results.

Council Member Doilney noted if HPCA could not require dues from members, the responsibility would fall to the City. He had a hard time with the request for help, knowing that over 50% of the businesses were not willing to pay for this service. If the City funded HPCA, the rest of the community would be helping a street that the businesses on the street wouldn't support.

Council Member Gerber asked if Main Street could be a Public Infrastructure District (PID), which would impose a self-assessment to districts for flowers, sidewalks and other infrastructure. Erik Daenitz, Economic Development Manager, stated PIDs were targeted for capital investments, not for ongoing maintenance. If one was created, the properties would increase in value and property taxes would increase to pay for the projects.

Mayor Worel summarized the Council found value in HPCA and indicated staff could work on a funding mechanism that would work for the City.

Council Member Rubell asked for information on Salt Lake City's special taxing district. Wicks didn't have the details, but noted they taxed certain landowners, did sponsorships, and they had support from the Chamber Bureau. This was very different than how HPCA worked. Council Member Rubell agreed with Council Member Doilney that the lack of support from the Main Street businesses was concerning. He thought it

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

P a g e | 3

would be difficult to gain community support to subsidize this business district but not the others. He hoped to look at mechanisms to keep the support within the business district.

Sarah Pearce, Deputy City Manager, stated she was anxious to find a solution since staff coordinated with HPCA to get the word out on events and other things. Council Member Rubell hoped to see options for this issue.

WORK SESSION

Discuss FY24 Operating Budget Requests:

Jed Briggs and Penny Frates, Budget Department, presented this item. Frates reviewed work had been done on revenue projections and each department had submitted their budget requests over the past couple months. The requests were broken out into one-time expenses, same level of service requests, personnel, acute requests, etc. She noted there would be a childcare discussion in May, and there was a budget request to help with the childcare initiative.

Briggs projected an increase in revenue to support the budget requests. Erik Daenitz, Economic Development Manager, indicated sales tax was a big revenue source. His projection for FY24 included a decrease in sales tax revenue and he referred to it as prudent growth. Briggs stated the City was up 17% in sales tax revenue for January compared to last year, and he felt the City was doing well. Regarding reserves, he predicted \$14.1 million in reserves, which equaled 33% of the total revenue and noted this made the City desirable when bonding. One reason for having big reserves was the seasonal cash flow into the City. Briggs indicated one-time expenses should be paid for with one time revenues and ongoing expenses paid for with ongoing revenue.

Briggs gave options for funding budget requests, and noted sales tax revenue could be redistributed, property taxes could be increased, budgets could be cut, or money in the General Fund and Capital Fund could be used. He wanted Council to look at the budget requests and discuss how to fund those requests.

Council Member Dickey asked what growth projections were. Daenitz stated it was below FY22 realized. Briggs stated the revenues budgeted for FY23 were less than actual revenues from FY22. Council Member Dickey expressed the projections were conservative.

Council Member Rubell liked the report. He noted there was uncertainty with the economy. He had concern with reallocating capital. Briggs indicated he was looking for feedback on the budget requests and suggestions on how to fund them. The requests presented today were not capital requests, and he noted those would come to Council for consideration at the next meeting. Council Member Rubell was open to the funding tool options except for property tax increase.

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

P a g e | 4

Council Member Gerber stated the Council was hesitant to raise property taxes and she felt it tied the City down and put the City at risk in times of economic uncertainty. She indicated property taxes had not been raised in recorded Park City history, yet other entities raised property taxes incrementally on a consistent basis. She didn't want to ignore raising property taxes now and then to be put in a position at some point and have to raise them a lot.

Council Member Dickey wanted to protect the pay plan, which could mean doing fewer things but do them well. This was a tough year, especially if a General Obligation (GO) Bond was going on the ballot. A property tax increase didn't seem feasible this year, but he thought they should be looked at in the future.

Council Member Toly was not in favor of a property tax increase. The town was built on tourism and she thought sales tax would continue to be high. She indicated she would send her comments on requests to Budget. Council Member Doilney thought revenue sources should be discussed in a future conversation. Sales tax revenue drove the economy but it was not as stable as real estate.

Mayor Worel agreed with Council Members Dickey and Rubell and she was not comfortable dipping into fund balances. She thought it was expensive to live in Park City and she didn't know how increasing property taxes would affect people struggling to live here. Council Member Gerber stated a GO bond was a tax that would go to recreation. People loved recreation or open space, but people didn't have issues like childcare on the ballot. She knew it was expensive to live here, but for a small tax increase, a lot of revenue could be generated to fund things like childcare.

Discuss FY24 Transportation Operations and Capital Budget Requests:

Sarah Pearce, Deputy City Manager, Jed Briggs, Budget Manager, and Kim Fjeldsted and Scott Burningham, Transit Department, were present for this item. Pearce stated the funding was not keeping up with Transportation expenses, and indicated this was not a FY24 problem, but a five-year problem.

Fjeldsted reviewed the increase in route frequency produced more riders this winter and she recommended that the program continue next winter. Feedback from riders on the Silver route from Richardson Flat was to split the route and have buses go to each resort with as few stops as possible. The microtransit pilot was also well received and they hoped to expand that to year-round.

Fjeldsted stated other funding sources were needed to fund the increased ridership. She hoped to provide more direct routes. Pearce noted additional funds were needed to meet the needs of the community. She stated they put a \$1.5 million request in the budget to continue the microtransit for next year. Since the pilot was expanded citywide, they learned many things and they would report back to Council on May 25th after analysis was done.

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

P a g e | 5

Briggs stated the operating budget increased by 25% year-over-year and had implications. The Transportation Fund had a considerable balance now, but that would be depleted by year three of a five-year plan. Julia Collins stated staff created a five-year capital improvement projects plan. Fjeldsted indicated it was important to keep existing assets in good repair. Collins reviewed the multiyear timeline for capital projects. Briggs displayed a five-year revenue and expense chart and noted the fund would have a negative balance in FY26, and it needed to be addressed before that time.

Council Member Toly favored the Richardson Flat route expansion to resorts, but she wanted the resorts to pay for it. She did not want to extend the microtransit pilot until she heard the analysis. She favored funding the five-year Capital Improvement Projects (CIP) using the fund balance and exploring additional funding sources to cover the enhanced service and the funding gap.

Council Member Doilney supported making microtransit year-round and thought it was the first step to controlling traffic. He wanted to find revenue sources to provide these services. He agreed with Council Member Toly on funding the five-year CIP using the fund balance and exploring additional funding sources to cover the enhanced service and the funding gap.

Council Member Dickey felt the City took a hit by not running the bus route from Richardson Flat to the resorts and noted the resorts initially didn't want to help out with that route. He hoped to see the route to the resorts being funded by the resorts. Regarding microtransit, he wanted to see the pilot cost. He agreed there would be consistency with it going year-round but thought there would be very little demand for it other than as a substitute for private transportation. He wanted to assess the results and then discuss it. He supported funding the five-year CIP using the fund balance and exploring additional funding sources to cover the enhanced service and the funding gap.

Council Member Gerber hesitated funding bus service to the resorts and thought it made sense to have a partnership with them. She indicated people would get used to switching buses once. She asked if the microtransit pilot could be extended to end the day the resorts closed on April 23rd. She also asked if the program would be cheaper if not as many patrons used it. Pearce stated the drivers would need to be paid, but in contracting with Summit County, drivers could go outside the area to pick up riders and Park City would not have to pay. Council Member Gerber asked if the parking plan would end when the resorts closed. Pearce stated that would change on April 15th. Council Member Gerber thought the goal in the long run was to train people not to use their cars to get around town. She favored ending the pilot and reviewing the numbers before starting it up again. She supported funding the five-year CIP using the fund balance and exploring additional funding sources to cover the enhanced service and the funding gap.

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

P a g e | 6

Council Member Rubell hoped Richardson Flat fixed route would be a permanent service. This was an investment for future service. He indicated going directly to the resort was great, but the resort should pay. The express service worked well going to Old Town. He favored High Valley Transit (HVT) extending microtransit to June 30th. He requested a debrief from the pilot before decisions were made for the future. Council Member Doilney agreed and stated the funding source was a primary concern. Council Member Rubell asked to expand electric vehicle (EV) charging in town. With regard to exploring additional funding sources to cover the enhanced service and the funding gap, Council Member Rubell thought there would be grants in future years and he would wait until he had a bigger picture of expenses before trying to fix the revenues. Pearce asked for general direction on what he wanted to see in the tentative budget. Council Member Rubell wanted to discuss where the money was spent instead of just spending more money. He wanted to look at the services given away before putting more burden on the residents and workforce. He supported all the tentative budget except the cost of the direct Richardson Flat service to the resort without help from resorts.

Council Member Toly asked if the SR-224 project would be on hold since Summit County lost some funding. Pearce stated it wasn't confirmed the funding was lost. Council Member Toly asked if Transportation funding was ever on a GO bond. Briggs stated he could look into that but a lot of GO bonds were used for infrastructure.

Mayor Worel hadn't heard about the impact of microtransit on the transportation companies and asked for more information on that. She requested that staff explore partnerships with the resorts and other entities for additional funding sources.

Short Range Transit Plan Update:

Alex Roy, Scott Burningham, and Kim Fjeldsted, Transportation Department, and Jason Miller, Fehr and Peers, were present for this item. Roy stated this study was a follow up from the Park City and High Valley Transit (HVT) separation. The plan was based on public outreach and the traffic demand.

Miller reviewed the plan was finished in fall of 2022 and some of the projects were implemented over the winter. The goal was to increase ridership and connectivity. This plan was intended to be for the next five years. It would address traffic congestion, the separation of PC Transit and HVT, innovate with regard to travel patterns and service, have integrated mobility, and address capacity constraints. Miller reviewed the timeline for creating the plan. The final plan included SR248 investments, microtransit for underserved areas, high frequency core/express routes, and the Richardson Flat Park and Ride lot. Within the plan, there was a fall/spring base system and a winter/summer peak system. He noted implementation of the plan was budget dependent. Roy indicated this was a linear funding path, but that could change if Council wanted to implement programs earlier.

Council Member Gerber asked if staff was looking at neighborhood shuttles or if it was just a recommendation. Roy stated that could be covered through microtransit, and they weren't planning on immediately funding it as a separate program.

Council Member Rubell thought the plan was a book of ideas, but nothing was set in stone. He wanted to make sure people knew the plan was not an implementation plan. He asked if the projects would come to Council for approval or direction, to which Roy affirmed. Council Member Rubell felt some of the recommendations prioritized efficiency over service. He wanted to discuss having more bus lines that would go to Deer Valley first.

Council Member Dickey thought the microtransit zones made sense. He hoped to look at options that would drive ridership overall. He thought the concepts were great. Council Member Toly liked the revolutionary ideas presented in the plan. She indicated there was concern for trailhead parking and wanted to discuss that further.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Doilney stated Park City and Summit County residents spoke clearly on their opinion of legislative overreach as some people tried to get land use exceptions. Media covered these types of stories. People who wanted to subvert the process through state legislative action should get the same media attention. One incident wasn't covered by the media. One person tried to get the legislature to change language in a bill to help them as they remodeled their home.

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 8

Council Member Gerber indicated this was a hard week for parents because of the school snow days and PC Tots announced a tuition increase. She hoped everyone could find ways to work together.

Council Member Rubell indicated he would excuse himself for 20 minutes to take care of some business. Council Member Toly announced the library had displayed some favorite books of the Council members on the Good Reads table. Mayor Worel thanked the 73 people who applied to be on the Bonanza Park Small Area Plan committee and the feasibility study committee. She noted 45 people had been selected to fill those spots.

Staff Communications Reports:

1. Landscaping Incentive and Backflow Updates:

Council Member Rubell was glad to see the incentive rolled out.

2. Dark Sky Week:

3. 2023 Spring Runoff Preparations - FEMA-Designated Special Flood Hazard Areas within Park City Limits:

Mike McComb, Emergency Manager, indicated the Public Works team offered sandbags to residents and over 450 sandbags had been claimed since yesterday. He noted people could claim 25 sandbags per household. Council Member Rubell stated there were low-lying areas where sump pumps were in homes. He asked McComb to send a message to owners to check those pumps before the melt began.

4. Ranked Choice Voting:

Council Member Doilney encouraged people to read this report since Council would discuss this for future elections.

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.

Sue Banerjee, PC Tots Executive Director, stated they served 100 children and had a waitlist of 230 children. They had to raise the tuition because of reduced federal funding and current market conditions. Families had trouble affording to live here. There was a Park City Cares About Kids proposal. She urged Council to consider the proposal.

Michelle Yung stated she and her husband lived and worked in the community and they relied on extended hour childcare. She was concerned with the availability of childcare, extended hour childcare, and the affordability of childcare. Her family was lucky to have

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 9

flexible jobs and noted there were many families who didn't have that flexibility. She asserted all children deserved to have quality childcare.

Taissa Folden 84017 echoed what was said about childcare. She related she waited a year to get into PC Tots and now the tuition was raised. She now had to consider whether to quit her job. She noted her daughter had grown from attending preschool.

Matthew Nagie 84060 shared his thoughts on electric and magnetic fields (EMF) for Homestake and wanted to stress EMF did not have enough evidence on health. He thought it was frustrating that people said there was no evidence that EMF was not safe. He thought it was an unnecessary delay to the project and it should not be held up because of where the burden of proof lay.

Abbey Eddy shared her support for early childcare education. She thought the PC Tots teachers were incredible. She thought the community cared about education and that should extend to the youngest members too.

Kyle Osborne, 84017 asked Council to support the Park City Cares About Kids proposal. He had two children in the system and they thrived in daycare.

Montana Burack 84098 supported Dark Skies and appreciated the action the City took to promote dark skies. She stated light pollution was bad and it was important to preserve the dark skies. This would also protect the migrating birds.

Joe Butterfield 84060 wanted to discuss the project scheduled at the top of Main Street. During Special events, Park Avenue became a roundabout. He knew residents were vocal, but Main Street should stay commercial. There was an existing roundabout at the top of Main Street and it worked fine. As for childcare, he suggested some of the transient room tax (TRT) go to childcare and he thought that was more community-minded than advertising expenses. He also was concerned about Mr. Prince trying to go through the legislature for his personal advantage.

Katy Morgan lived in Old Town but had to move back with her family. She thought PC Tots was a staple for full time workers. There was concern for the tuition increase, the availability of childcare, and the lack of childcare options. She hoped Council would address those issues.

Julia Collins 84098 echoed the childcare discussion. She and her husband moved to Park City for the outdoor recreation and the likeminded community. She liked that the City cared about social issues. She hoped they would support Park City Cares About Kids proposal. She belonged to a Park City Moms group and 50% of the comments were about finding childcare.

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 10

Megan McKenna, Housing Advocate for Mountainlands Community Housing Trust, 84060 supported Park City Cares About Kids proposal and thought it intersected with the housing crisis in the community. She stated nonprofits were stretched thin and could not handle all the issues alone.

Mackenzie Genecov 84098 stated she was on the PC Tots waitlist and didn't know the tuition increased. She took her child to Deer Valley a couple days a week. She almost quit her job to take care of her baby, but didn't want to move backwards in her career. She also submitted the following eComment: "I concur with the previous comment regarding childcare. My family moved to PC a little over a year ago. I almost had to quit my job because of the lack of childcare. I could only get my then 3 month-old into one school, which takes over an hour to drop-off and pick-up each way due to location and traffic. I'd like to get my now 1 year-old into a different school more convenient school, but I'm stuck on the waiting lists.....or I don't want to fork over the \$600-\$1,000 application fee without a guarantee of getting my child into the next school session. This lack of childcare resources is potentially going to drive my family out of Park City."

Eliana Bourne came to Park City 20 years ago as a J1 student. She met her husband here. She echoed other comments on childcare affordability.

Michelle Guttenplan 84098 supported the Park City Cares About Kids proposal. She praised PC Tots and indicated they performed a developmental analysis each year. She stated the tuition increase would hurt but she knew it hurt other families more.

Brooke Ahlberg 84036 supported the Park City Cares About Kids proposal. Her son got into PC Tots. This was one of two options for childcare in the area. The curriculum was above par. Parents had to evaluate whether they could still work with the tuition increase. She asked the City to bridge the funding gap.

McKenna Hawley 84060 supported the Park City Cares About Kids proposal and stated she was shocked by the tuition, but she knew it was cheap for the hours her child spent there. Now the cost had almost doubled. She would probably leave the workforce and she thought it was a gender equity issue.

Heidi Hoven 84109 was a board member of the International Association of Dark Sky Utah Chapter. She stated 80% of birds migrated at night and invited Council to adopt a resolution promoting dark skies.

Lisa Baker 84098 stated she had two children who went to PC Tots and she pled with the Council to support the Park City Cares About Kids proposal. She and her husband were having a difficult conversation about one of them quitting their job.

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 11

Rachel Alday stated she had three children and she supported PC Tots. She was considering putting a childcare in her business because of the lack of options in Park City.

Sam Mueller eComment: "Please consider an investment in our youngest community members and us! (their hard working parents). It will be crucial to keeping working young families in our community. We are part of the local workforce and part of the 83% of parents with children under 5 who rely on childcare. We are part of the 66% of parents paying more than 10% of our income on childcare. With the new tuition increase announcements, we will be paying more like 18% of our income on childcare starting in July. We have 2 children under 5 and rely on child care to do our jobs in this community. And we would like to BOTH continue to be contributing members of this community. As the cost of childcare continues to increase, and this year on a severely drastic level, families like mine cannot afford to stay in this community without the support of the city. Please support early childhood care stabilization to make up for the grants that are disappearing on the federal level, help stabilize our childcare centers, and lessen the burden on families."

Peregrine Bosler eComment: "I understand that childcare is a part of the budget discussion. Though I know that what makes a great city is complex and requires compromise, there are two issues that have made Park City a nearly unattainable community over the years for me: affordable housing and lack of childcare. Childcare is competitive nationwide, and we are not unique in this struggle, but we are an exaggerated example. I was lucky enough to get into a daycare because I had a referral and put myself on a waitlist when I was 11 weeks pregnant. Still, I have no coverage for the month of Aug or any school district holiday or snow day, and I leave work early every day. I am lucky. I am able to pay the high prices and have the flexibility with my job that I am grateful for. But if I still worked my past Park City jobs in restaurants or nonprofits, childcare would be impossibly expensive and the lack of coverage would impact my ability to stay employed. I know this is the case for many in our community that truly keep the wheels on the bus through their work. I am also aware that Pc tots had to double their prices. As one of the primary sliding scale daycares, this will surely leave some choosing between childcare to attend work and funds to buy groceries. This, in addition to the the recent closure of the school district's childcare, leaves an even larger gap in our community. We need to do better for those that live and work here. It is unacceptable to prioritize recreation for retirees and tourist over the basic needs of your workforce. I hope you'll consider doing what you can to ensure support for these services."

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 9 and 16, 2023:

Council Member Doilney moved to approve the City Council meeting minutes from March 9 and 16, 2023. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with MC Contractors, Inc., to Construct the Homestake Road Waterline Replacement Project, in an Amount Not to Exceed \$1,424,315.50:

2. Request to Approve a Contract with Musco Sports Lighting LLC pursuant to the State of Utah Cooperative Contract to Replace the City Park Multi-Purpose Field Sports Lights, Poles, Electrical Service Panel, and Lighting Controls in a Form Approved by the City Attorney, in an Amount Not to Exceed \$675,806:

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

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

VI. OLD BUSINESS

1. Public Hearing on the Proposed Water Rate Structure Modifications:

Mayor Worel opened the public hearing.

Dallas Green 84060 National Ability Center (NAC) facility manager stated based on the proposed rates, he thought they would spend \$50,000 on water. He thought the basis of the increase was commercial or residential and meter size. He asked for consideration for water usage used in the past and if the usage increased, then penalize them. He noted the NAC was also a nonprofit and he asked for an exemption to the rate increase.

Rachel Alday owned a couple businesses and one was a laundry mat. She was concerned with the water rate increase. The new changes would prompt them to get water efficient machines, but they wouldn't be able to get the new machines because

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

P a g e | 13

they would be paying a higher water bill. She suggested a subsidy or tradeoff for businesses.

Nickie Nelson stated there were 37 units in her condo complex on one water meter and it was impossible to conserve water. They were looking for a contractor who could put in separate water meters and she needed help finding grants for putting in the meters. Currently, they had no way to help owners conserve water.

Meeche White, NAC, echoed Dallas Green's comments and asked for a nonprofit rate. She wanted to see residences pay their fair share.

Mayor Worel closed the public hearing.

2. Consideration to Approve an Interim Use of 1959 Cooke Drive:

Rhoda Stauffer, Housing Specialist, reviewed the City purchased this unit in January. The Housing Policy Working Group determined they needed to do more work before presenting a proposed policy to Council.

Mayor Worel asked why additional upgrades were needed for this unit before it could rented. Stauffer stated the deed restrictions had a standard for selling the unit, and the City had a different standard for renting the unit. She stated someone was putting a bid package together, but it had not been submitted to her yet. There was money in the rental income fund that could cover the projects.

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

Council Member Gerber moved to approve the proposed interim use of 1959 Cooke Drive. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

3. Consideration to Authorize the City Manager to Approve a New Health Insurance Policy with Aetna, Inc. for PCMC Employee Health Insurance, with the Annual premium Not to Exceed \$5,682,620 in Year One:

Sarah Mangano, HR Manager, reviewed the City issued an RFP for employee insurance and multiple insurance companies responded. She recommended Aetna and indicated they were able to provide the same benefit at significant cost savings.

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

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 14

Council Member Doilney moved to authorize the City Manager to approve a new health insurance policy with Aetna, Inc. for PCMC employee health insurance, with the annual premium not to exceed \$5,682,620 in year one. Council Member Dickey seconded the motion. Council Member Rubell excused.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

VII. NEW BUSINESS

1. Consideration to Authorize the Mayor to Sign an Olympic Guarantee in a Form Approved by the City Attorney's Office:

Jenny Diersen, Special Events Manager, Catherine Raney Norman, Salt Lake City Olympic Committee Chair, Colin Hilton, CEO Utah Olympic Legacy Foundation, and Christian Napier, Salt Lake City Olympic Committee Advisor, were present for this item. Morgan reviewed the committee was formed in 2018 to bring Olympic and Paralympic games to Utah. They were working with the International Olympic Committee (IOC) to put forward a strong proposal to bring the games back to Utah.

Napier stated they were preparing a technical report to be submitted in May. The IOC requested tables on capacities, weather, etc., as well as guarantees from venues, accommodations, and marketing rights. Hilton indicated they were looking to Park City for a letter of commitment to provide services to promote safety and accessibility. After the selection, the committee would work with the City and would pay for any services provided over and above normal service.

Council Member Rubell rejoined the meeting at 7:10 p.m.

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

Council Member Doilney asserted he was happy to see the process moving forward and supported anything the City could do to promote the Olympics in Utah. Council Member Toly agreed. Council Member Rubell asked if guarantee was defined. Napier stated he met with staff to ensure the level of commitment was appropriately framed for the City. This letter would show that there was support for the Olympics at all levels of government. Hilton stated utilities were referenced in the letter. The City didn't provide that, but the City could facilitate that. Council Member Rubell clarified the City committed to do its best to provide it.

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 15

Council Member Doilney moved to authorize the Mayor to sign an Olympic Guarantee in a form approved by the City Attorney's Office. Council Member Toly seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve the Extension of the Main Street Dining Deck Program for 2023, and Authorize the Mayor to Lease City Property/Right-of-Way with Nine Main Street Restaurants in a Form Approved by the City Attorney:

Jenny Diersen, Special Events Manager, stated this was a successful program that had been functioning for the last 13 years. She reported The Brick paid their outstanding City invoice, which was a condition for deck approval. Fletchers requested to continue its one meal service and HPCA supported that. Shabu requested a one meal service and HPCA did not support that. She noted additional improvements might be needed in 2024, so lease terms could be adjusted in the future. Also, if Council wanted to adjust the lease fee for 2024, she needed to know this year. Council Member Toly asked if The Brick deck would move so the corner wouldn't be blind. Diersen indicated the deck would move 10 feet.

Council Member Rubell asked why HPCA supported one restaurant's request and not the other. Mayor Worel explained the two-meal service was to promote vibrancy on Main Street but Fletchers' dining was behind the building and not on Main Street. Council Member Toly stated parking was a premium on Main Street and if a deck was there, it needed to be used during the day. Council Member Rubell asked to adjust the lease fees to what the City's parking fees were. Diersen asked if a rate increase should be considered every year or if Council wanted a new set fee. Council Member Rubell wanted it to offset parking. Council Member Dickey agreed there should be cost recovery. Council Member Gerber asked if the Shabu lease was prorated because it would only be up part of the season, to which Diersen affirmed.

Mayor Worel opened the public input.

Joe Butterfield requested increased enforcement for the decks. One owner put his deck further onto the sidewalk, prohibiting wheelchairs from passing on the sidewalk. When he approached the owner, he was rebuffed. Diersen stated staff addressed the issues last year.

Mayor Worel closed the public input.

Council Member Dickey moved to approve the extension of the Main Street Dining Deck Program for 2023, and authorize the Mayor to lease City property/right-of-way with nine

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 16

Main Street restaurants in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

ABSTAINED: Council Member Rubell

3. Discuss Blue Ribbon Council Report on Mayor and Council Compensation:

Sarah Mangano, HR Manager, and Bill Humbert, Greg Hembrock, Stephen Pettise, and Trent Rentfrow, Blue Ribbon Commission members, were present for this item.

Mangano reviewed Council asked for a Blue Ribbon Commission to analyze Council compensation against similar cities and recommend salary adjustments accordingly. She indicated they did not evaluate compensation based on work performed since that service could not be valued. The commission evaluated comparable cities. She noted compensation was not commensurate with housing prices to any of the cities analyzed. She also reported that in surveying council members, time spent on city duties varied by council member.

Hembrock discussed Wasatch and Summit Counties and why these entities were outliers in the study and not comparable to Park City. Humbert stated those entities were so much bigger, which was another reason for being an outlier. Hembrock indicated 13 cities met the criteria for being comparable. Within those cities, Park City was in the 75th percentile.

Hembrock stated the commission looked at the time commitment. Other areas of consideration were the Council members' personal styles, goals, familiarity of their role, and their other obligations. The commission recommended that the City maintain the current salary and benefits level, implement an annual cost of living increase and rebalance voluntary Council commitments to reduce barriers to entry. For time commitment, they recommended using staff for liaison assignments, so Council members could focus their energy on their priorities. Also, for certain City projects, one Council member could be the lead who informed the other members.

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

Council Member Doilney was impressed with the commission and their understanding of the Council's concerns. He thought the position should be focused on issues important at the moment and be flexible to switch attention as needed.

Council Member Toly disagreed that the counties were outliers and felt they did similar things. She thought similar cities were Aspen and Jackson. She also didn't think Council's role was defined because the required meetings was not the role. She didn't

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 17

think the recommendation was the solution if the City wanted to attract diverse people to run for Council.

Council Member Dickey thanked the commission for their time. He thought the objectives for setting a salary included being fair to the people asked to do the work and allowing the broadest set of people who could serve. The work was driven by the size of the budget and complexity of the issues. He thought the counties were the best comparables. Also, the resorts being in town was a factor. He would value it based on the issues. He differed on the valuation. For compensation, he thought the bottom and top wage earners were fine, but the middle group of residents with fixed schedules and needed income were excluded from running for office. He recommended a wage increase.

Council Member Gerber thought it was an impossible job to compare. Other communities had complex issues as well. She asked what the required meeting time included, to which Mangano stated it was the average scheduled meeting time for Councils. Council Member Gerber stated after being on Council for a time, she realized she didn't have to attend budget meetings, but she wanted to be part of how to help them. There were opportunities to be more efficient with Council's time. She was comfortable with the recommendations. Council Member Rubell thought the report was well written.

Mayor Worel indicated she asked for the commission hoping to reduce a barrier to running for Council. She had hoped for a different outcome. She asked if they saw any other barriers to running for Council. Humbert stated the cost to run for office was a barrier. He suggested a nonprofit could help subsidize campaign costs. Pettise stated there was a lot of time involved in running for office. He asked the commission what it would take dollar wise to get a diverse group and the members thought it would take a salary of \$100,000-\$120,000, which was a big gap from the current \$25,000. Council Member Doilney noted the living wage was lower in Summit County and it wasn't affordable living in 84060. The number of hours spent in a meeting varied depending on the Council member. He was open to a wage increase although he was happy with where the Council was at.

Mangano stated this was a highly contested conversation and many municipalities were having this discussion. She explained how some councils handled compensation on a three-year scale. Hembrock noted they discussed attracting diverse candidates, but they couldn't come up with a solution. They also tried to look at quantifiable data and stated it was difficult trying to find equal comparisons.

Council Member Gerber thought it was important to talk about time commitment. There were meetings in the middle of the day, which would exclude many professions from being on Council. She suggested putting the day meetings all on one day. Council Member Toly asked if the commission looked at other parts of service like emails,

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

P a g e | 18

phone, talking to public, etc. Humbert suggested condensing the packet by providing a summary of each item. He also suggested taking a time management class.

4. Review and Approve 2023 City Council Liaison Assignments:

Michelle Downard, Resident Advocate, stated the Council discussed liaison assignments annually and the scope was described in the packet. These roles had varied commitments and Council could discuss revising them. She also asked Council to look at the liaison list in the packet and discuss the revisions. She stated the revisions did not reflect the importance of the organizations and stakeholders.

Council Member Dickey referred to the City Council Liaison Guide and felt a Council member should not be the conduit to keeping organizations apprised of the goings on of the City. Organizations should keep up on issues. Council Member Gerber stated most organizations were aware of things that affected them.

In looking at the Liaison List, Mayor Worel asked if Special Events needed a liaison. Jenny Diersen thought it was helpful since events were under Council approval. Council Member Dickey explained since Special Events and Economic Development were separated, the liaison role could be divided. Dias stated Economic Development was covered through other liaison roles such as Lodging, HPCA, etc. Council Member Gerber indicated liaisons were involved in approving Economic Development grants. They also had meetings with business owners and helped with issues such as resort shuttles using Hillside. Dias stated when issues like those arose, liaisons could be assigned for those purposes, but it didn't need to be ongoing. Mayor Worel noted they were redefining the department and staff should be given time to work that out.

Mayor Worel stated the LGBTQ+ Taskforce had grown and were successful now and didn't need a liaison. Council Member Rubell thought it made sense to have a point of contact on Council for this group. Browne Sebright would be the primary liaison and Council Member Rubell the alternate.

Council Member Toly stated the Trails and Open Space committee was working on a master plan and she was involved in this. It was decided that Council Member Toly would work on Trails and Open Space and all the trails organizations would be consolidated to have one liaison.

Council Members Gerber and Dickey were on Housing committees. Council Member Gerber wanted to keep both liaison roles for all the Housing organizations. Council Member Dickey stated he was liaison to both critical priority groups and suggested he would still be involved in Housing but someone else could join. Council Member Gerber felt continuity was key, to which Council Member Dickey agreed.

Council put Mountainlands Associated Governments (MAG) with Seniors. Council Member Toly stated the Public Art Advisory Board (PAAB) meetings were difficult for

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 19

her to attend. Diersen suggested she could attend quarterly. It was indicated the Library was another board that didn't need a lot of Council oversight and quarterly attendance was sufficient. Council Member Toly stated she could be liaison for Prospector Square, but Daenitz could fill that spot easily. Dias stated that was an organization that could have staff or a Council liaison on an as-needed basis. It was agreed the other redlined items were okay to remove from the list.

5. Consideration to Approve the Following Applications for the Historic District Grant Program 2023 Competitive Cycle: Silver King Coalition Hoist House, Thaynes Mine Hoist House, 1128 Park Avenue, 517 Park Avenue, and 22 Prospect Street:

Caitlyn Tubbs, Historic Preservation Planner, stated the City had \$100,506 in funding for grants. The Historic Preservation Board (HPB) recommended five projects for grant awards.

Council Member Rubell asked if the Hoist houses were structures, to which Tubbs affirmed they were mining structures. The money would be spent for asbestos mitigation. Council Member Rubell asked to look at the policy and how the City went about this. He felt homes had an individual benefit. Council Member Toly stated it was a Historic District grant, so the structure didn't have to be a home. It had to be within the Historic District. Council Member Rubell thought it was different because the public could look at the mining structures as opposed to individual homes.

Council Member Rubell asked if the project at 1128 Park Avenue could be accomplished for \$38,600 since they originally asked for \$100,000. Tubbs stated that was all the money that was available from the Lower Park RDA. Although it was only a third of the request, the board approved the funds. Council Member Rubell asked if the owner would still do the project with the lower amount. Tubbs stated the applicant's application was already going through the process. After the project was finished, the applicant would receive the grant money as reimbursement.

Council Member Toly thought \$5,000 was low to come to Council. The board knew historic history and was capable. Mayor Worel thought that could be looked at when the policy was reviewed.

Council Member Gerber asked if the Hoist houses grants would be matched by the Friends of Ski Mountain Mining History and Park City Museum. Tubbs stated Friends of Ski Mountain Mining History provided \$15,000 as well.

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

Council Member Gerber moved to approve the following applications for the Historic District Grant Program 2023 Competitive Cycle: Silver King Coalition Hoist House,

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

P a g e | 20

Thaynes Mine Hoist House, 1128 Park Avenue, 517 Park Avenue, and 22 Prospect Street. Council Member Toly seconded the motion.

RESULT: APPROVED

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

Mayor Worel asked if there was a policy that governed how grants were decided. Tubbs affirmed and stated this topic would be discussed at tomorrow's HPB meeting. Council Member Rubell asked how applicants were treated who had an individual benefit versus applicants who had a community benefit. Dias stated staff would discuss this with HPB to determine if adjustments needed to be made.

6. Consideration to Continue an Ordinance Approving the North Norfolk Plat Amendment to June 15, 2023:

Virgil Lund, Planner, presented this item and indicated the Planning Commission requested more time for this item so it needed to be continued.

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

Council Member Gerber moved to continue an ordinance approving the North Norfolk Plat Amendment to June 15, 2023. Council Member Doilney seconded the motion.

RESULT: CONTINUED TO JUNE 15, 2023

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

7. Consideration to Approve Ordinance 2023-14, an Ordinance Approving the 1313 Park Avenue Subdivision, Located at 1313 Park Avenue, Park City, Utah:

Olivia Cvetko, Planner, stated this property had a meets and bounds description and there was a property line dispute. The portion in question was left out of the lot description. The applicant was remodeling the structure to transform it from a duplex to a single-family structure. The Planning Commission requested that the applicant obtain an access agreement to the two parking stalls on the property.

Mayor Worel asked why a Planning Commissioner dissented in the recommendation. Cvetko indicated the duplex was considered affordable and that was being lost with the conversion to single family.

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

Council Member Rubell asked about the property dispute. Cvetko stated there was a small area where the lot line overlapped with county property. Polly Samuels McLean,

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

April 4, 2023

Page | 21

Counsel for the applicant, stated the area was on the adjacent property so a quiet title lawsuit was filed with the adjacent property. Cvetko stated the property on the proposed parcel was two feet wide and 30 feet deep.

Council Member Rubell noted the Planning Commissioner wanted the City deal to be done because it affected access. McLean stated the Planning Commission wanted the applicant to wait, but they couldn't do any work on the property until it became a lot of record. She noted the parking easement had been used since the structure was built and was essentially a prescriptive easement. Council Member Dickey understood the concerns but noted the rest of the Planning Commission approved it.

Council Member Dickey moved to approve Ordinance 2023-14, an ordinance approving the 1313 Park Avenue Subdivision, located at 1313 Park Avenue, Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

ABSTAINED: Council Member Rubell

8. Consideration to Approve Ordinance 2023-15, an Ordinance Approving the First Restated Black Diamond Plat, Located at 2280 Deer Valley Drive, Park City, Utah:

Virgil Lund, Planner, reviewed the Black Diamond Lodge HOA sold common space to two units. The original plat was the construction plat. The applicant was amending the plat to reflect what was actually constructed.

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

Council Member Gerber moved to approve Ordinance 2023-15, an ordinance approving the First Restated Black Diamond Plat, located at 2280 Deer Valley Drive, Park City, Utah. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



How “We” Got Here

- Why the HPCA was created.
- Main Street is where our community was born from. It brings a voice to the heart of our community and all the various business sectors.
- Impacts if HPCA goes away.



HPCA Highlights

- HPCA serves the City Staff & Council, Community, and Businesses.
- Other Associations and overriding theme
- Restaurant Tax Grant Application
- Continued value / support from City



Next Steps

In closing we thank the City staff for all their time and effort on this. We respectfully ask Council is you see the value in the HPCA and are you willing to consider funding support?

And if not, are you OK with the HCPA going away and what that comes with?



FY24 Budget Preview

FY24 Budget

Behind the Scenes

January – March: Internal Budgeting Process

- Preliminary Revenue Projections Established
- Managers Develop FY24 Budget Proposals & Present to Results and Executive Team
- Results Team Makes Recommendation to Executive

Meet the FY24 Results Team!



Angela Dohanos

Cataloging Librarian



Gretchen Haller

*Executive Asst, Public
Utilities*



Logan Jones

*Trails and Open Space
Coordinator*



Jarren Chamberlain

Parks Superintendent



Rebecca Ward

*Asst. Planning
Director*



Rob McKinney

*Patrol Operations
Lieutenant*



Robbie Smoot

*Transit Business
Intelligence Analyst*

FY24 Budget

FY24 Operating Requests

Total One-Time Expenses (OTE)	\$ 793,580
Total Same Level of Service (SLOS) Requests	\$ 246,426
Personnel (New, Reclassifications, Front Line On-call Pay Increase)	\$ 1,962,094
Acute Requests (CyberSecurity, Law Enforcement, Soil Testing, etc.)	\$ 1,027,327
75th Percentile Pay Plan Increase Based on CPI 6.3%	\$ 2,300,000
General Fund Operating Requests Grand Total	\$ 6,329,427



FY24 Budget

Acute Requests

Essential “must haves” to maintain PCMC programs and meet community expectations

- ☐ IT \$50k – Outsourced Cybersecurity detection and response
- ☐ Public Works \$60k – Increase Snow Removal Contingency by \$50k, Additional Signage and Supplies in PCMC Maintained Areas
- ☐ Police \$19k – Replacement tasers and secure cloud-based evidence storage

FY24 Budget

Same Level of Service (SLOS)

*Maintain current programs/projects at the same levels
as prior year*

- ☐ Police Dept. \$22k – Materials, Supplies, Uniforms
- ☐ Engineering \$38k – Printing, Contract Engineering
and Design Services, Bank Charges
- ☐ MARC/Recreation/Tennis \$41k – Fitness
Equipment, Supplies, Uniforms

FY24 Budget

One-Time Expenses (OTE)

Requests where 100% of Work/Project will be expensed in FY24 (no carryover). Because of the finite nature, these may be funded from other sources outside of recurring revenue streams.

- ☐ General Plan Update \$300k
- ☐ Four Vehicles and Snow Removal Equipment \$239k – Engineering, Street Maintenance, Special Events
- ☐ Soil Sampling for Gordo Clean-up \$38k

FY24 Budget

Personnel

PCMC budgets each position at maximum wage and includes taxes and full benefits.

Example:

Senior Police Officer

- Maximum Wages - \$90,147
- Retirement, Health, Payroll Taxes - \$63,922
- On-Call, OT, Holiday - \$5,870
- Vehicle - \$77k
- Equipment, Uniform, Weapon, Computer, etc. - \$21,750

Grand Total - \$258,689



FY24 Budget

Personnel

- ☐ Procurement Manager \$176k
- ☐ Senior Police Officer \$259k (including vehicle, uniform and equipment)
- ☐ Senior Project Manager \$198k
- ☐ Update & Standardize Front Line On-Call Daily Rate to \$62/Day \$59k

FY24 Budget

FY24 Pay Plan

6.3% increase, based on CPI

In FY24, \$2.3M is required for PCMC to maintain the 75th percentile. Various solutions are being explored to balance the important organizational goal of staying at the 75th percentile and also accommodating critical and new budget requests.

FY24 Budget

External Request

- ❑ Childcare - Council has held informal discussions on a potential ongoing childcare support initiative in response to community and stakeholder requests. Time is reserved at the first Council meeting in May for the first deep discussion on childcare initiatives.

FY24 Budget

Cost Savings/Efficiency Measures

- ❑ \$500k savings in health benefits – An RFP was conducted to ensure our employees were offered quality and affordable health care. As a result, a new provider is available that offers enhanced benefits and lower premiums.
- ❑ \$100k+ in Utilities – Fixed our natural gas costs rather than paying high seasonal rates

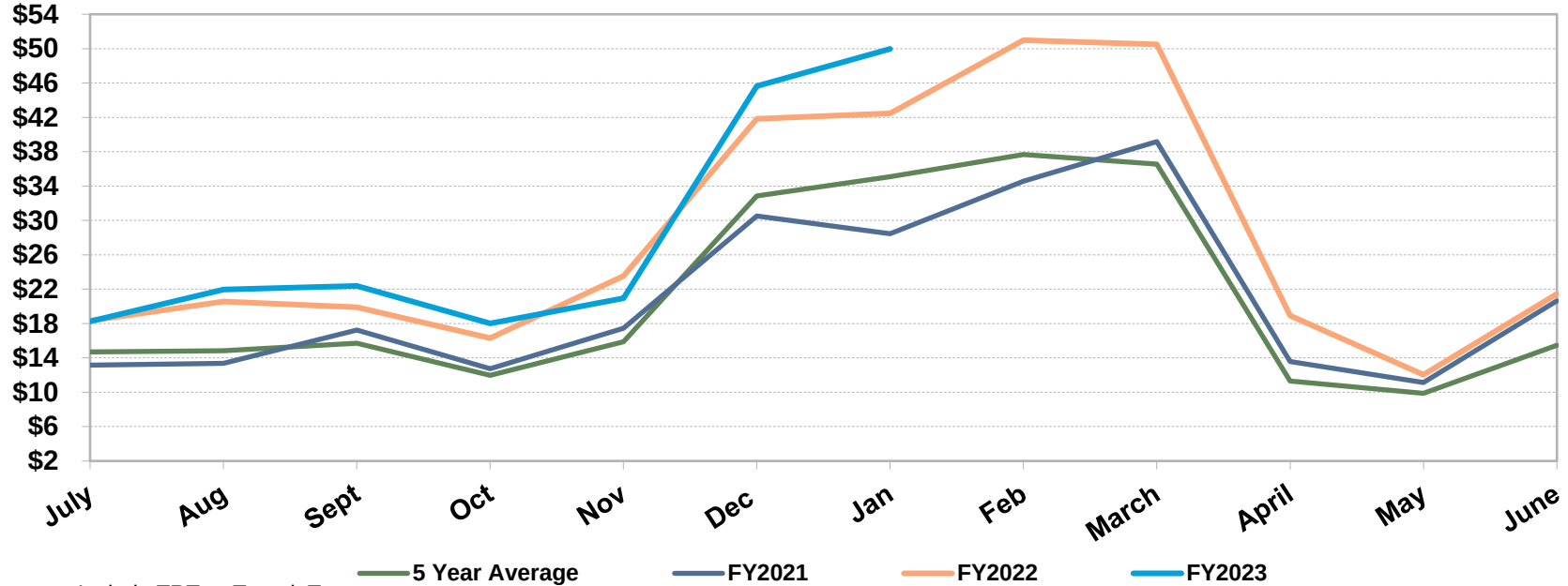
FY24 Revenue Projections

General Fund Revenue Summary - FY23 & FY24

Revenue	FY22 Actual	FY23 YTD Actual	FY23 Ori Bud	FY23 Proj	FY24 Budget	\$, Variance Proj vs. Ori FY23	%, Variance Proj vs. Ori FY23	\$, Variance FY24 vs. Ori	%, Variance FY24 vs. Ori
Property Taxes	\$13,109,913	\$12,654,035	\$12,938,775	\$12,938,775	\$13,109,913	\$0	0%	\$171,138	1%
Sales Tax	\$18,900,806	\$9,665,187	\$16,433,542	\$16,433,542	\$18,533,542	\$0	0%	\$2,100,000	11%
Franchise Tax	\$3,526,041	\$2,075,052	\$3,297,706	\$3,591,844	\$3,591,844	\$294,138	9%	\$294,138	8%
Planning, Building and Engineering Fees	\$4,138,054	\$3,002,995	\$3,914,520	\$4,584,329	\$4,138,054	\$669,809	17%	\$223,534	5%
Recreation	\$2,715,675	\$1,420,548	\$2,365,076	\$2,883,403	\$2,715,675	\$518,327	22%	\$350,599	13%
Licenses	\$335,232	\$393,067	\$500,088	\$412,919	\$412,919	(\$87,169)	-17%	(\$87,169)	-21%
Ice Revenue	\$850,024	\$559,968	\$955,233	\$900,176	\$900,176	(\$55,057)	-6%	(\$55,057)	-6%
Intergovernmental Revenue	\$137,010	\$120,133	\$138,275	\$138,275	\$138,275	\$0	0%	\$0	0%
Fees/Other	\$1,475,666	\$1,000,804	\$1,239,454	\$1,239,454	\$1,475,666	\$0	0%	\$236,212	16%
Interfund Transfers	\$2,950,291	\$1,995,003	\$3,375,002	\$3,375,002	\$3,476,252	\$0	0%	\$101,250	3%
Total	\$45,702,931	\$32,886,792	\$45,157,671	\$46,497,719	\$48,492,316	\$1,340,048	3%	\$3,334,645	4%

FY23 Sales Tax Revenues through January

x 100000



*Does not Include TRT or Transit Tax

- Sales Taxes excluding TRT and Transit Sales Tax +17.6% vs. January FY22
- Transit Sales Tax +17.8% vs. January FY22
- TRT +30.6% vs. January FY22

Source: Park City Municipal Corporation. As of February 2023. Note: Transit Sales Taxes exclude sales tax revenues received from Summit County.

General Fund Balance

**FY23 Proj
End Bal
\$14.1M**

~32.8%

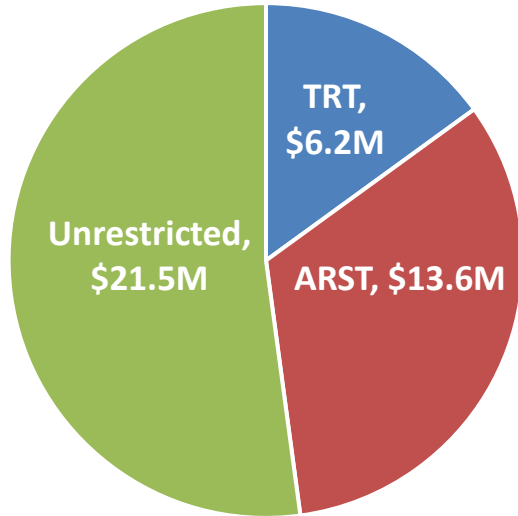
*Best practice is 25% (three months) of
annual expenses at a minimum

- “Maintain the General Fund Balance at the app. the legal maximum” – City Policy
- Seasonal cash flow
- Emergency expenditures
- Revenue shortfalls
- Bolsters bond ratings & creditworthiness

A formal reserve policy of maintaining general fund reserves as close to the statutory maximum as possible, which was recently raised by the State of Utah to 35% from 25%. ~ S&P rating letter 2021

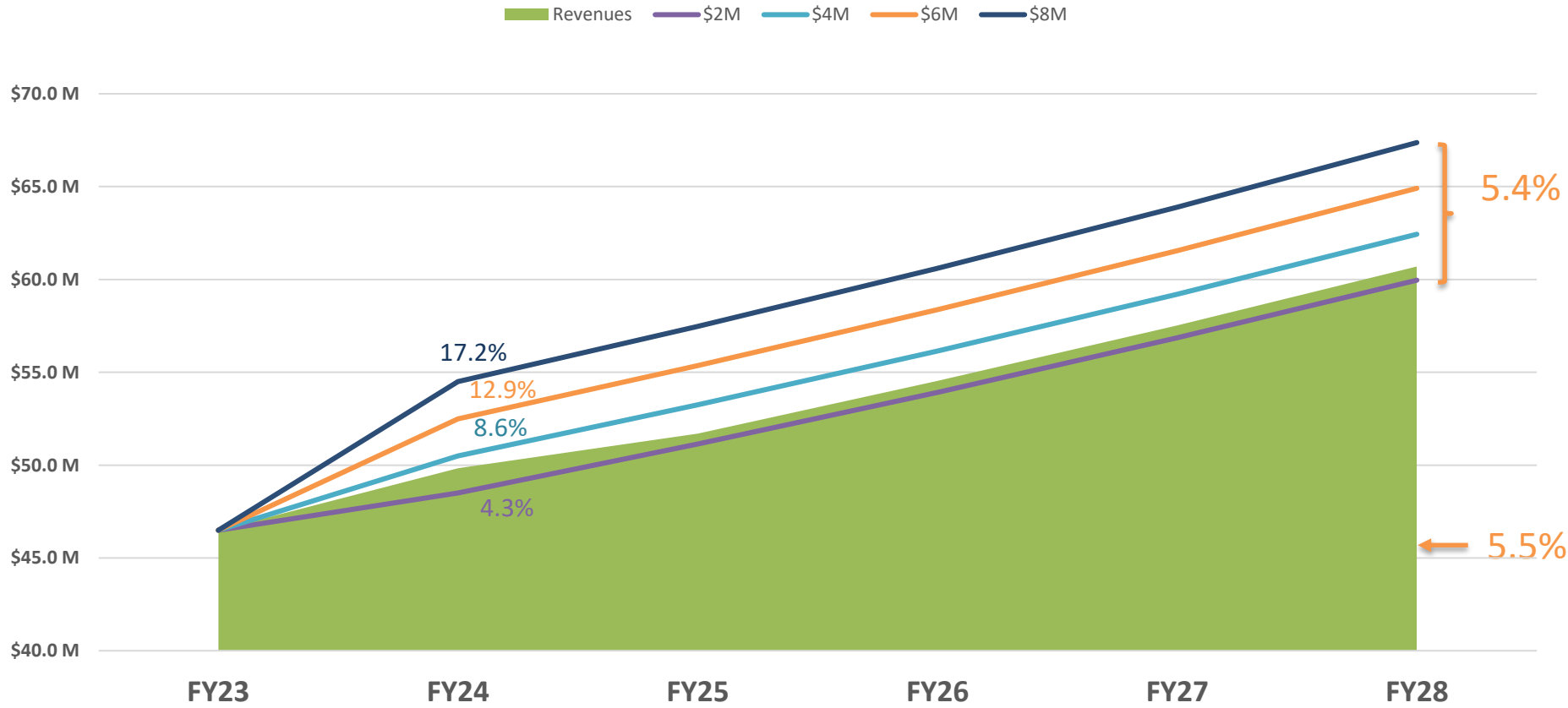
Capital Fund Balance

FY23 Proj Fund Balance



- Strategic multi-year budget management tool
- Financing capital improvements, under a formal long-range capital plan adopted by Council
- No need to maintain for ops obligations
- TRT attached to A&C
- ARST has specified uses

General Fund Rev v. Exp



*Avg Annual Growth Rate

One-time

One-time Expenses

\$793,580
Budget
Requests

General
Fund
Balance

Defer/
Delay
Capital
Projects

One-time Revenues

Capital
Fund
Balance

General Fund Ongoing

Ongoing Budget Items

\$246k - Same Level of Service

\$1.9M – Personnel Requests

\$1.1M – Critical Requests

\$2.3M – Pay Plan

Total = \$5.5M

Ongoing Revenues

\$3.3M in Proj Rev

\$500k Health Care Savings

Property Tax Increase

Redistribute Sales Tax from Capital

General Fund Ongoing

Ongoing Budget Items

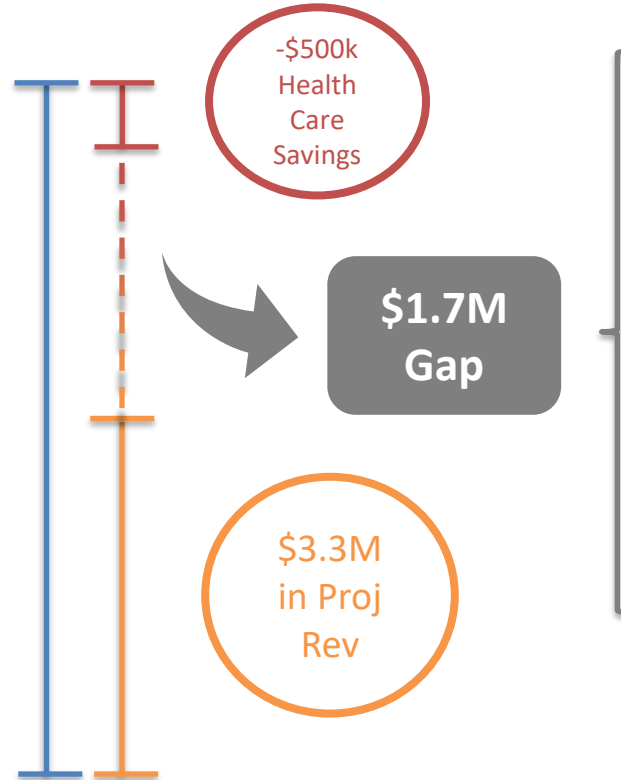
\$246k - Same Level of Service

\$1.9M – Personnel Requests

\$1.1M – Critical Requests

\$2.3M – Pay Plan

Total = \$5.5M



Funding Options

Property Tax

Sales Tax from Capital

General Fund Balance

Capital Fund Balance

General Fund Ongoing

Ongoing Budget Items

\$246k - Same Level of Service

\$1.9M – Personnel Requests

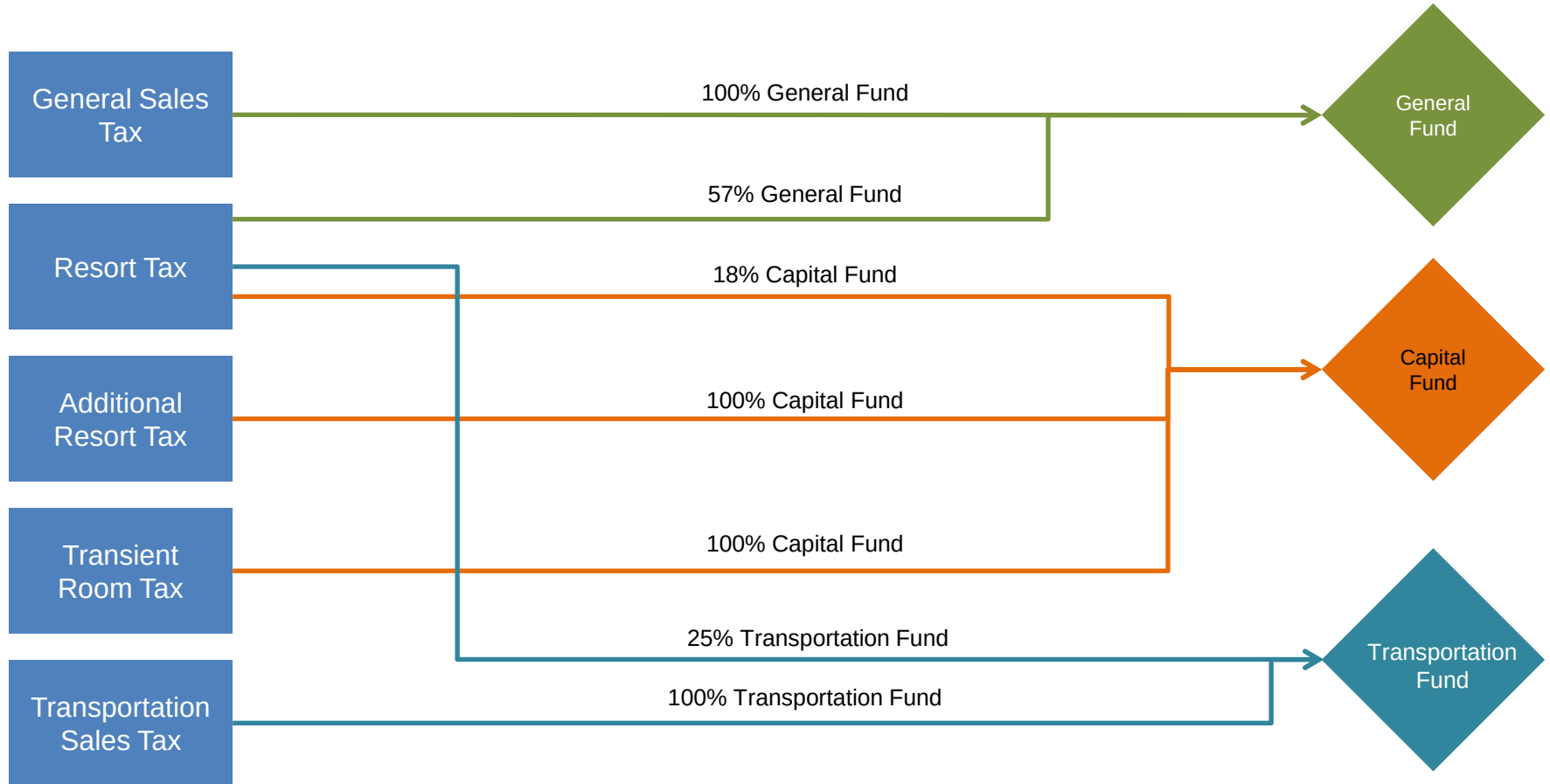
\$1.1M – Critical Requests

\$2.3M – Pay Plan

Total = \$5.5M

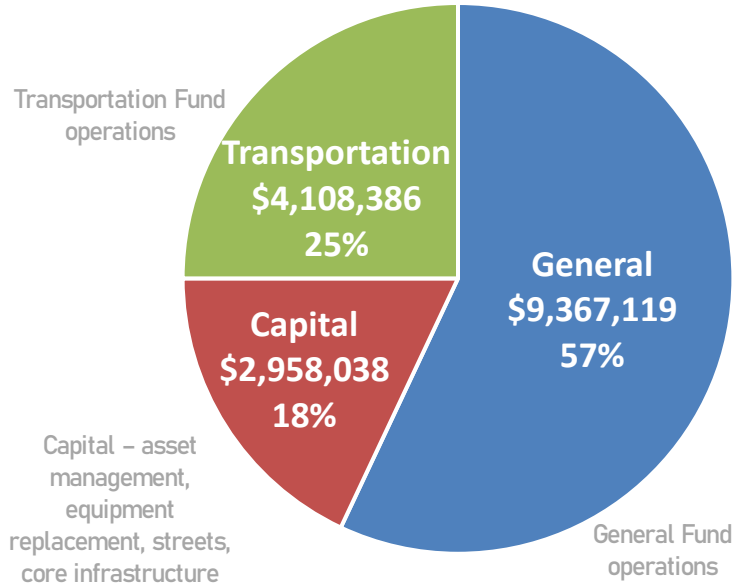
- Fund only within projected revenue
- Look for additional revenue (property tax, sales redistribution, etc.)
- More aggressive revenue projections
- Make cuts with existing budget
- Fund balances

Where Do Our Sales Taxes Go?

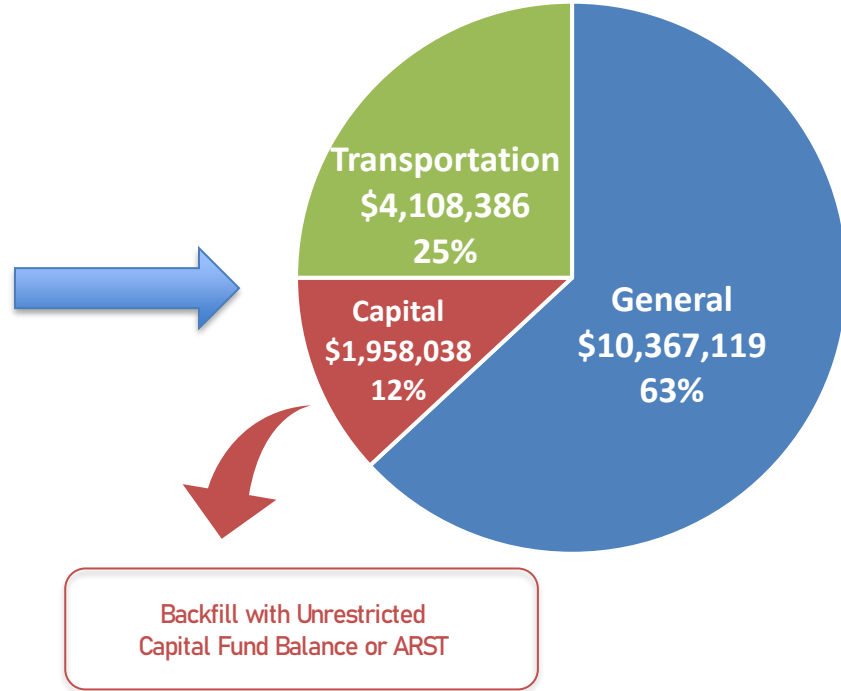


Resort Tax Distribution

Current Resort Tax Distribution



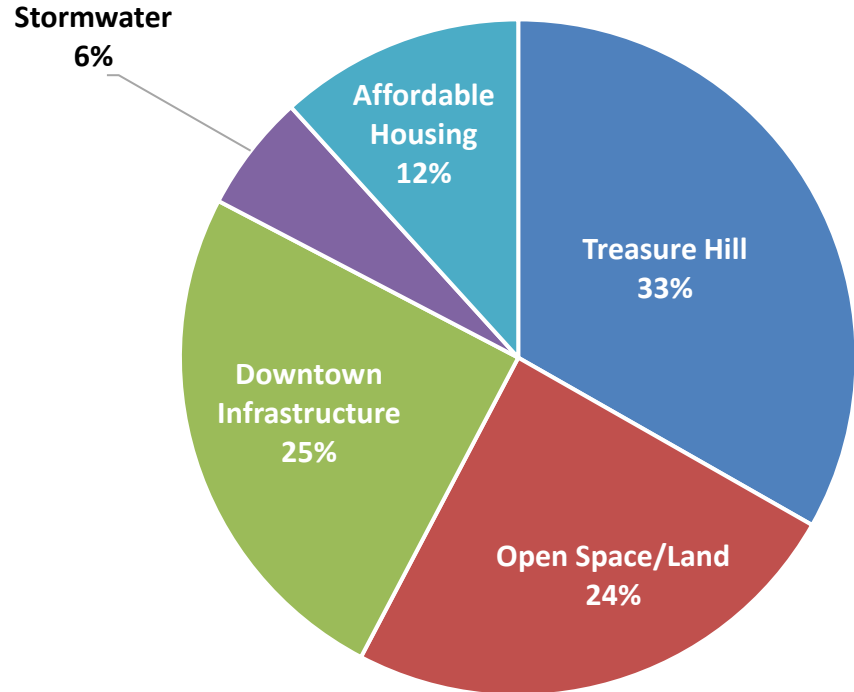
Contemplated Resort Tax Distribution



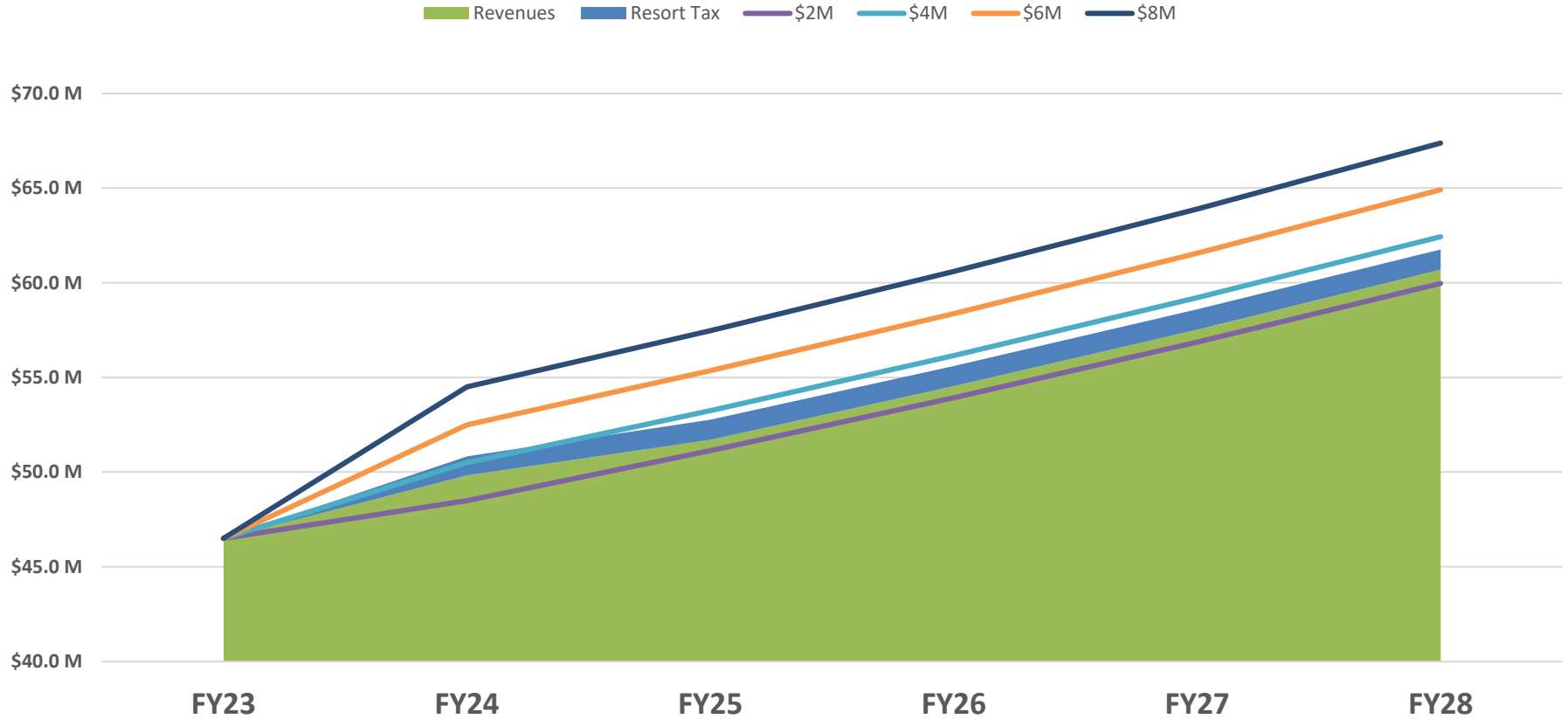
Additional Resort Sales Tax

- Adopted 2012 with Intended Uses
- ~\$6.2M (3-year avg)
- \$2.7M/year debt service
- ~\$3-\$4M Free Cash
- \$42.5M Expended

ARST Historical Uses



General Fund Rev v. Exp



*Avg Annual Growth Rate

Funding & Financial Tools

Existing

Unrestricted Funding

- Fund balance
- Sales tax

Capital Projects

- Defund
- Defer

Revenue Debt

- Water service fees
- Sales tax

Grants/Govnt Agencies

- Federal/state grants
- Summit County

New

GO Debt

- Property tax
- Voter approved

Property Tax

- Tax on property value
- Truth in Taxation

Grants/Govnt Agencies

- Federal/state grants
- Summit County

Economic Development Tools

- CRA
- PID

Public-private Partnerships (P3)

- Private sector
- Reduce City \$

Transportation Operations And Capital Budget Program



Transportation Fund Budget

Work Session Discussion

Highlighting the Transportation Fund's complex revenue and expense projections

- Transit service considerations for FY24
- Five-year transportation capital budget implications

Transit Service

Transit Service Considerations for FY24:

Continue increased frequency for Winter Service on the Red, Green, Blue, and Yellow
Estimated cost - \$403,000

Enhanced Richardson Flat service
Estimated cost - \$1.9M

Microtransit full year
Estimated cost - \$1.5M



Richardson Flat Service Considerations

Spring/Summer/Fall

- o One route at 40-minute frequency from 6:45am to 7:45pm

Winter

- o Enhanced service from Richardson Flat to both ski resorts based on rider feedback
- o Two routes at 20-minute frequency from 6:05am to 11:05pm

Estimated cost for full year - \$1.9M

- (compared to \$817,728 in FY23 for one route Nov - June)



Microtransit



- Pilot scheduled to end April 15th
- Estimated cost for FY24 - \$1.5M
- Full analysis of pilot program will be presented in May

Considerations:

- End pilot as planned or extend to June 30
 - Working with HVT on extension options
- On May 25, review pilot analysis, and determine a path forward
 - Continue microtransit service?
 - Issue an RFP or continue with HVT?

Budget Implications

A \$4.3M increase in operations year-over-year has implications

Historically, \$1-2 million per year has been set aside from transportation sales tax revenues to pursue matching grants for major capital projects and equipment and to advance smaller capital projects.

To make any future increases to the level of transit service, we must look at new reoccurring funding sources.

Need to consider the long-term sustainability of the fund

Capital Improvement Projects (CIP)

New 5-year CIP prioritized list in these categories:

- Asset maintenance
- Regional capital initiatives
- Local capital initiatives
- Transportation demand management
- Capital related to service expansion



Capital Improvement Projects (CIP)

To ensure Park City Transit continues to operate safely and efficiently, asset maintenance projects are proposed in the following categories:

- Vehicle Replacement and Fleet Expansion
- Electric Charging Infrastructure
- Transit Facility Maintenance
- Vehicle Maintenance Tools and Engine Rebuild
- Technology – scheduling, planning, and driver communication software
- Customer Interface Improvements – real-time communication through apps, system signage, and onboard information
- Public amenities to support transit usage

Capital Improvement Projects (CIP)

Highlights of capital program include:

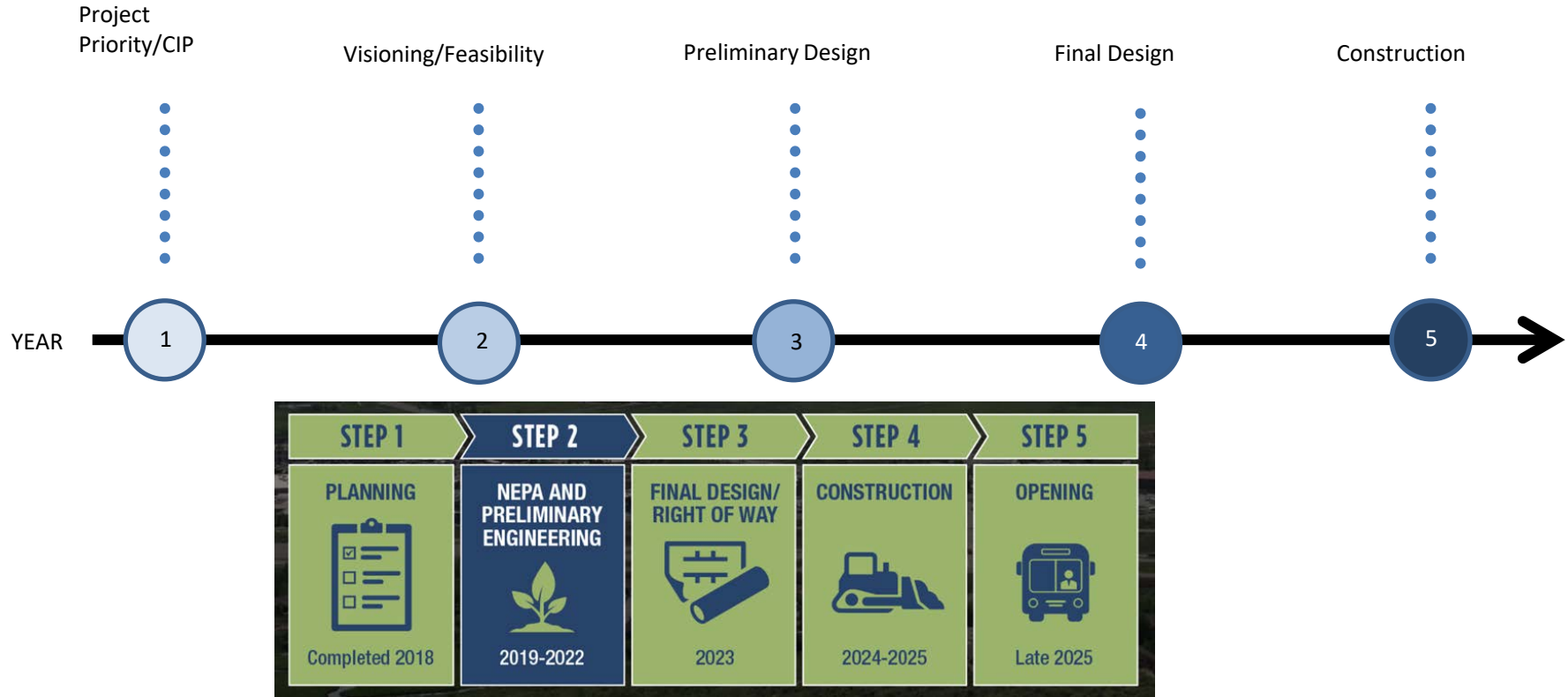
Regional:

- o SR-224 Bus Rapid Transit corridor improvements
- o SR-248 Short-term and Long-term corridor solutions
- o Remote parking solutions at gateway entrances

Local:

- o Bus stop improvements program
- o Park Ave bus shelters
- o Snow Creek Tunnel

Example: Larger Capital Project Development Timeline



*Example schedule from SR-224 Bus Rapid Transit (BRT) project (<https://sr224brt.com/>). Taking 8+ years of preliminary work before construction.

Budget Implications

The 5-year CIP is a list of what can ***reasonably*** be advanced in the next 5 years. *If pursued, additional project managers and transportation engineers will be required to deliver the program.*

The 5-year CIP does not include projects or concepts currently being evaluated:

- Construction on the Gordo parcel
- Aerial connections, trains, parking garages, and other disruptive ideas.

Budget Implications

Exhibit B: 5-Year Fund Revenue and Expense Projections

Beginning Balance FY23	\$33,350,724
Less Minimum Fund Balance	\$5,000,000
Unrestricted Fund Balance	\$28,350,724

	FY23	FY24	FY25	FY26	FY27	FY28
Operating Revenues	\$24,701,297	\$20,603,330	\$20,225,445	\$22,206,090	\$21,133,020	\$21,815,148
Operating Expenses	\$16,855,677	\$21,215,801	\$20,101,868	\$20,841,620	\$21,609,152	\$22,405,522
Remaining Operating Revenues	\$7,845,620	(\$612,471)	\$123,577	\$1,364,470	(\$476,132)	(\$590,374)
Capital Project Funded by Fund Balance	\$11,917,362	\$8,367,862	\$12,666,576	\$11,789,623	\$11,958,522	\$7,207,914
Ending Fund Balance	\$24,278,982	\$15,298,649	\$2,755,650	(\$7,669,503)	(\$20,104,157)	(\$27,902,445)
Capital Projects Funded by Grants, Etc.	\$36,982,302	\$10,582,185	\$7,517,151	\$80,000	\$194,088	\$376,930

Budget Implications Summary

- The proposed increase in transit operations for FY24 will utilize nearly all recurring transportation revenues, which could severely constrain the possibility for future service increases unless additional revenue is obtained.
- Projected transportation revenues will no longer be able to contribute toward capital needs in any substantial way.
- 5-year CIP will utilize transportation fund balance while maintaining a minimum of \$5M in the fund. This is one time funding and will be exhausted within the next 2-3 years.

Discussion

1. FY24 operational transit service options
 - a. Richardson Flat service expansion to the resorts
 - b. Microtransit Pilot program – End pilot on April 15 as planned or extend the agreement?
2. Is Council comfortable funding the Transportation 5-Year CIP utilizing fund balance while preserving a minimum fund balance of \$5M?
3. Does Council wish to explore additional funding sources to cover the enhanced transit services?
4. Does Council wish to explore additional funding sources to cover capital funding gap?

PARK CITY
SHORT RANGE
TRANSIT PLAN

**Presentation of
Final Plan**
City Council - April 4, 2023





PROJECT OVERVIEW

PROJECT GOALS



Short Range Transit Plan Elements



KEY ISSUES

- **Traffic congestion**
 - How to balance access, experience, quality of life
 - How can PCT move more people faster?
- **Separation of PC Transit and High Valley Transit**
 - Ability to focus on critical (and changing) Park City connectivity needs
- **Innovate**
 - Creativity to rethink service, incorporate innovation
 - Adjust to travel patterns, development
- **Integrated mobility**
 - How can getting around without a car be easily enabled?
- **Address capacity constraints and roadway ops**
 - Transit prioritization and speed and reliability concepts

PUBLIC OUTREACH OVERVIEW



Public outreach activities

01

- Project Kick-off
- Stakeholder Interviews
- Formation of Advisory Committee

**July-August
2021**

03

- Advisory Committee meeting #2
- Public Open House
- Pop-up Events

**November-December
2021**

05

- Pop-up Events
- Main Public Open House
- Ongoing Community Coordination

**March 2022
onwards**

02

- Advisory Committee meeting #1
- Presentation to City Council
- Online Community Survey
- Presence at local community events to promote online survey and overall study process

04

- Advisory Committee meeting #3
- Presentation to City Council

**September-October
2021**

**January-February
2022**

Outreach Themes

- Peak Traffic Concerns
- Bottlenecks and Current Roadway Limitations
- Need for More Direct and Faster Connections
- Microtransit Interest (and Caution)
- Coordination of Services with High Valley Transit
- Service to US40/Richardson Flat for Park-and-Ride
- Better Bus Stops and Wayfinding
- Integrated Multimodal System
- Mitigate Traffic



FINAL PLAN

How We Developed the Final Plan



Key Guiding Principles to Our Process

- Data driven – use of cell phone data, travel modeling, analysis of current system performance
- Incorporated strategic innovation and growth, where warranted
- Understand where key connections are well-served by current routes and planned smaller tweaks
- Developed new, innovative solutions for underperforming, non-existent connections

Core Tenets of Final Plan



SR-248 Corridor Investments

- ▶ *New Express Routes with 15-20 minute peak frequency*
- ▶ *BRT infrastructure long-term*



Microtransit for Underserved Areas

- ▶ *Park Meadows, Thaynes, Quinn's areas*
- ▶ *Deer Valley, Snow Park, Royal Street, Aerie, Solamere*



High Frequency Core / Express Routes

- ▶ *Green and Red Routes improve to 15-minute peak frequency*
- ▶ *More direct, bidirectional routes*



SR-248 Services

- ▶ *Direct service to both base areas during peak seasons*
- ▶ *Park and Ride Lots: Richardson Flat near-term, long-term in discussion with County*

Layered Transit Network



Express Routes

- High frequency, direct connections, limited stops
- Operating with BRT and transit priority elements
- Routes in SRTP: Pink & Teal



Core Routes

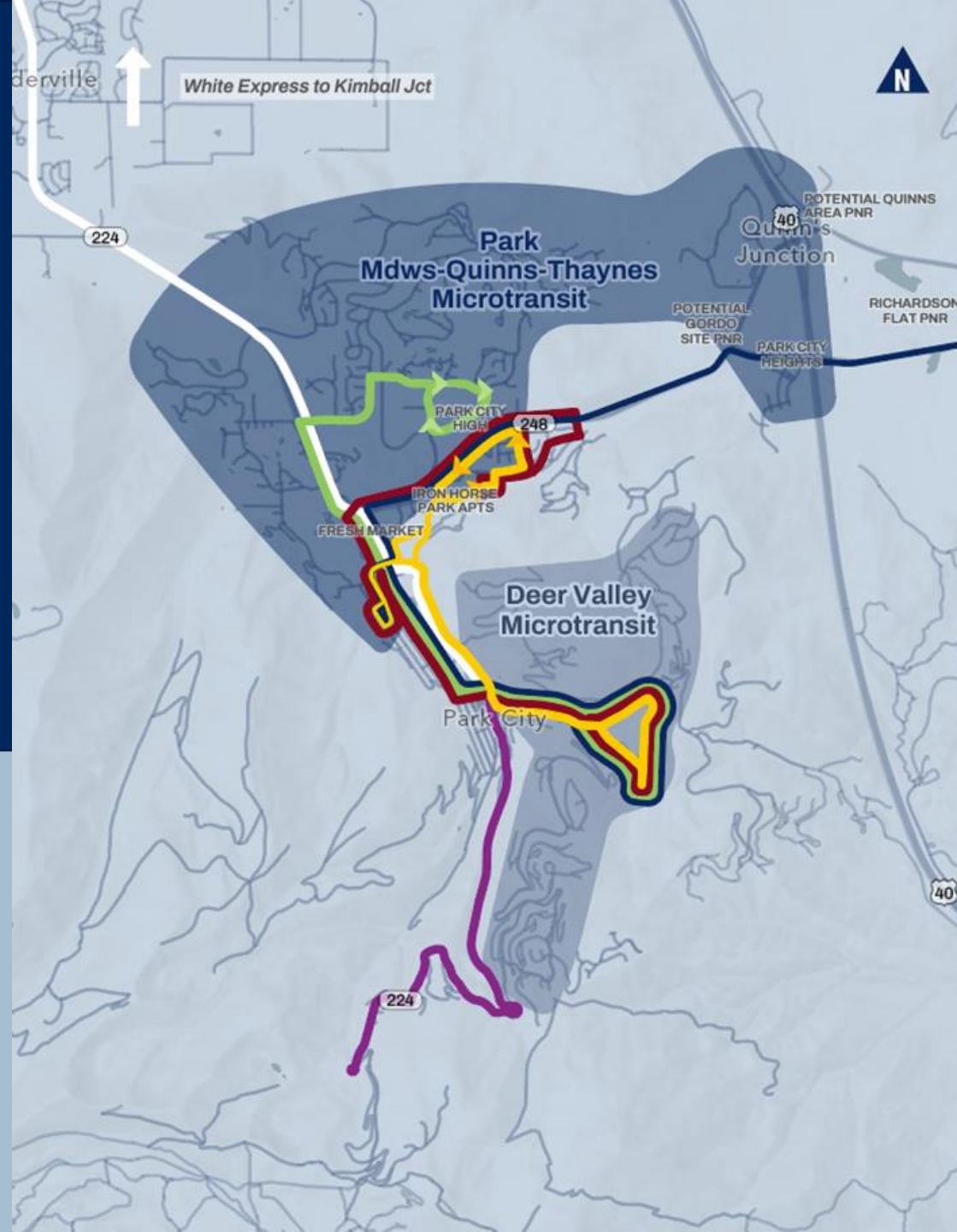
- High frequency at peak times, efficient connections serving key stops
- Operating on major corridors
- Routes in SRTP: Yellow & Green



Local Routes

- Mid-frequency (30 minute) typically serving more areas and more stops
- Operates on a mix of streets
- Routes in SRTP: Red, Blue, Orange, & Purple

Final Plan: **Fall/Spring Base System**

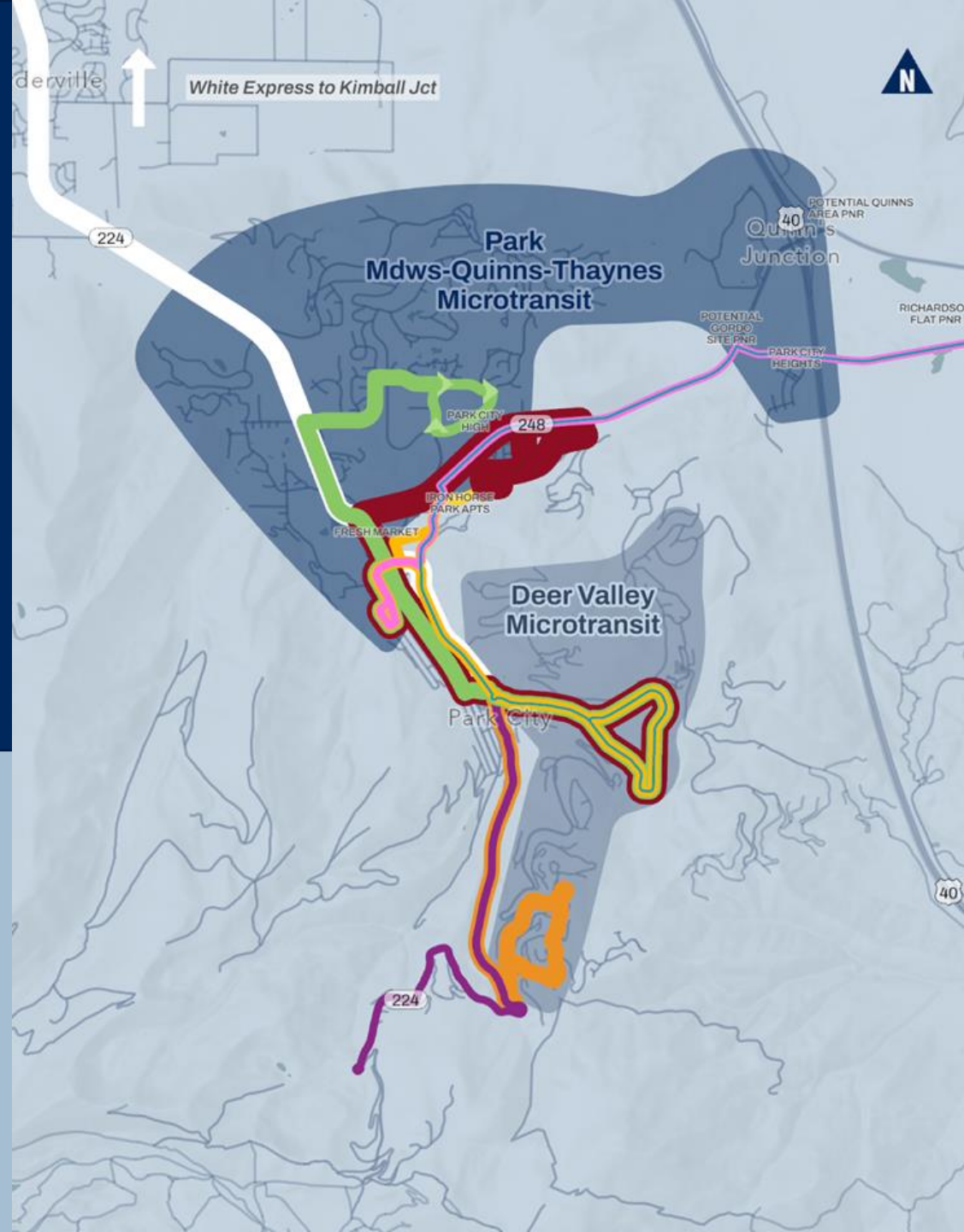


The characteristics of the base SRTP system include:

- Five primary Park City routes plus White Express (through 2024, when White becomes a High Valley Transit route) and Trolley
- Two microtransit zones
- Requires 12 buses and three microtransit vans
- 8% more vehicle service hours than the current system

The Trolley route remains the same as it is currently and is not shown on the map for simplicity

Final Plan: **Winter/ Summer Peak System**



The characteristics of the peak S RTP system include:

- Seven Park City routes plus White Express, Citywide, and Trolley
- Two microtransit zones
- Requires 21 buses and seven microtransit vans at peak hours
- 23% more service hours in the winter peak season and 37% more service hours in the summer peak season than the current system (without the White route)

Trolley and Citywide Night Service (winter) remain the same as current and are not shown on the map for simplicity.

Final Plan: Implementation

S RTP Recommendation	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Microtransit - peak seasons, both zones					
Microtransit - base seasons, both zones					
Pink and Teal Express P&R routes - peak seasons					
Blue P&R route, serving Richardson to both resort base areas - base seasons					
Green Route change w/Thaynes micro-flex route, plus 15 min. peak frequency					
Yellow Route increased peak frequency to 15min.					

Key Point – Implementation is dependent on annual budgeting and service planning processes. Tweaks and adjustments likely!



Questions?

Thank you!

Interim use of 1959 Cooke Drive

April 4, 2023



Background

- January 24, Council approved the purchase and repair of 1959 Cooke Drive.
- A decision on future use of the property was postponed till after adoption of an updated Employee Housing Assistance Policy.
- Due to the need for additional analysis, the policy discussion won't be ready for another 6-9 months.

Background

- As the Employee Housing Policy Working group reviewed the current financial implications of bringing current tools up to current cost levels, they had more questions than answers
- For instance, due to the high cost of Park City's current housing market, a mortgage assistance tool is simply not feasible:
 - Even with significant down payment assistance the average income of employees who indicated they wanted to live in town, could not afford the mortgage necessary to purchase the average priced condo or home.
- The Working Group requested additional time to conduct a more comprehensive analysis so a well-vetted discussion and recommendations can be brought to Council.

Decision

In the meantime:

- Does Council approve renting 1959 Cooke Drive to a City Employee on an interim basis.
 - ✓ It will facilitate pending recruitments.
 - ✓ It will provide income.
 - ✓ Timing would be a minimum of one year.
 - ✓ Future use will be sale or rent to city employee or sale to the waitlist depending on the outcome of the Policy discussion.



PARK CITY COUNCIL MEETING

APRIL 4, 2023



**CATHERINE
RANEY
NORMAN**

CHAIR

SALT LAKE CITY-UTAH
COMMITTEE FOR THE
GAMES



**COLIN
HILTON**

CEO

UTAH OLYMPIC LEGACY
FOUNDATION



**CHRISTIAN
NAPIER**

ADVISOR

SALT LAKE CITY-UTAH
COMMITTEE FOR THE
GAMES

BID PROCESS UPDATE

- The strategy for Winter Games is evolving
 - Reduction in climate-reliable hosts
 - Potential rotation within a pool of hosts
 - Possible double award of 2030 and 2034 at the same time to create stability for winter sport
- Bid technical work to be presented to Board in May

IOC TECHNICAL REQUIREMENTS

43

Questions

- Vision, Concept, Legacy
- Experience, Sustainability
- Governance, Economics

31

Annexes

- Maps, charts, tables
- Sustainability studies
- Financial information

23

Sets of
Guarantees

- Venue Use Agreements
- Accommodation guarantees
- Marketing rights, government services

Local governments

- Accessibility
- Energy / telecom
- Safety and security
- Medical
- Public services (OCOG responsibility to cover Games-related incremental costs)
- Intellectual property protection and advertising controls
- Support Olympic Charter, Code of Ethics
- Respect human rights

LOCAL GOVERNMENTS

- During the bid
 - Guarantee letter of support
- After host election
 - Detailed service agreements between OCOG and city
 - Security agreement (police / fire) under unified command structure



SALT LAKE CITY
UTAH



ASPIRING TO WELCOME THE
OLYMPIC & PARALYMPIC
WINTER GAMES



Blue Ribbon Commission

Report on Mayor and Council Compensation

PARK CITY

1881

Call to Action

On June 16, 2022, City Council tasked staff with reviewing compensation for the Mayor and Council before the next budget and election cycle.

Our mission was to obtain compensation and benefits information from similar cities and make a salary recommendation to Council based on this information.



Commission

A citywide communication was launched to seek volunteers from the City to participate on this commission.

The Commission is comprised of the following residents:

- Bill Humbert – Talent Attraction Expert
- Greg Hembrock - Senior Vice President in Health Care
- Stephen Pettise – Vice President and Consultant in Food Service Industry
- Trent Rentfrow – Senior Vice President in Finance and HR



Data Collection

Comparable Cities

- Aspen, CO
- Vail, CO
- Steamboat Springs, CO
- Breckenridge, CO
- Telluride, CO
- Jackson, WY
- Big Sky, MT
- Dillon, MT
- Truckee, CA
- South Lake Tahoe, CA
- Mammoth Lakes, CA
- Killington, VT
- Stowe, VT
- Ludlow, VT
- Sedona, AZ
- Taos, NM
- Ketchum, ID
- Bend, OR
- Summit County, UT
- Wasatch County, UT
- Heber City, UT

Research Topics

- Housing Costs
- Population
- Budget
- Departments
- Compensation
- Benefits
- Time Commitments



Data Collection

Comparable Cities

- Aspen, CO
- Vail, CO
- Steamboat Springs, CO
- Breckenridge, CO
- Telluride, CO
- Jackson, WY
- ~~Big Sky, MT~~
- Dillon, MT
- Truckee, CA
- South Lake Tahoe, CA
- Mammoth Lakes, CA
- ~~Killington, VT~~
- ~~Stowe, VT~~
- ~~Ludlow, VT~~
- Sedona, AZ
- Taos, NM
- ~~Ketchum, ID~~
- ~~Bend, OR~~
- Summit County, UT
- Wasatch County, UT
- Heber City, UT

Research Topics

- Housing Costs
- Population
- Budget
- Departments
- Compensation
- Benefits
- Time Commitments



Outliers

- Summit County & Wasatch County, Utah
 - Summit County changed Government Form in 2007
 - Wasatch County changed Government Form in 2000
 - Both moved from 3-person Commission to 5 person Council at large
 - Lost executive roles, but did not change compensation levels
 - Budget does not reflect Special Services Districts.

Outliers (cont.)

Summit and Wasatch
Counties are over 4x
greater population and
10x greater in land

Special Service Districts
include: Motor Vehicles,
Fire, Health, ABC, Court,
Trash, Water, Sewer,
Recreation,

Wasatch and Summit
work with all towns,
municipalities and
unincorporated areas in
their jurisdiction

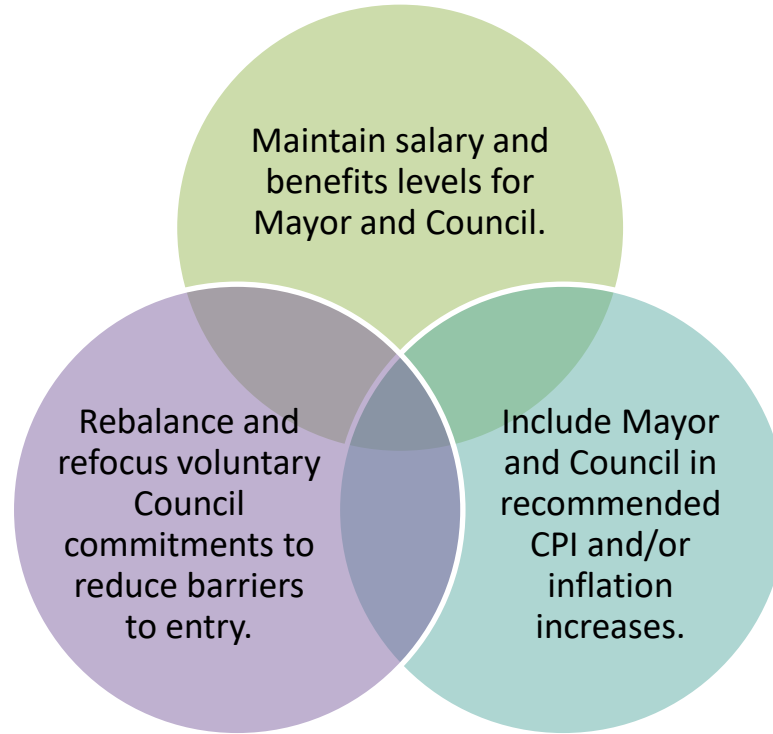
Results

Municipality	Base Salary	Retirement	Health Benefits	Meeting Time Requirement	Committee Time Requirement	Population	Budget
Aspen, CO	\$ 32,400.00	no	yes	288	Varies by role	6,949	\$ 172,000,000.00
Vail, CO	\$ 7,500.00	no	no	156	Varies by role	4,694	\$ 95,300,000.00
Jackson Hole, WY	\$ 36,000.00	no	yes	208	Varies by role	10,760	\$ 115,000,000.00
Steamboat Springs, CO	\$ 10,250.00	no	no	147	Varies by role	12,336	\$ 122,000,000.00
Truckee, CA	\$ 9,288.00	no	no	208	Varies by role	16,561	\$ 101,847,644.00
South Lake Tahoe	\$ 10,735.00	\$ 20,606.00		105	Varies by role	21,330	\$ 121,086,073.00
Mammoth Lakes, CA	\$ 8,820.00	\$ 11,527.00		108	Varies by role	8,263	\$ 104,544,000.00
Breckenridge, CO	\$ 12,000.00	no	yes	156	Varies by role	4,945	\$ 196,000,000.00
Dillon, MT	\$ 2,880.00	no	\$ 3,120.70	108	Varies by role	3,880	\$ 14,082,266.00
Sedona, AZ	\$ 6,600.00	no	no	130	Varies by role	9,697	\$ 105,745,040.00
Taos, NM	\$ 24,156.80	yes	yes	108	Varies by role	6,557	\$ 70,275,154.00
Telluride, CO	\$ 14,916.00	no	no	133	Varies by role	2,595	\$ 196,000,000.00
Heber City, UT	\$ 15,000.00	no	no	120	120.00	17,290	\$ 76,410,745.00
Park City, UT	\$ 25,855.92	no	yes	288	Varies by role	8,757	\$ 169,900,000.00

Defining the Role

- Time Commitment
 - Responsibility not a “job”
 - Hours vary by official
 - Designation between required and voluntary
- Elected Official Responsibility Execution
 - Personal style
 - Goals and ambitions
 - Familiarity with role and government
 - Other obligations

Recommendation



Time Commitment

Utilize professional staff to attend meetings and provide summaries instead of regular Council attendance.

Manage the expectation of Council attendance at liaison meetings, i.e. Attend Board meetings quarterly v. monthly; Meeting and time management training.

Reconsider required liaison assignments and activities to reduce the position's time commitment.

Focus energies on City specific entities, those critical to City operations and Council critical priorities.

Organize Councilmembers' participation in specific areas to ensure subject matter expertise.

Questions





FY 2023 AWARDEES

HISTORIC DISTRICT GRANT PROGRAM

PARK CITY

1881

HDGP 2023

\$100,506.00 Available Funding

Eight Applications

March 1, 2023 – HPB recommended five projects for grant awards

Awards in excess of \$5,000 require City Council approval



AWARDS

1128 Park Avenue

- \$38,600

Silver King Hoist House

- \$15,000

22 Prospect Avenue

- \$4,670

517 Park Avenue

- \$18,500

Thaynes Mine Hoist House

- \$15,000

Contingency/Emergency

- \$8,736





1313 Park Avenue 1-Lot Subdivision

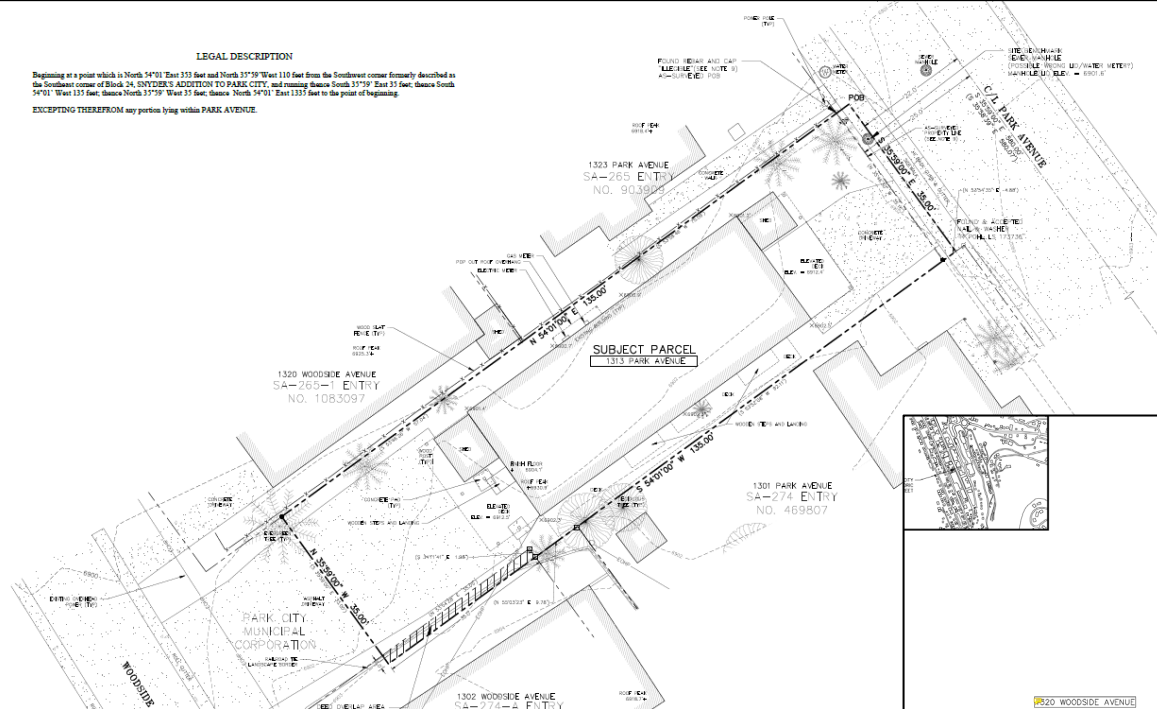
City Council Public Hearing
April 4, 2023



LEGAL DESCRIPTION

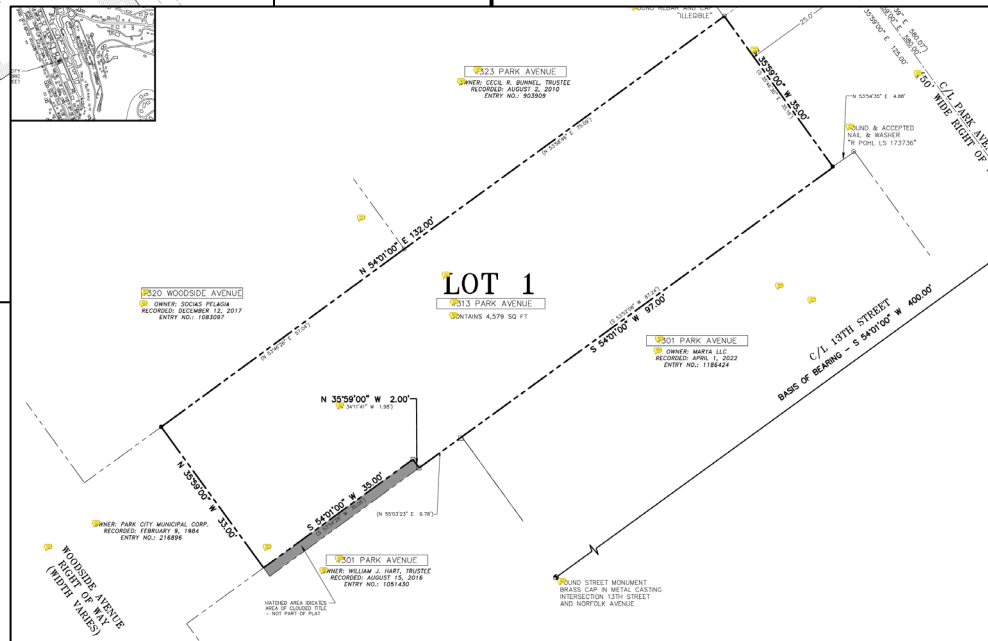
Beginning at a point which is North 54°01' East 351 feet and North 33°59' West 110 feet from the Southeast corner formerly described as the Southeast corner of Block 24, SVDEN'S ADDITION TO PARK CITY, and running thence North 33°59' East 35 feet; thence South 54°01' West 135 feet; thence North 33°59' West 35 feet; thence North 54°01' East 1335 feet to the point of beginning

EXCEPTING THEREFROM any portion lying within PARK AVENUE.



Existing Lot

Proposed Lot





Woodside Ave View

Park Ave View



Analysis



- This is a metes and bounds parcel in the Historic Residential Medium (HRM) District
- The minimum Lot width in the HRM Zoning District is 37.5 feet. The existing non-conforming lot is 35 feet
- The existing Duplex Structure was built in 1979
- The Lot has Access from two Rights-of-Way; Woodside Avenue and Park Avenue
- The Applicant plans to transform the Structure from a Duplex Dwelling to a Single-Family Dwelling

Condition of Approval #5



The Duplex Dwelling Use requires four (4) parking stalls. Prior to recording the Plat, the Applicant shall obtain an Access Agreement from the City to access the two (2) parking stalls off of Woodside Avenue.

Good Cause

Two of the purposes of the HRM Zoning District are to allow for the continuation of permanent residential... housing in original residential Areas of Park City; and encourage the rehabilitation of existing Structures.

The creation of a Lot of Record will allow the Applicant to maintain and renovate the Structure.

The Subdivision does not vacate or amend any portion of the platted ROW and no easements are vacated or amended.

The Development Review Committee reviewed the Subdivision on February 7th, 2023.



Recommendation

Hold a public hearing and consider approving the Subdivision based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in Ordinance No. 2023-14



2280 Deer Valley Drive

CONDO PLAT AMENDMENT

CITY HALL

PARK CITY

1881

BACKGROUND

- On March 22, 2023, the Planning Commission reviewed the proposal, held a public hearing, and unanimously forwarded a positive recommendation for City Council's consideration
- 27 Multi-Unit Dwelling located in the Residential Development (RD) Zoning District
- Planning Commission approved an MPD/CUP for Black Diamond Lodge on March 8, 2000
- Original Plat was approved August 31, 2000, and has not been amended since

BACKGROUND

- March 21, 2020, the Black Diamond Lodge HOA sold two Common Area spaces to be used for private ownership to the owners of Units 341 and 352.
- The additional square footage was taken from attic/roof space and no new construction occurred

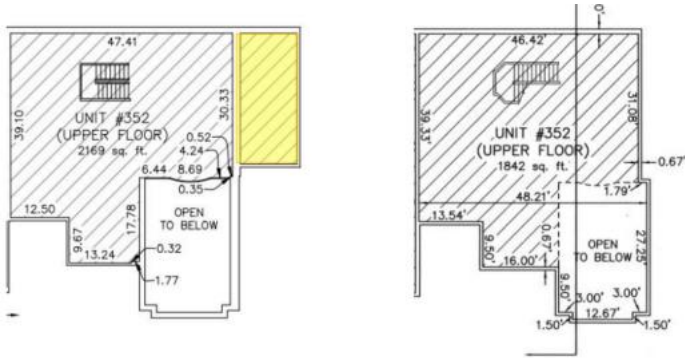


Figure 2: Draft Plat (left) compared to the Original Plat (right) for Unit 352. Additional area highlighted in yellow

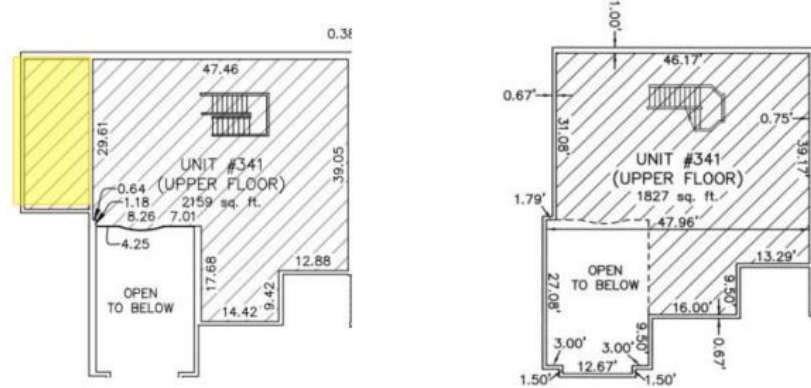


Figure 1: Draft Plat (left) compared to the Original Plat (right) for Unit 341. Additional area highlighted in yellow

BACKGROUND

- The Applicant proposes to increase Common Area square footage for the ski locker room and the après lobby within the existing rooflines

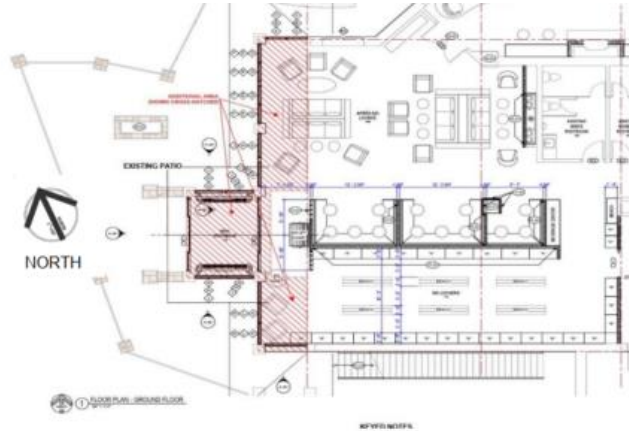


Figure 4: Proposed lobby expansion plans (please note shift in orientation)

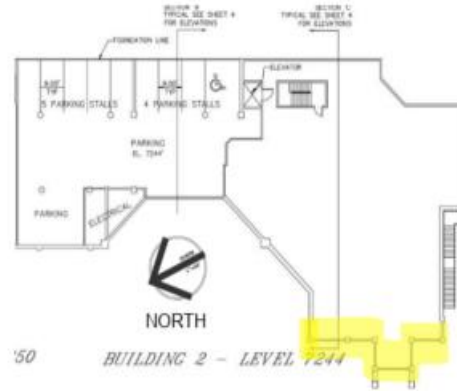
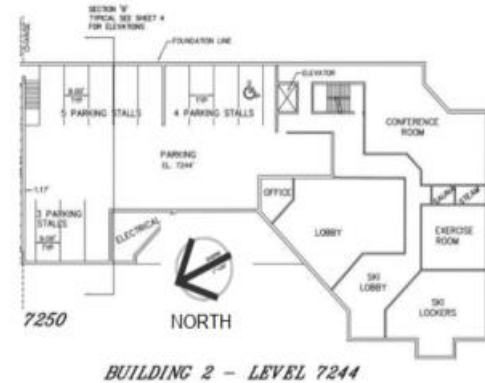


Figure 3: Draft Plat (left) compared to the Original Plat (right)



BACKGROUND

- The original Plat is a pre-construction Plat. The Plat was never amended to include minor changes that occurred during construction
- The Applicant proposes to correct the Plat to reflect what was constructed and to show as-built conditions

ANALYSIS

- I. **The proposed Plat Amendment complies with the Residential Development (RD) Zoning District requirements.**
 - The lobby expansion extends towards the Front Setback and complies; the Front Setback is 20.1 feet

ANALYSIS

II. The proposal complies with LMC 15-3-6, Parking Ratio Requirements

- The proposed Draft Plat indicates 61 parking spaces were constructed. Under the current parking requirements from the LMC, 54 parking spaces are required. The Draft Plat complies with parking requirements.

ANALYSIS

III. The Planning Commission finds Good Cause for the Black Diamond Condo Plat Amendment because:

- Existing issues between the recorded Plat and as-built conditions are corrected
- The proposed changes are within existing Zoning District regulations
- The proposal is consistent with the planning goals of the original CUP/MPD approval and the overall goals of the Deer Valley MPD

ANALYSIS

IV. The Development Review Committee met on February 7, 2023, reviewed the proposal, and did not identify any issues.

RECOMMENDATION

(I) Review the proposed Black Diamond Plat Amendment, (II) hold a public hearing, and (III) consider approving Ordinance No 2023-15, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance.







historic park city

When silver was discovered in Park City's Wasatch Mountains, little did the first Parkites know the peaks, valleys and transformational evolution their newly discovered home would undergo before arriving where we are today. From silver boom to ghost town, to on-the-rise ski spot to world-renowned luxury mountain vacation destination, Park City locals have never had a problem grooming new terrain.

Nestled between Park City's two world-class resorts lies the heart of where it all began. Historic Main Street has been home to generations of small business owners who have staked their livelihoods on the success of their beloved mountain town. Although storefronts have changed over the years, the historic district's business community thrives on anticipating the shifting needs of its proud residents and loyal visitors.

The Historic Park City Alliance devotes their efforts to promoting the more than 200 local businesses that reside on or near Park City's Historic Main Street today. Restaurants and bars serve every palate, cozy accommodations house overnight travelers, while boutiques and specialty shops provide all the necessities, amenities and priceless tokens from an unforgettable visit to a destination rich with history and overflowing with possibilities.

As the community's official gathering place, Main Street welcomes thousands each year to open-air markets, al fresco dining, world-renowned arts festivals and gallery strolls, and plenty of opportunities to celebrate cherished traditions, the changing of the seasons and, most of all, each other.

While it may have been the mountains that drew you in, it will certainly be the people who keep you here. Those who have dared to invest in themselves for the sake of serving others are truly the heart of Park City, and we invite you to join us as we write the next chapter of our city's legacy.

For media inquiries, high-resolution images or assistance in planning an unforgettable visit to Historic Park City, please direct questions to Christa Graff or visit historicparkcityutah.com.

For a Historic Park City Alliance member listing, please visit historicparkcityutah.com.

Ginger Wicks

Historic Park City Alliance
Ginger Wicks
Executive Director
gingerwicks@icloud.com

Christa Graff

Graff Public Relations
Christa Graff
435.640.7921
christa@graффpr.com

a day on main

No two days in Historic Park City are the same. Take time to wander, get sidetracked and let the day take you where it needs to go. For inspiration, here are just a few ideas of how to make the most of your visit.



date night

- **Check in:** Drop off your bags at the all-suite [MAIN & SKY](#) on lower Main Street.
- **Afternoon:** Make time for some self-care before a romantic night out and meander up the street for a relaxing couples massage at the full-service, eco-conscious [Aura Spa & Boutique](#).
- **Early evening:** Grab a Sweet Agony or Alabama Sundown cocktail, or share a signature whiskey flight at [High West Distillery](#).
- **Prime time:** Toast with a round of sake before diving into [Shabu's](#) menu of freestyle Asian cuisine.
- **Night cap:** Close out the evening at [Prime Steak House & Piano Bar](#) for live music and an extensive list of dessert wines, martinis and cognac.

family

- **Wake-up call:** Depart your spacious condo hotel accommodations at [Treasure Mountain Inn](#) at the top of Main Street for a full day of fun with the entire family.
- **Breakfast:** Fuel up at the [Eating Establishment](#), a beloved Park City diner since 1972. Try the Hungry Miner Skillet!
- **Late morning:** Stop in for a silver mining and ski town history lesson at the [Park City Museum](#) for engaging, interactive exhibits accessible for all ages.
- **Lunch:** For pizza, burgers and Philly Cheesesteak subs, visit the family-owned locals' hangout, [Davanza's](#), on Park Avenue for an affordable, crowd-pleasing midday meal.
- **Afternoon:** Shop for regional art, jewelry and home accents at [Southwestern Expressions](#), or pick out the perfect souvenir for friends back home at a number of boutiques and specialty shops.
- **Dinner:** For a classic steakhouse experience, [Butcher's Chop House & Bar](#) offers signature cuts, hearty entrées, a family-friendly dining room and comfy kid's menu.
- **Entertainment:** Challenge the family's problem-solving skills at [Escape Room Park City](#) for a high-stakes puzzle adventure.
- **Treat:** Reward the crew with [Java Cow](#) for handmade ice cream and made-to-order "walking waffles."

events



Savor the Summit (June)

Summer officially kicks off with Savor the Summit, when hundreds of guests dine al fresco at a long communal table that runs the length of Main Street. The outdoor dinner party features early summer menus from a number of Park City's world-class restaurants and a full lineup of live entertainment. parkcityrestaurants.com

Park Silly Sunday Market (June-September)

Quirky and quintessentially Park City, Park Silly is an ecofriendly, open-air artist and farmers' market. The hyper-local street festival features a wide variety of makers, artisans, food, live music and an opportunity to gather as a community each week on Historic Main Street. parksillysundaymarket.com





Independence Day (July)

Celebrate America's birthday with a 5K fun run, the 4th of July Parade on Main Street, and family-friendly festivities in City Park. Fireworks fly at dusk at Park City Mountain Resort, and Deer Valley Resort hosts the Utah Symphony for an outdoor patriotic pops concert.



Kimball Arts Festival (August)

One of the top ranked art festivals in the country, the annual 3-day event welcomes 50,000 guests to Main Street to experience and purchase work from more than 200 artists specializing in a wide range of mediums. Live music, food trucks and outdoor dining decks keep art lovers fueled and inspired. kimballartsfestival.org

Miner's Day (September)

Park City pays homage to its mining roots every Labor Day with a Miner's Day Breakfast, Bark City 5K Run (dogs welcome!), the Main Street tradition of the Running of the Balls and parade, music in the park, kids' games, mining demonstrations and history tours of Miners' Hospital. parkcityminersday.org



Park City Sunrise Shot Ski™ (October)

Imbibers line Main Street behind a communal shot ski – more than 500 skis attached end to end which serves more than 1,300 thirsty participants – all in the name of charity. Funds support the Park City Sunrise Rotary Club's grant programs for local groups and organizations.



Halloween on Main (October)

The spooky holiday brings families donned in their most creative costumes to Main Street for kid-friendly trick-or-treating with HPCA businesses, along with one of Park City's most beloved traditions, the Halloween dog parade.





Holidays on Main (December)

Wintry twinkle lights and plenty of early winter snow set the holiday stage in Park City's Historic District. Catch the spirit with the Snow Globe Stroll, which features nine life-size snow globes depicting a collection of Park City winter themes. Passersby may also visit Santa's mailbox and the Main Street Christmas tree. In celebration of Hannukah each year, visit Miners Park for the Grand Menorah Lighting. Locals illuminate brightly lit floats for the annual Electric Light Parade, and Santa makes an appearance a week before the Christmas holiday when visitors can spot him descending down the Town Lift.

Friday Night Gallery Strolls (year-round)

Hosted by the Park City Gallery Association, the Park City Gallery Stroll is a fun (and free) monthly community event dedicated to highlighting artists and special exhibits at art galleries throughout town. The last Friday of each month, more than a dozen galleries open their doors for visitors and locals alike to enjoy light refreshments and to admire their latest art installations.

parkcitygalleryassociation.com



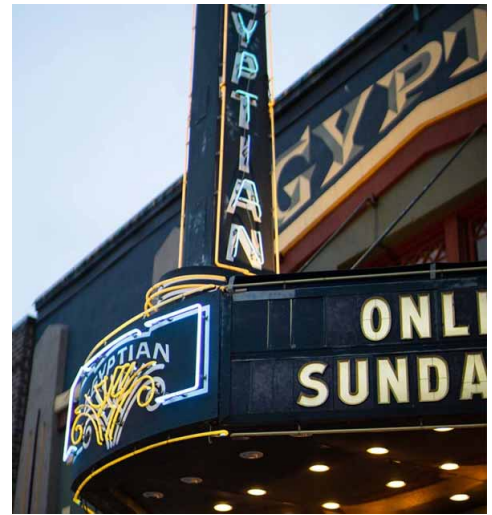
arts & culture

Rich and robust, Historic Park City's arts and culture scene boasts venues for live music year-round, stage performances, a world-class history museum, and more than 20 galleries showcasing curated collections of fine art, sculpture, photography, jewelry and handcrafted Southwestern wares. Park City's pioneering community of makers, artisans and entrepreneurs supports and encourages creatives with workshops, community events and a pop-up cooperative artists' studio designed to give local artists the opportunity to make and sell their work in one unique space.

SPOTLIGHT

The Egyptian Theatre

This iconic performing arts destination hosts a variety of theatre, comedy, dance and musical acts, and serves as a flagship location of the Sundance Film Festival. A Main Street landmark since 1926, The Egyptian remains a treasured fixture in the Park City community. parkcityshows.com



diversity of restaurants



Strolling Historic Park City on an empty stomach leaves room for endless possibilities. For a global culinary tour in a matter of a few blocks, choose from more than 50 dining establishments offering Thai, Japanese, Mexican, Brazilian, Spanish, Italian, French, Irish, Southwestern and American fare. Family-owned pizzerias, grab-and-go delis, gourmet coffee shops, classic steakhouses, cozy bistros, wine tasting rooms and world-renowned fine dining options abound with fresh, local, sustainable ingredients at the forefront of the culinary destination's ever-changing seasonal menus.

SPOTLIGHT

Red Banjo Pizza

Celebrating 60 years of service to the community, Red Banjo Pizza's doors have been open since Park City's silver mining era. Known for their hand-tossed, fresh baked pizzas made daily from scratch, including gluten-free and cauliflower crust options, their full menu is also stocked with savory sandwiches, pastas, salads and a full bar. This family-friendly restaurant offers indoor or outdoor dining as well as easy delivery. Red Banjo Pizza can also accommodate your next party or group get-together. redbanjoparkcity.com



SPOTLIGHT

Executive Chef Seth Adams, Riverhorse on Main

A Pittsburgh native, Chef Adams is a master of eclectic American cuisine and one of New York City's renowned James Beard House celebrity chefs. While leading the talented culinary team of one of the oldest, most distinguished restaurants in Park City since 2004, Riverhorse on Main has garnered repeated Forbes Four Star and AAA Four Diamond distinctions, as well as the DiRoNA Award of Excellence year after year. riverhorseparkcity.com

accommodations

A full immersion in the Park City community requires an overnight stay or two. A bed and breakfast is the perfect jumpstart to a day strolling Main Street, expansive condos and vacation rentals provide space to sprawl, and hotel accommodations provide personal touches and convenient amenities for every type of visit.

SPOTLIGHT

Washington School House Hotel

Tucked away on Park Avenue and rooted in history, the Washington School House Hotel was once one of the three original schools in Park City in the 1800s. Generations have witnessed its evolution to luxury boutique hotel, which today features effortlessly elegant rooms and suites, a heated pool and spa, outdoor firepit, chic ski lounge and private dining. washingtonschoolhouse.com



A diverse collection of local businesses supports Historic Park City's growing list of hobbies, passions and favorite pastimes. For outdoor lovers – ski and snowboard rentals, golf gear, athletic wear – or for the seasoned shopper – luxury clothing boutiques, home décor and interiors, custom cowboy boots, leather baby shoes, jewelry and watches, new and used books, gourmet specialty foods, Southwest-inspired crafts and memorable souvenirs – there is plenty to browse and peruse. Make time for some self-care at the spa, nail salon or vintage barber shop.

SPOTLIGHT

Dolly's Bookstore

An independent mainstay in Historic Park City for more than 30 years, Dolly's Bookstore offers a variety of titles and genres for readers of all tastes and moods. Cards, stationery, children's toys and games complement the perfect literary find, along with book club events, local author talks, well-read staff and friendly felines who make bibliophiles feel right at home.

dollysbookstore.com



merchants

bars & nightlife

Locals and visitors never go thirsty thanks to Historic Park City's bustling bar scene. As year-round après professionals can attest, Park City's talented mixologists stack the cocktail menus with unique drink concepts and flavor profiles to pull off some of the most inventive cocktails in the country. Fully stocked with craft beer and spirits from local breweries and distilleries, Historic Park City's bars welcome guests for any occasion from a Bloody brunch, boozy lunch, after-work (or play) cocktail, to a never-want-the-vacation-to-end kind of night.

SPOTLIGHT

No Name Saloon

For more than twenty years, No Name Saloon has been a go-to watering hole for Parkites and international visitors. Serving a number of Utah craft beers, signature cocktails featuring local spirits, and the ever-famous bison burger, No Name needs no introduction. nonamesaloon.com



history of main



Park City was discovered in 1868 when soldiers stationed in Salt Lake City traversed the mountain from Big Cottonwood Canyon to find silver. The completion of the Transcontinental Railroad in 1870 brought hopeful miners by the droves to Utah with their eyes set on becoming rich overnight.

In 1884, Park City was incorporated. Electricity and running water made Park City one of the most sought-after mining towns in the West, and by 1898, the population reached 7,500. 1898 also brought tragedy when 200 of the 350 structures, homes and businesses burned in one of the worst fires reported in the state. $\frac{3}{4}$ of the town was destroyed, 500 residents lost their homes, and \$1 million in property was lost, but the locals rallied and rebuilt the town in one and a half years. Many of the new buildings are more substantial, built of brick and stone to withstand fire.

Interest in winter recreation began to rise in the 1930s and 1940s as mining prices gradually fell. By 1949, many mines had shut down, putting 1,200 miners out of work. In 1951, the once booming mining town had become a desolate Ghost Town with a population of just 1,150 people. In 1963, Park City qualified for a federal loan from the Federal Area Redevelopment Agency which helped fund a new ski resort, Treasure Mountain Resort, equipped with a gondola, a chairlift and 2 J-bars. As word of the new ski area spread, people started moving back to Park City. In addition to skiing, other cultural interests took hold, including the first Park City Art Festival on Main Street in 1970. In 1981, Deer Valley Resort opened and the United States Film and Video Festival, highlighting independent films, opened in January. The festival has since become the internationally-acclaimed Sundance Film Festival.

In 1995, Salt Lake City was awarded the 2002 Winter Olympic Games. More than 40% of the events were held in Park City at the Utah Olympic Park, Deer Valley, and Park City Mountain Resort, and the event brought international fame to Park City. Today, local businesses, restaurants and organizations residing in the timeless heart of Historic Park City are striving to create their own part of Park City's colorful history.

SPOTLIGHT

Park City Museum

From Park City's silver mining days to its rise as a world-renowned ski destination, the beloved museum offers personalized programs and offerings to inform curious visitors of Park City's rich history. Must-sees include the historic underground jail dating back to the late 1800s, and the world's only "skier subway." parkcityhistory.org





Historic Park City Alliance

Ginger Wicks
Executive Director
gingerwicks@icloud.com

Graff Public Relations

Christa Graff
435.640.7921 | christa@graffpr.com

For media inquiries, high-resolution images or assistance in planning a world-class Historic Park City experience, please direct questions to Christa Graff or visit historicparkcity.com