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

December 10, 2020

The Council of Park City, Summit County, Utah, met in open meeting on December 10, 2020, at 2:30 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

Council Member Doilney moved to close the meeting to discuss property and litigation at 2:33 p.m. Council Member Gerber seconded the motion.

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

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 3:30 p.m. Council Member Gerber seconded the motion.

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

WORK SESSION

Utah Open Meetings Act Training:
Mark Harrington, City Attorney, presented this training. He defined convening as meeting as a body to discuss City business and a quorum consisted as a simple majority of the voting members of Council. He cautioned against discussing issues outside public meetings and noted the Council could add rules for public meetings as long as they didn't conflict with the State public meeting rules. Harrington also reviewed the requirements to conduct closed meetings.

Council Member Gerber gave the hypothetical of two Council members who emailed each other and then the email was forwarded to a third member at a later date, and asked if that would conflict with the rules. Harrington stated that would not violate open meeting requirements, but Council should avoid serial emails that could appear like real time discussions, as opposed to a forwarded letter or memo. He indicated that topic would be discussed in depth at a future meeting in 2021.

Citywide Financial Overview:
Mayor Beerman indicated today's budget discussion would help Council as they considered the future Arts and Culture District and Affordable Housing projects. Council Member Henney asked if this presentation could go out to the broader community. Mayor Beerman thought it was wise to keep the public informed and he was open to ideas on how to keep them informed.

Jed Briggs and Erik Daenitz, Budget Department, presented this item. Briggs indicated that the City's credit rating continued to be strong. He reviewed the General Fund, noting the revenue budget compared to the projected revenue. Council Member Gerber indicated the real estate market was strong and asked why the property tax projection was low. Briggs stated there were many owners that were delinquent on their property taxes during the last recession, but he would be adjusting that number. Council Member Doilney stated many second homeowners were moving here full time, and asked if changing that status would have much of an impact. Briggs indicated he hadn't investigated that in depth. Discussion ensued on primary and secondary housing.

Daenitz noted the 10 year sales tax projections showed a steady 2% increase beginning in 2022. Briggs stated there were several considerations for this coming year, including the economy, property taxes, the recruitment/retention of the labor force, insurance premiums, and the bold action goals of the City. He displayed the Capital Fund balances and noted things this fund included such as open space and housing. Daenitz stated the biggest projects were in the Housing and Engineering Departments. Mayor Beerman asked what projects were planned for Fleet and Building. Daenitz stated many projects were pushed to the future because of the pandemic and so maintenance, fleet purchases, technology and other projects were in this category.

Briggs explained the additional resort sales tax (ARST) projected revenue and debt capacity at 65% of gross revenue per previous Council direction. This revenue, when first adopted, was supposed to be used to pay for open space, Main Street projects and streets. Daenitz stated the forward bonding capacity would not be available until 2025 because of existing capital project debt. He displayed the updated transient room tax (TRT) numbers and stated there was high volatility with lodging. Council Member Joyce asked if the numbers were being reported consistently. Daenitz stated the State had become more consistent in its reporting over the past few months. He noted if the debt maturity was taken out to 20 years, there would be more room for bonding capacity and indicated if Council was considering more debt, this was a good time to get the best rates. Briggs asked Council to consider the possibility of ARST. He also indicated Council could reprioritize capital projects to remain flexible. Council Member Worel asked how deferred projects figured into the budget. Briggs stated the project would be moved out to a future budget year, but how it was calculated in the budget really depended on what the project was.

Briggs discussed General Obligation (GO) debt, and noted this was a good way to raise funds based on increasing property taxes. The State looked at the City assets' assessed value and limited a city's debt to 4% of that value. Park City had a policy not to bond higher than 2% of the assessed value. At present the City had 1% debt and could potentially bond for $92 million to reach 2%. Much of the current GO debt was open space and walkability projects. He displayed a slide on money left from previous bonding from 2013-2020.

With regard to the long-term GO debt, Dias explained the process for paying it off and noted the public process during the Treasure Hill bonding process. Mayor Beerman stated the public was told their taxes would spike for a few years and then taper off. He indicated if the City had future plans, the public would need to be informed.

Briggs referred to the Transportation Fund and noted the revenues that went into that fund. With regard to the Water Fund, Briggs reviewed the bonding projections for water projects. Mayor Beerman asked why the Water Fund received a negative outlook status for its bond rating. Daenitz stated it was because of the tourist element of the City during the pandemic.

Briggs reviewed the Main Street Redevelopment Agency was expiring. The money in this fund could be used for housing or a Main Street project. The fund could be extended 15 years. Council Member Joyce asked if an extension would add to the debt capacity for the City and school district. Briggs stated all the tax communities would have to agree to extend it and the City would have to explain why it wanted to extend and what would be done with the money. Council Member Gerber asked if the City should let the RDA expire and then start a new one. Briggs stated if it expired, the City could do special financing, but the current RDAs were established in the early 1980s, and there was more flexibility with how to generate and use revenue in the current RDAs than the City would have if it created a new RDA. Mayor Beerman stated the Main Street RDA was the first in the State. There was a provision in State law that it decreased every year, but he felt it would be harder to put a more favorable one in place. Daenitz indicated the Lower Park Avenue RDA would benefit from the development of Park City Mountain base development.

Daenitz discussed affordable housing and noted the goal for future housing was to build rental units and use the revenue to fund additional housing. Council Member Gerber stated the goal in 2016 was to have a total of 800 units. Mayor Beerman clarified this number did not include units that came from developers. Daenitz stated the Housing Fund currently had $25.5 million and there was a potential to move $3.6 million from the

Senior Center, the sale of the firehouse and fees in lieu for affordable housing. Dias indicated he added the additional revenue possibilities based on previous discussions with Council. Council Member Gerber wanted to see how the rental model would work. Briggs stated that would be in a future discussion. Council Member Gerber requested a brainstorming session to discuss other funding mechanisms for housing. Dias stated that could be scheduled early next year. Briggs noted several potential solutions for housing, including extending the Main Street RDA, delaying capital projects, and selling City assets.

Briggs summarized that the City was in a strong financial position. There was uncertainty with the coming ski season, but the City was prepared for that. There were sales tax revenue bond opportunities and GO bonding capacity. The Transportation Fund was solid, but there was uncertainty with that fund. There were also financial opportunities and Housing Fund opportunities within the RDA.

Council Member Henney thought the sales tax revenue for September was the highest for that month in the history of the City and he wanted to explore events versus sales tax revenue. Council Member Joyce stated that figure might not be indicative of the future, considering the pandemic this year. Daenitz stated sometimes the State would take 50% of the general sales tax, but depending on seasonality, they could adjust that percentage. Council Member Henney wanted to better understand the relationship between sales tax numbers and events and he would like to explore what the City had learned from COVID-19. Council Member Joyce agreed and stated the City saw a lot more revenue than expected.

Council Member Doilney indicated in looking at the GO debt prior to 2024, less than $500,000 was for anything besides open space or land. He knew this was a priority, but asserted it didn't do a lot for the City's underserved populations. Dias encouraged Council to email staff with questions and those could be discussed Tuesday at the special meeting or at the December 17th meeting.

Special Event Update:

Jenny Diersen, Special Events Manager, and Jonathan Weidenhamer, Economic Development Manager, presented this item. Diersen stated the pandemic really hit the event industry in 2020. The 2021 event calendar looked at peak times and standards of approval and conflicts, including location and the amount of impacts. She thought residents would feel the 2021 impact because of the effects of the pandemic in 2020. She looked at Car Free Main Street beginning in March, Park Silly Sunday Market (PSSM) and Fourth of July overlap, and Tour of Utah and Extreme Soccer overlap. She indicated her department would continue to focus on mitigations, including transportation, sustainability and critical priorities, the green event policy, and special event fee reductions. She felt there needed to be a sustainable model for hard costs, such as installing bollards. She was also looking at long term negotiations that were coming up in the next 12 to 18 months, including the Arts Festival, Triple Crown and Park Silly. Diersen noted there were 26 new events approved this year because of COVID-19. She displayed special event data from 2016-2020.

Weidenhamer stated 2021 would be a busy summer, but those were events that the City wanted here. He stated Diersen's recommendations were balanced and reflected City policy.

Council Member Worel stated there should be an economic impact assessment as events were evaluated in the future. Weidenhamer stated events with City services contracts were required to provide economic impact assessments. He felt those assessments would be important.

Council Member Doilney thought the 2021 events could be looked at on a micro scale, and noted there were four event breaks next summer that could be compared to the event days. He looked forward to seeing what would happen after this summer, and indicated the City shouldn't count on human behavior during the pandemic because it might not be predictable.

Council Member Gerber expected the summer to have bad economic impacts. People came to town without events and it was a success. She felt events weren't needed to bolster the City's economy. She knew many events helped non-profits, but acknowledged the events were expensive to host.

Council Member Doilney indicated travelling was very limited and people came here as an alternative this year, so he wanted to see next summer's numbers. Council Member Gerber stated it wasn't about the event, but rather the City was a desirable place to visit. She asked if there would be a break off date for determining if events would be cancelled since the vaccine was being rolled out. Mayor Beerman felt this item should come back in February for further discussion.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel	Present via technology

Matt Dias, City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	
None	Excused

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

<u>Council Questions and Comments:</u>
The Council members discussed diligent mask wearing, ski protocols, and the economic slowdown in cold months. Council Member Worel judged the gingerbread house competition. She indicated there was concern that the library remained closed and noted all the services the library was providing during this time. She indicated Communities that Care was awarded a Drug Free Communities $125,000 grant that could be renewed each year for 10 years.

Council Member Gerber stated the City did well on social media notices, and asked if other sources could be used to promote City services, like radio or newspaper ads, for those who didn't have internet.

Mayor Beerman was pleased the resorts were open. He noted the Sundance Festival would have one venue in Park City and he commended them for making safety a priority.

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

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

<u>Consideration to Approve the City Council Meeting Minutes from November 12 and 19, 2020:</u>
Mayor Beerman referred to the November 12th meeting and noted on Page 11, Line Six, he requested that the Arts and Culture district have its own budget which would be tracked separately like the RDA.

Council Member Worel moved to approve the City Council meeting minutes from November 12 and 19, 2020 as amended. Council Member Gerber seconded the motion.

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

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute Addendum No. 1 with Mountainlands Supply, LLC in a Form Approved by the City Attorney for an Additional $80,589.00 and a New Total Not to Exceed $362,100.00; and to Authorize the City Manager to Execute an Addition of Hidden Revenue Locator and Acoustic Monitoring to Advanced Metering Infrastructure (AMI) Agreement with Sensus Inc. in a Form Approved by the City Attorney:

2. Request to Authorize the City Manager to Execute an Amendment to Extend to October 31, 2021 the Terms of: 1) the October 8, 1991 Water Supply Agreement between Salt Lake City Corporation and Park City Municipal Corporation; and 2) the March 2, 2016 Amendment to the 1991 Agreement:

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

4. Request to Approve a Service Provider Agreement between Park City Municipal Corporation and Park City Conservation Association, dba Recycle Utah, for a One Year Term in an Amount Not to Exceed $50,000.00, in a Form Approved by the City Attorney:

5. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Legislative Executive Consulting, LLC for State Legislative Lobbying Services in an Amount Not to Exceed $90,000.00:

6. Request to Authorize the Following Annual Insurance Premiums to Fund the City's Insurance Placements for the 2021 Calendar Year: Property Insurance: $218,787 and Auto Physical Damage: $91,032 to Liberty Mutual; Public Entity Liability Insurance: $200,576 to States Self-Insurers Risk Retention Group, Inc.; Workers' Compensation Insurance: $204,527 for the Workers Compensation Fund; Cyber Liability Insurances: $57,875 to Beazley Insurance Co.; Crime Insurance: $6,200 to Travelers Insurance Co.; and Drone Insurance: $625.00 to Global Aerospace:

Council Member Worel moved to approve the Consent Agenda. Council Member Joyce seconded the motion.

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

VI) OLD BUSINESS

1. Consideration to Approve Supplemental Plan Changes for the 2021 Sundance Film Festival Effective for One Year due to COVID-19 Impacts in a Form Approved by the City Attorney:
Jenny Diersen, Special Events Manager, and Betsy Wallace, Tina Graham, Robert Dick, Jesse Schafer, Sundance Institute, presented this item. Diersen stated the Sundance team worked hard to make the festival happen. No City venues would be requested for the festival and there would be scaled back seating at the Ray Theatre.

Wallace expressed appreciation for being able to work with Park City on the Sundance Film Festival. She noted there was a Main Street page on the Sundance website.

Council Member Gerber asked how many people they estimated would come to the festival this year. Graham stated there would only be 25 attendees and 12 Sundance staff per film showing.

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

Council Member Doilney participated in Sundance over the years and looked forward to seeing how creative it would be since it was online this year. Council Member Worel liked the partnership the City had with Sundance and looked forward to the online festival. Council Member Gerber thanked Sundance for making this adjustment.

Council Member Gerber moved to approve supplemental plan changes for the 2021 Sundance Film Festival effective for one year due to COVID-19 impacts, in a form approved by the City Attorney. Council Member Worel seconded the motion.

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

VII) NEW BUSINESS

1. Consideration to Continue an Ordinance Approving Amendments to the City's Outdoor Lighting Regulations, Land Management Code § 15-5-5(J), to Align with

Summit County's Recently-Adopted Code and the International Dark-Sky Association Standards:
Rebecca Ward requested to continue this item.

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

Council Member Doilney moved to continue an ordinance approving amendments to the City's Outdoor Lighting Regulations, Land Management Code § 15-5-5(J), to align with Summit County's recently-adopted code and the International Dark-Sky Association Standards to January 21, 2021. Council Member Worel seconded the motion.

RESULT: CONTINUED TO JANUARY 21, 2021
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve Ordinance 2020-52, an Ordinance Amending the Impact Fee Facilities Plan and Impact Fee Analysis for Parks, Recreation, Trails, Open Space, Public Safety, and Roadways and Amending Title 11, Chapter 13 of the Municipal Code of Park City, Utah, Setting Forth the Assessment and Calculation of Impact Fees:
Josh Miller and Jed Briggs, Budget, with Susie Becker, Impact Fee Consultant from Zion's Public Finance, and Ryan Taylor with TO Engineers, presented this item. Miller reviewed the ways impact fees could be charged and spent, and indicated an analysis had to be done prior to implementing new impact fees. He noted there were slight decreases in fee amounts from those listed in the packet.

Becker stated an Impact Fee Facilities Plan was required so the fee did not exceed the cost of the service. She explained the process for analyzing and recommending the impact fees. She changed the way the fees were calculated to make them uniform with other cities. Miller noted the change in fees from the packet for Park, Trails, Open Space, and stated the numbers on the slide were the recommended numbers.

Public Safety impact fees were explained and it was indicated most of these fees would decrease as well. With regard to Transportation impact fees, Becker indicated there would be new facilities in the next six to 10 years which factored into the recommended fees. Taylor indicated a master plan was in the works and these projects would be updated in the next year. Council Member Joyce asked why a lower fee was charged for multi-family units than single family units. Becker indicated the ITE manual stated there were fewer trips from multi-family units.

Council Member Joyce stated the City tried to keep small units affordable and he felt it was unfair to charge higher Parks fees for multi-family units. Council Member Gerber suggested having impact fees based on a range of square footage. Mayor Beerman stated the City charged the maximum impact fee, but Council could propose a decrease for multi-family units because it would be consistent with the City's goals.

Miller summarized that the City was changing the model to a single unit charge and square footage charge for hotels, adding a Parks fee for commercial development and increasing certain impact fees and decreasing the fees in others.

Council Member Joyce asked if an analysis could be done by bedrooms. Becker gave an example of other cities that made adjustments for different circumstances. Council Member Gerber explained some projects that did not fit in a uniform calculation. Becker stated she could talk to the Planning Department to get additional information. Council Member Gerber noted large single home owners employed cleaners, cooks, and gardeners, which would be additional trips. Council Member Doilney added families came to Park City and entertained many people at their homes. Becker stated that would have to be proven and these situations would have to be in a category where all units would be charged the same amount.

Council Member Worel asked if certain developers could be charged a bigger Police impact fee. Taylor noted the City wouldn't know if the development would have higher police calls until the project was finished.

Mayor Beerman stated Council could waive impact fees for affordable housing. Harrington stated the impact fees captured a proportion of capital costs and he echoed the recommendation to keep it simple. He agreed with Council Member Gerber that there were high end multi-family homes and those could have skewed the numbers. Council Member Joyce thought some neighborhoods weren't affordable, but there were others, such as the Prospector neighborhood, that had the more affordable housing in town, and this impact fee was contradicting the City's goals.

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

Council Member Doilney moved to approve Ordinance 2020-52, an ordinance amending the Impact Fee Facilities Plan and Impact Fee Analysis for Parks, Recreation, Trails, Open Space, Public Safety, and Roadways and amending Title 11, Chapter 13 of the Municipal Code of Park City, Utah, setting forth the assessment and calculation of impact fees. Council Member Henney seconded the motion.

Jed Briggs noted the change in some fee amounts and requested that be reflected in the motion.

Council Member Joyce asked that the Parks impact fees be the same for single family and multi-family. Mayor Beerman indicated that most of these multi-family projects were high end and not in neighborhoods like Prospector. Council Member Joyce stated most of the condos being built were 2,500 square feet, but the houses were 5,000-7,000 square feet. He thought the fee was flawed if it was more for multi-family units than the big single family homes. Council Member Gerber stated the one-time fee wouldn't make living here unaffordable. It was all the other things. Council Member Joyce stated a 500 square foot apartment would have a higher impact fee than a 17,000 square foot single family home. Council Member Doilney stated Council could come back to reduce the fees at any time. The City could get the numbers and readdress the issue. Council Member Joyce stated applicants had to get the numbers themselves if they wanted an exception to the fee. Mayor Beerman suggested that the multi-family units under 2,000 square feet match the single family units. Becker asserted the fees were at the maximum and Council could reduce them if they chose. She hoped they wouldn't need the money in the future. The driver for the Parks and Trails impact fee was number of people, so the level of service might be lowered. Dias and Harrington confirmed there were no concerns for lowering that fee.

Council Member Joyce asked if there had been any past legal challenges to City impact fees. Harrington stated there had not, but there were several independent fee calculations for specific projects, which would remain an avenue for some applicants.

Council Member Doilney amended the motion to approve Ordinance 2020-52, an ordinance amending the Impact Fee Facilities Plan and Impact Fee Analysis for Parks, Recreation, Trails, Open Space, Public Safety, and Roadways and amending Title 11, Chapter 13 of the Municipal Code of Park City, Utah, setting forth the assessment and calculation of impact fees, noting the change in some fee amounts as presented in the meeting and reducing the Parks impact fee for multi-family units under 2,000 square feet to match the single family unit amount. Council Member Henney amended the second to the motion.

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

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

Special Events Update

PARK CITY
1884

Special Event Update Overview

Recommendation: Review & Discuss 2021 Recommended Calendar, Long Term Calendar and Event Progress

The Pandemic:
COVID 19 has been particularly impactful on the Event Industry. While we are planning for a hopeful recovery in 2021, we understand impacts will continue dependent on COVID 19 outcomes. Events are important to our community in many ways – culture, economy, quality of life.

Success in Event Policy:
We have been successful in implementing Council's Policy over last 2 years, balancing impacts and achieving positive outcomes. Our department is at a critical time for planning and managing 2021 Calendar, and long term next steps.

Special Event Update Overview

Items to consider In 2021 (Peak Times, Standards for Approval, Conflicts):

1. 2021 will feel impactful compared to 2020. Events are scheduled mid-June to end of September, with a few quieter weekends.
2. Car Free Main Street discussions will come back in March.
3. Park Silly Market & Fourth of July overlap.
4. Tour of Utah & Extreme Soccer overlap.

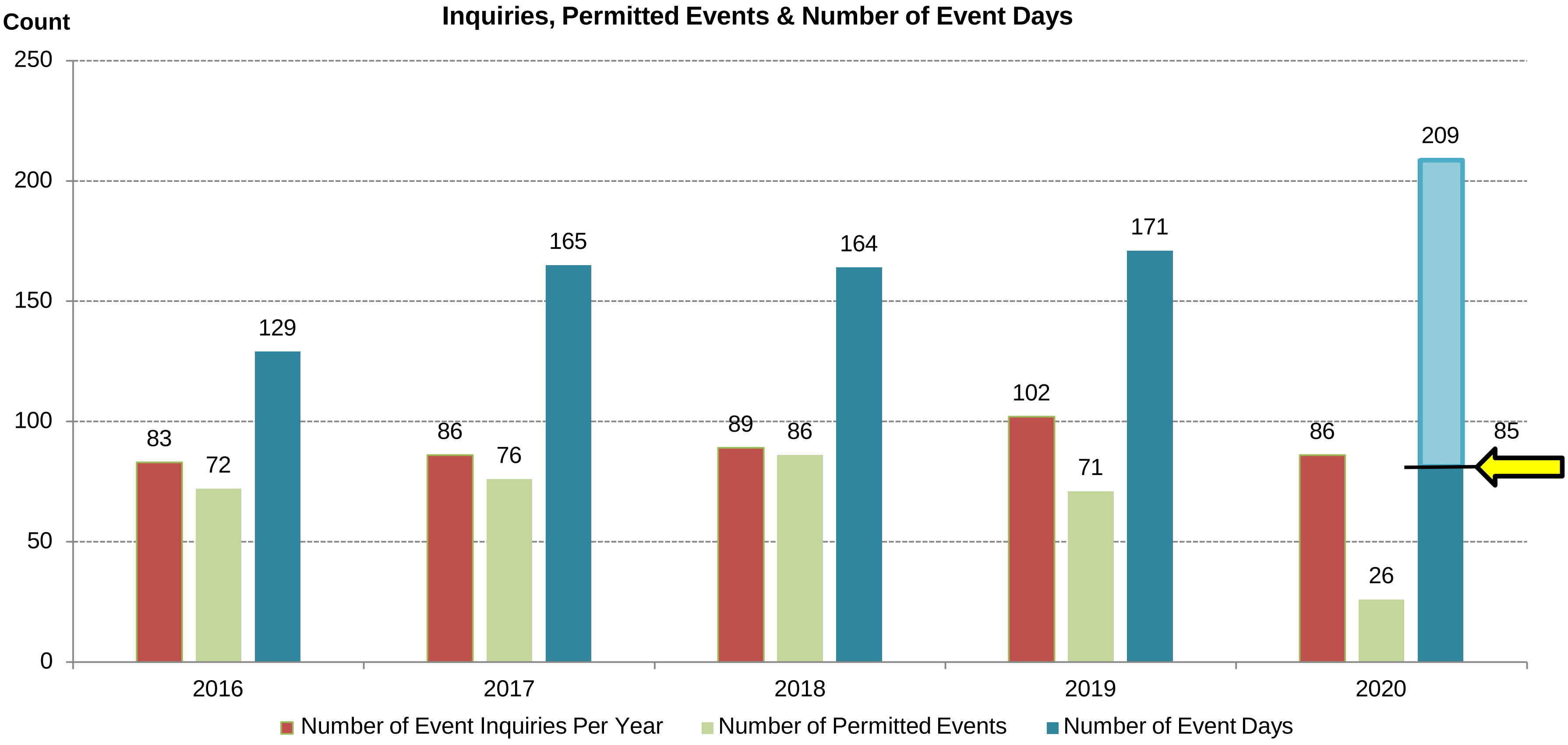
Next Steps (What we are focused on):

1. Continued Mitigation (Transportation, Sustainability, and Community Critical Priorities).
2. Green Event Policy and Code Requirements.
3. SEFR (Special Event Fee Reduction) – by FY 24 (July 2024).
4. Sustainable model for hard costs.
5. Long Term Negotiations– Arts Festival, Triple Crown & Park Silly.

Special Event Progress

PARK CITY
1884

Event Calendar



Event Days

What is an Event Day?

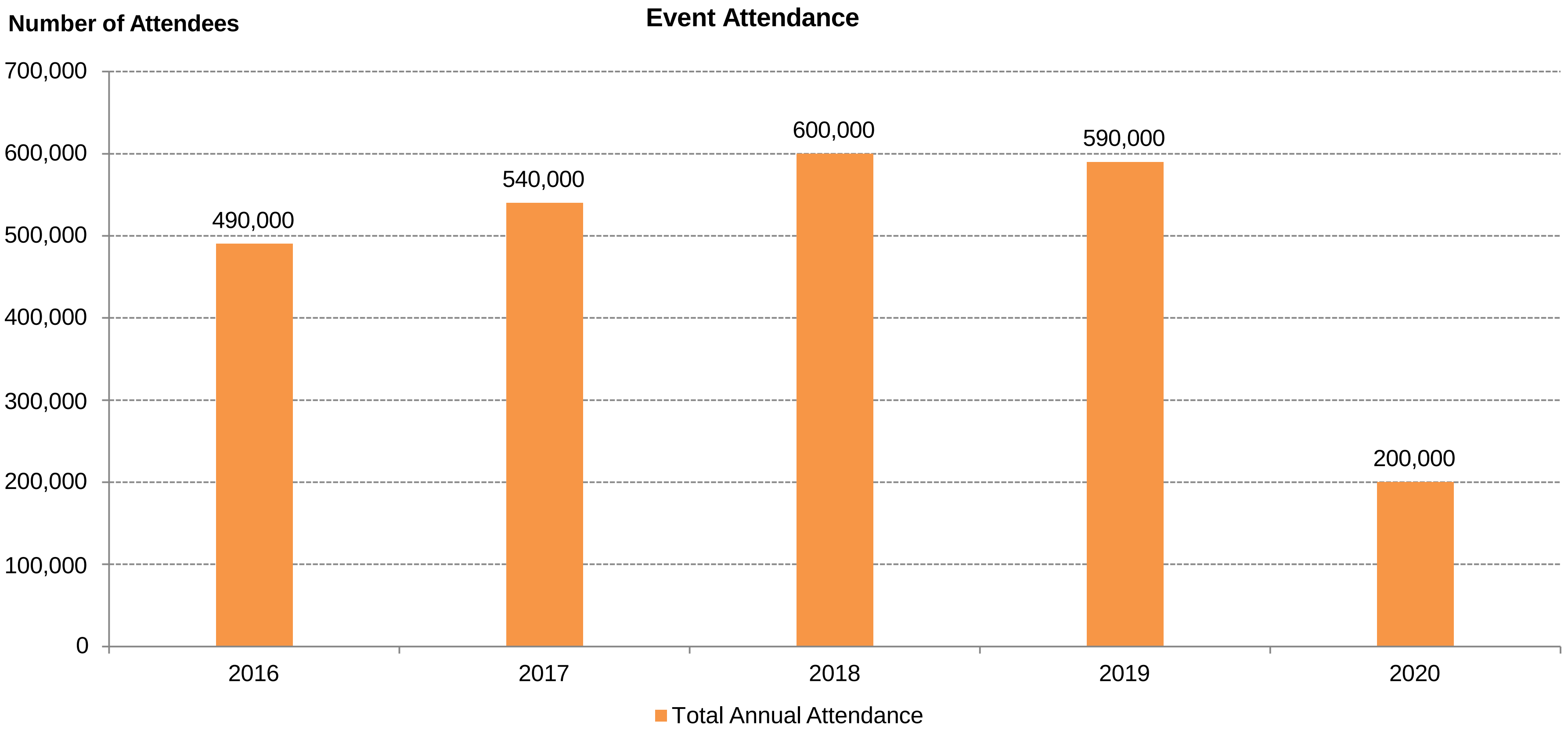
A day on the calendar in which one or more permitted events are held. An event day may include more than one permitted event.

Why has event days increased while event permits decreased in 2020?

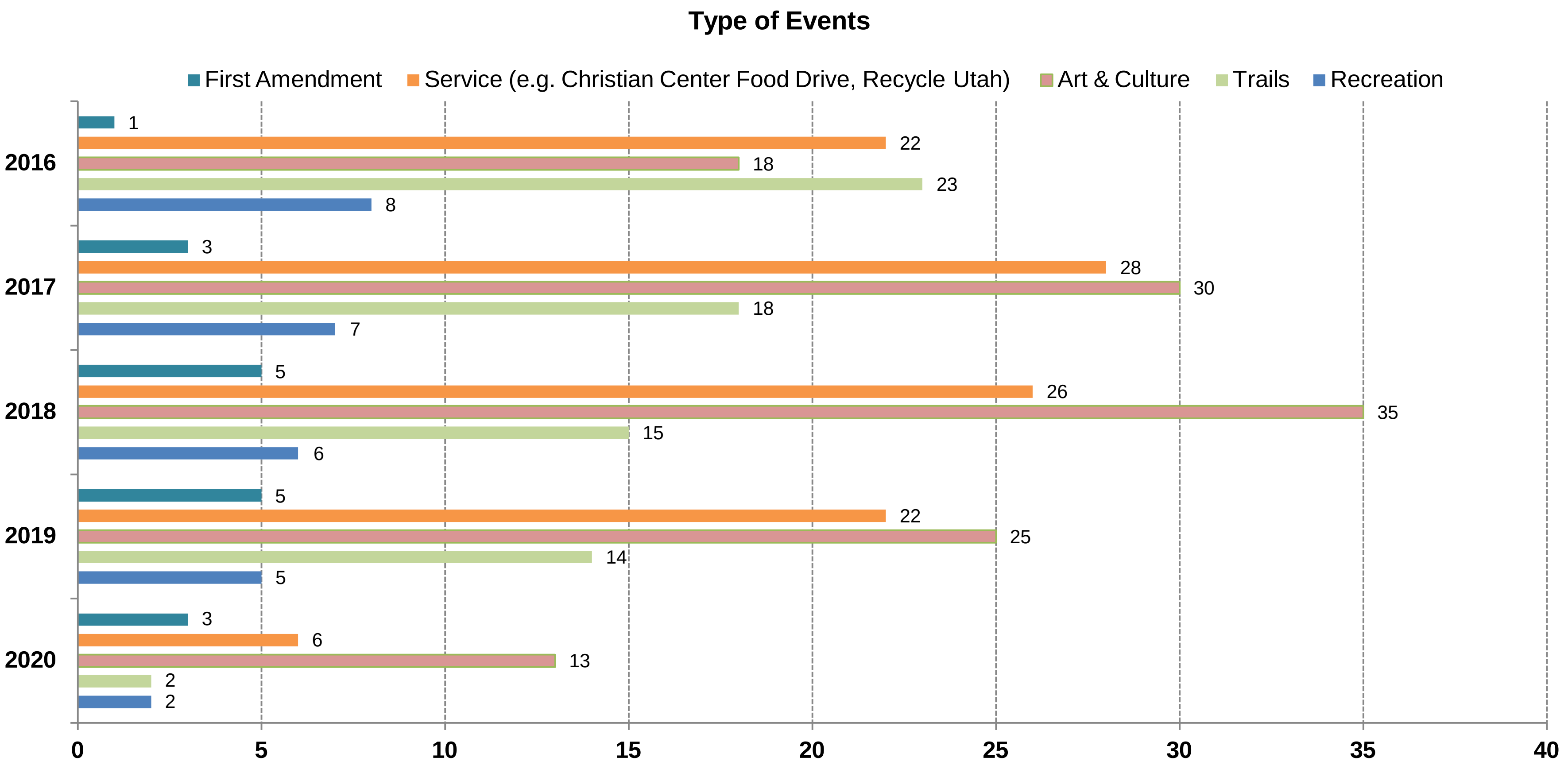
We approved several new, one-year only COVID-19 related events. These events helped provide space for social distancing and support businesses.

Event Name	Event Level	Number of Event Calendar Days	Approval
Main Street Shop, Dine and Stroll (Car Free Days)	Level 4	22	Covid 19 One Year Only
Versante on the Lawn	Level 3	53	Covid 19 One Year Only
Snow Globe Stroll	Level 2	49	Annual
Total		**124**	

Event Attendance

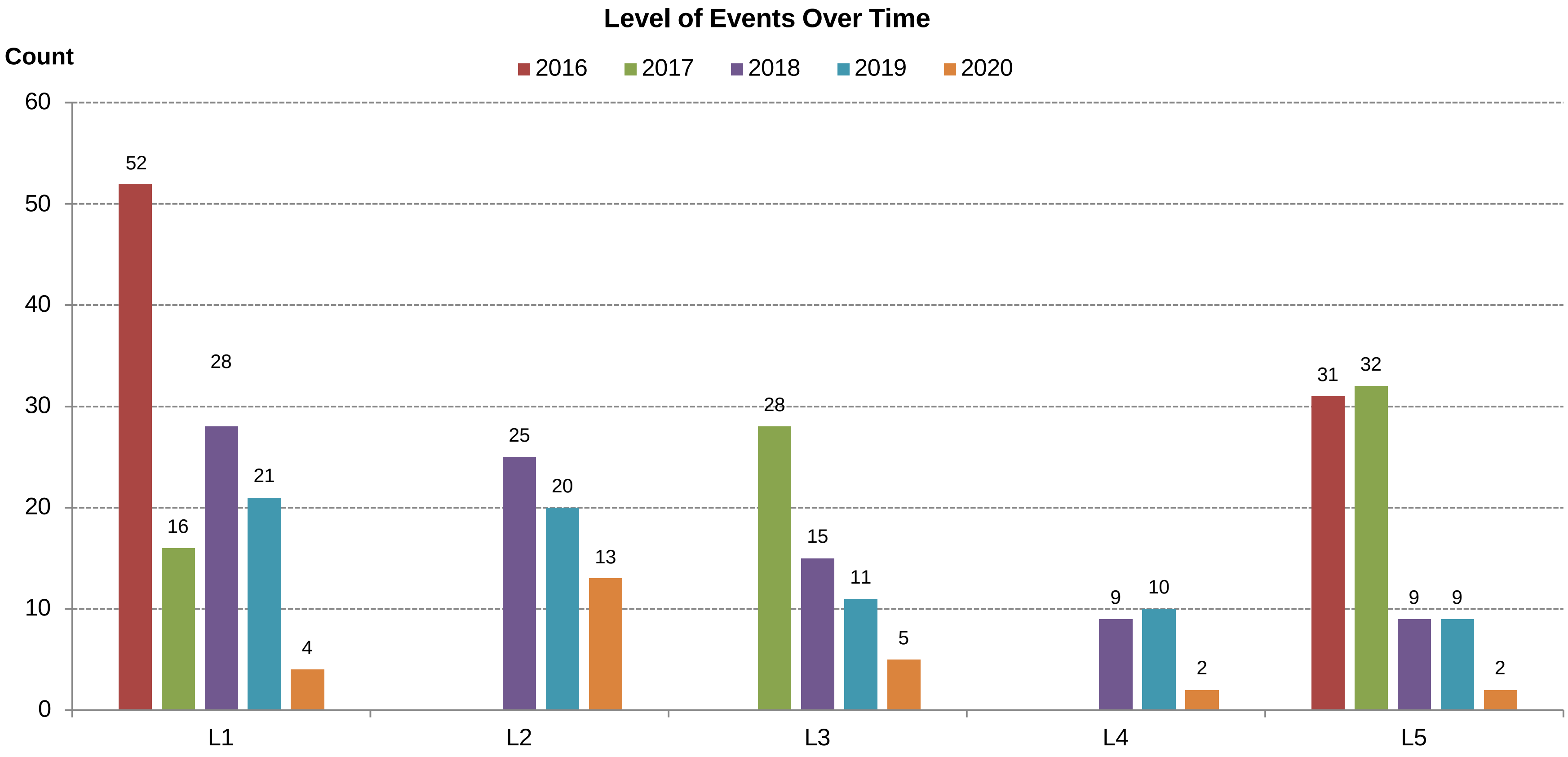


Event Types

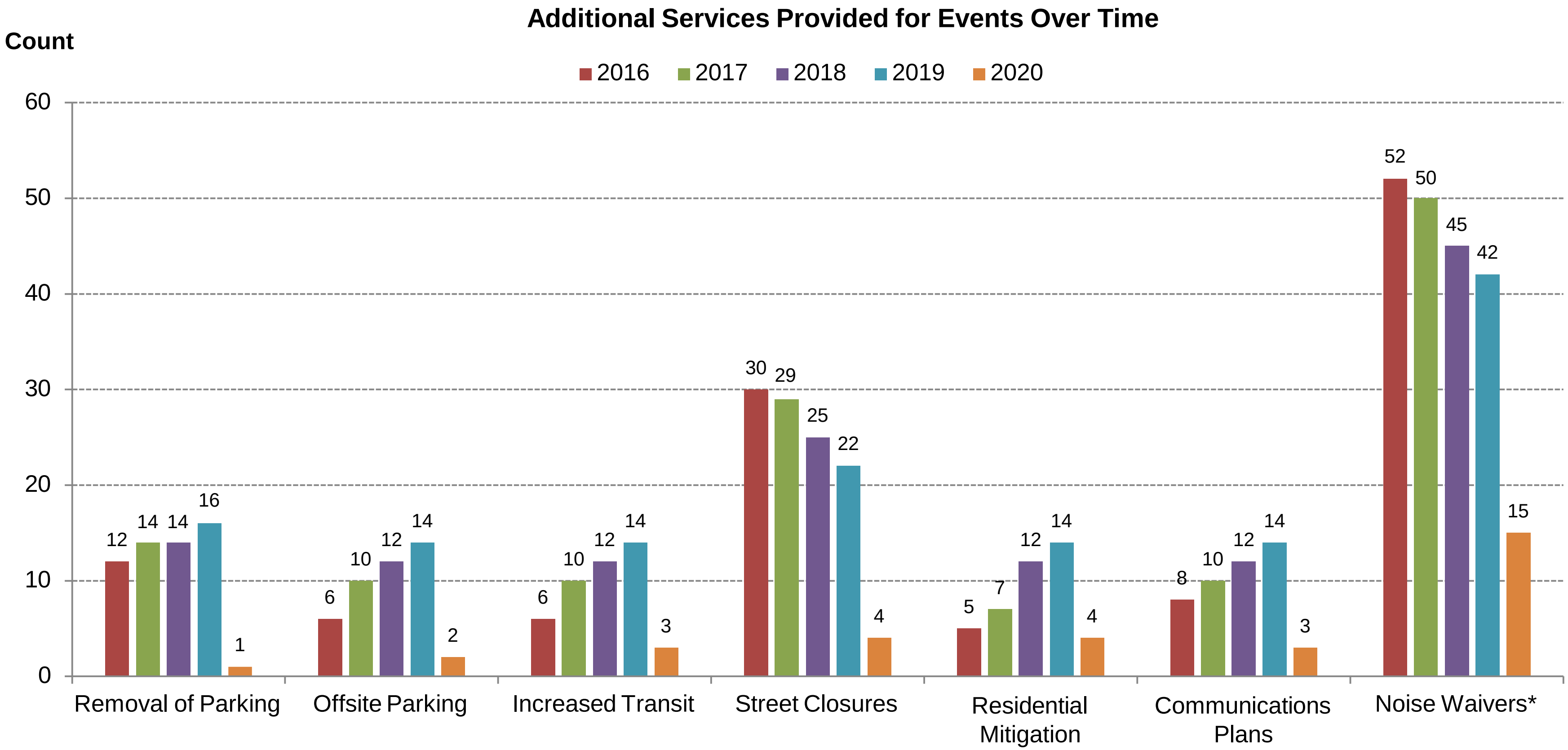


Type of Events
First Amendment
Service (e.g. Christian Center Food Drive, Recycle Utah)
Art & Culture
Trails
Recreation
2016
1
22
18
23
8
2017
3
28
30
18
7
2018
5
26
35
15
6
2019
5
22
25
14
5
2020
3
6
13
2
2
0
5
10
15
20
25
30
35
40

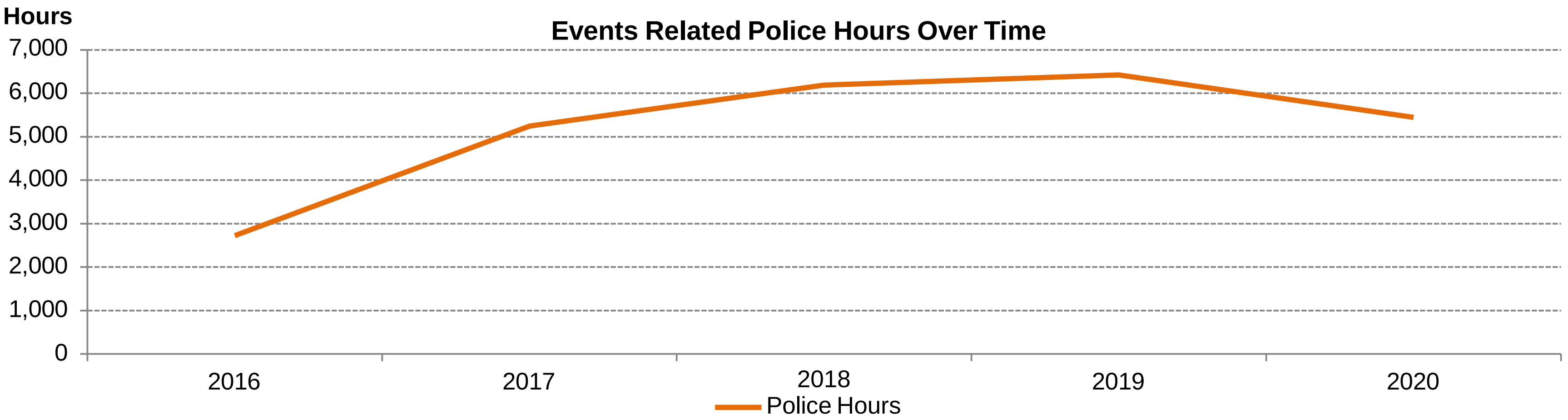
Event Levels



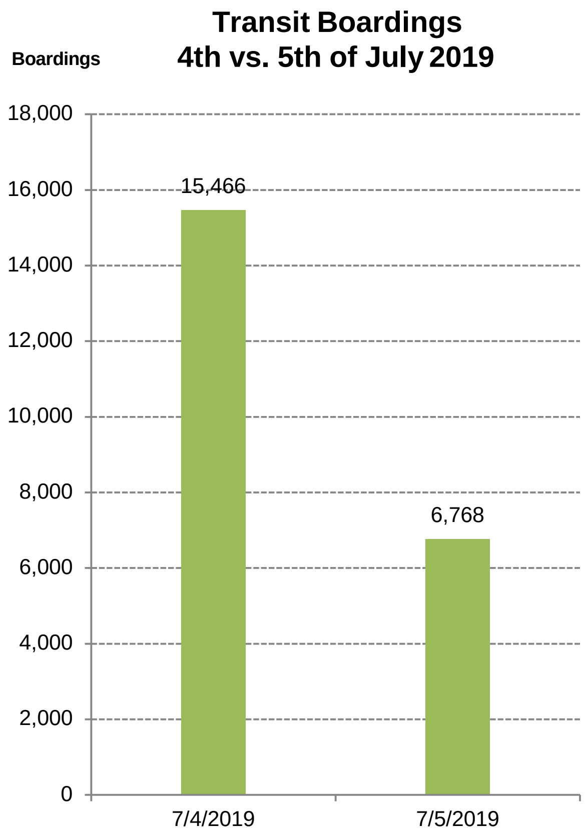
Event Services

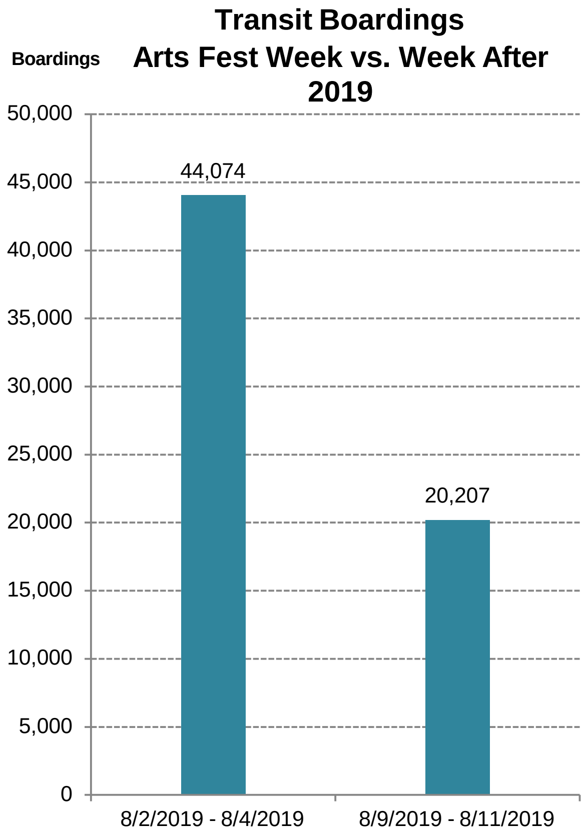


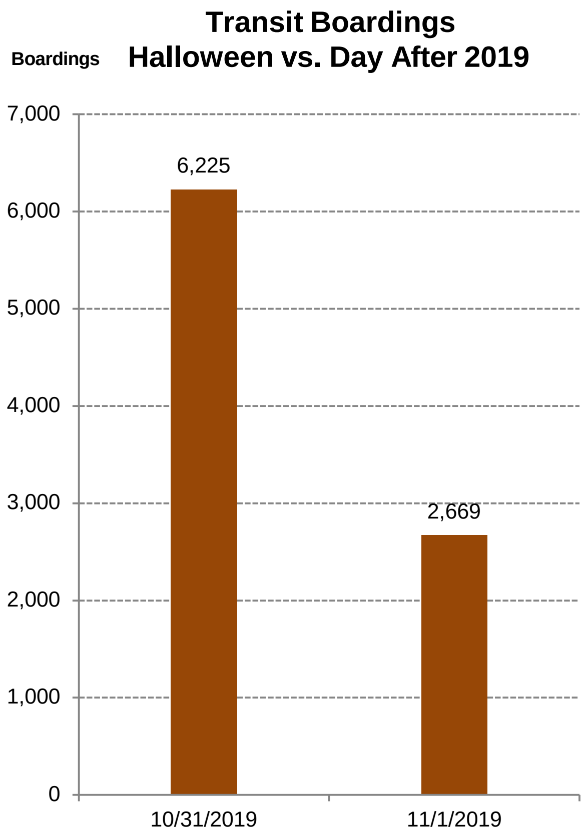
Event Services



Transit Related Event Services

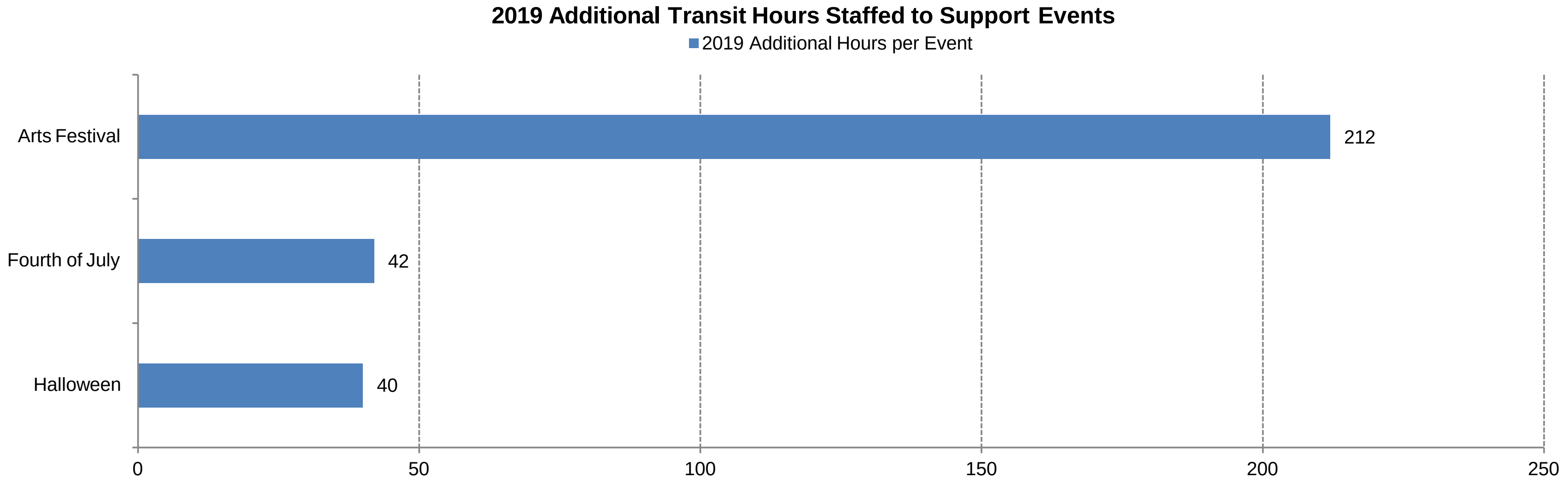






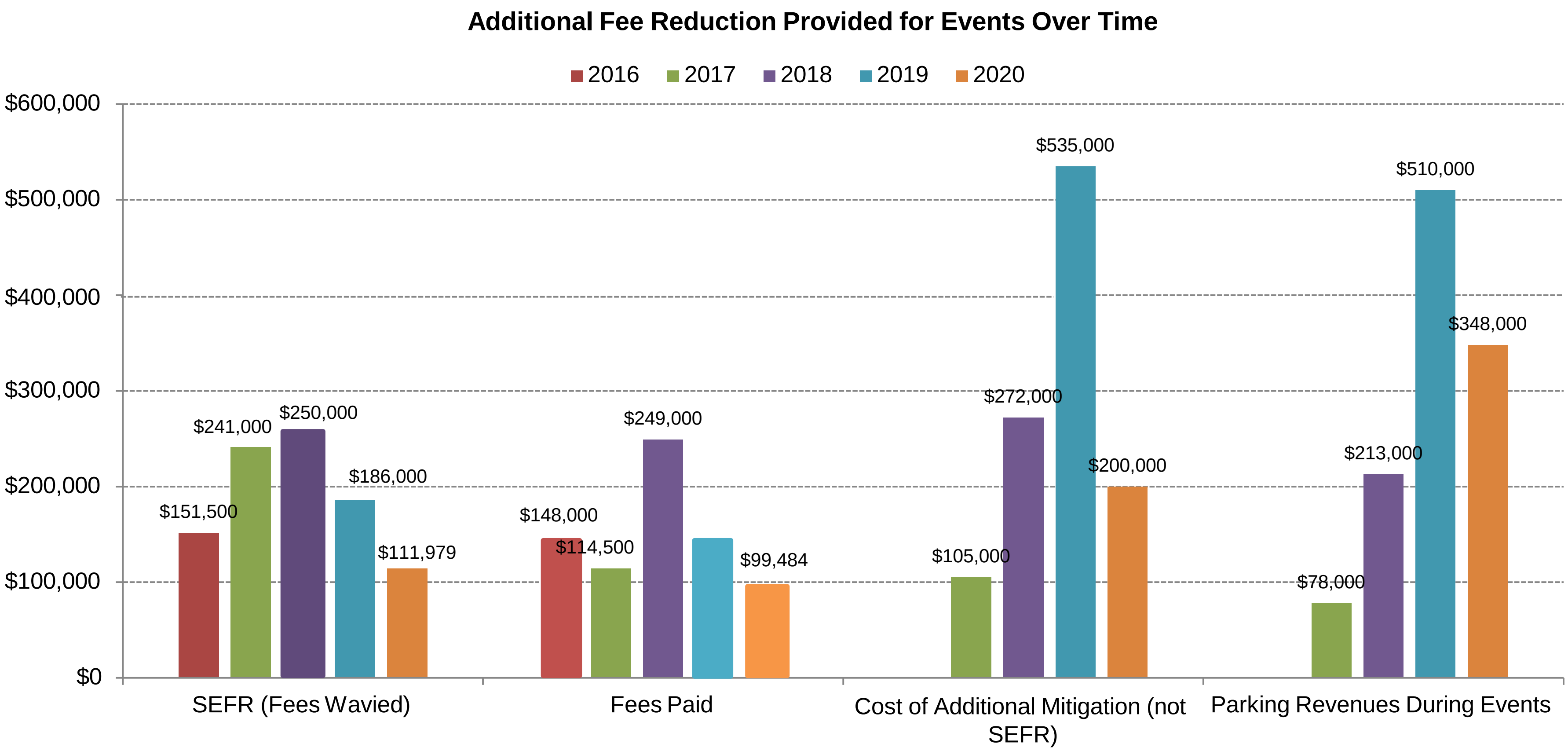
Source: Park City Municipal Corporation. As of 12/4/2020.

Transit Related Event Services



Source: Park City Municipal Corporation. As of 12/4/2020.

Event Fee Waivers & Impact



Source: Park City Municipal Corporation. As of 10/16/2020.


Questions for Council
PARK CITY
1884

Questions/Discussion for Council

Council should discuss their support the recommended 2021 event calendar, including:

1. Staff's approach to managing the long term calendar, and efforts to manage anticipated event conflicts; and
2. Staff's efforts to continue to reduce SEFR and manage hard costs?

PARK CITY IMPACT FEES

What is an Impact Fee?

- One-time fee charged to new development to offset the capital costs associated with new development

- Can only cover the costs of *system* improvements
  - Parks serving more than one development area
  - Roads serving more than local neighborhoods
  - Police station(s), training facilities

- Must have an Impact Fee Facilities Plan (IFFP) and an Impact Fee Analysis (IFA)

What is the Fee Revenue Currently Used For?

System Improvements

- Trails and Recreation Master Plans
- Park Improvements
- Financing the police facility
- Prospector Ave reconstruction

Basic Document Requirements – Utah Code 11-36a

Impact Fee Facilities Plan (IFFP)

- Existing service levels
- Proposed service levels
- Excess capacity

- Demand created by new development
- Consumption of excess capacity
- New facilities needed and cost

Basic Document Requirements – Utah Code 11-36a

Impact Fee Analysis (IFA)

- Proportionate share analysis
- **“Buy-In” excess capacity component**
- **Construction cost of new facilities**
- Other costs – engineering, financial, fund balances
- Financing and credits

Parks, Trails, Open Space

PARK CITY
1884

Parks – Demand Units

Year	Population	Employees	Service Population
2020	8,320	12,461	50,231
2021	8,348	12,687	51,143
2022	8,376	12,918	52,072
2023	8,404	13,152	53,017
2024	8,432	13,391	53,980
2025	8,460	13,634	54,960
2026	8,488	13,882	55,958
2027	8,516	14,134	56,974
2028	8,544	14,390	58,008
2029	8,572	14,652	59,062
2030	8,600	14,917	60,132
2031	8,629	15,188	61,224
2032	8,658	15,464	62,336
2033	8,687	15,745	63,468
2034	8,716	16,030	64,619
2035	8,745	16,321	65,792

Source: Park City. Service population includes residents, 2nd home population, visitors and employees

Parks – Service Levels

New Construction

- Parks
- Trails and Trail Structures
- Open Space

Buy-In

- Recreation Facilities
    - PC MARC
    - Ice Arena

Parks – Proportionate Share

New Facilities - Parks	$508.44
New Facilities - Trails	$151.79
Buy-In - Trail Structures	$268.40
Ice Arena	$31.78
PC MARC	$98.14
Open Space	$2,096.52
Consultant Costs	$0.81
Fund Balance Credit	($243.76)
Total Gross Fee per Service Population	**$2,912.10**
Credit per Service Population	($1,326.02)
Maximum Fee per Service Population	**$1,586.08**

Parks – Proportionate Share

	Average Unit Size	Max Fee	Per SF
Single-Family	2.47	**$3,917.62**	
Multi-Family	2.78	**$4,409.30**	
Lodging	1.07	**$1,697.11**	
Per 1000 SF Non-Residential	1.00	**$1,586.08**	**$1.59**

Parks – Comparative Fees

Parks and Recreation Impact Fees:	Single Family Dwelling
Salt Lake City	$5,173.00
Lindon	$4,500.00
Sandy	$4,156.00
South Jordan	$4,115.00
Spanish Fork	$3,959.56
Park City	**$3,917.62**
American Fork (currently updating)	$3,855.99
Springville	$3,715.00
West Jordan	$3,201.00
Provo	$3,105.10
Orem	$2,813.07
Lehi	$2,600.00
Saratoga Springs	$2,388.44
West Valley	$2,285.00
St. George	$2,182.00
Layton	$1,873.00
Taylorsville	$1,290.00
Pleasant Grove	$1,018.53

Parks – Comparative Fees

Parks, Trails, Open Space		
	Current Fee	New Recommended Fee
Single Family		
Average Unit	$3,855	$3,917
Unit less than 3,000 SF	$1,925	$3,917
Unit more than 5,000 SF	$5,780	$3,917
Duplex & Multi-Family		
Average Unit	$3,150	$4,409
Unit less than 2,000 SF	$1,575	$4,409
Unit more than 4,000 SF	$4,725	$4,409
Hotel Room		
Average Unit	$2,005	$1,697 per 1,000 sf
Unit less than 750 SF	$1,000	$1,697 per 1,000 sf
Unit more than 2,000 SF	$3,005	$1,697 per 1,000 sf
Commercial per 1,000 SF	NA	$1,586
Light Industrial per 1,000 SF	NA	NA

Parks – Fee Change

New Fee Charge for Commercial Development

- Employees of Park City businesses are also using the City’s parks, trails, and open spaces.
- Conservative calculation of one employee for every 1,000 sf of commercial building space.
- Snyderville Basin Recreation District adopted this in 2014

Parks – Fee Adjustment from Packet

Parks, Trails, Open Space Impact Fee			
	Current Fee	Recommended Fee Change (Original)	Recommended Fee Change (Adjusted)
Single Family			
Average Unit	~~$3,855.00~~	~~$4,611.38~~	$3,917.62
Unit less than 3,000 SF	~~$1,925.00~~	~~$4,611.38~~	$3,917.62
Unit more than 5,000 SF	~~$5,780.00~~	~~$4,611.38~~	$3,917.62
Duplex & Multi-Family	-	-	
Average Unit	~~$3,150.00~~	~~$5,190.13~~	$4,409.30
Unit less than 2,000 SF	~~$1,575.00~~	~~$5,190.13~~	$4,409.30
Unit more than 4,000 SF	~~$4,725.00~~	~~$5,190.13~~	$4,409.30
Hotel Room	-	-	
Average Unit	~~$2,005.00~~	~~$1,997.64~~	$1,697.11
Unit less than 750 SF	~~$1,000.00~~	~~$1,997.64~~	$1,697.11
Unit more than 2,000 SF	~~$3,005.00~~	~~$1,997.64~~	$1,697.11
Commercial per 1,000 SF	~~NA~~	~~$1,866.95~~	$1,586.08

Public Safety

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Public Safety – Cost Per Call

2-Step Fee Calculation Process:

1. **Cost per Call**
2. Calls per Unit

Summary - Cost per Call – Buy-In to Existing, Excess Capacity	
Facilities	$401.43
Consultant Costs	$13.51
Gross Cost per Call	**$414.94**
Bond Credit	($1.62)
Cost per Call	**$413.32**

Public Safety – Cost Per Call

2-Step Fee Calculation Process:

1. Cost per Call
2. **Calls per Unit**

Maximum Fees	Cost per Call	Calls per Unit	Maximum Fee per Unit/per sf
Residential	$413.32	0.740864	$306.21
Commercial	$413.32	0.001653	$0.68
Institutional	$413.32	0.002462	$1.02

Public Safety – Comparative Fees

Police Impact Fees	Single Family Dwelling
Provo	$425.00
Saratoga Springs	$400.16
American Fork	$326.45
Park City	**$306.21**
Layton	$250.50
Spanish Fork	$218.37
West Jordan	$192.00
West Valley	$188.44
Lindon	$162.00
South Jordan	$161.73
Orem	$120.69
Lehi	$98.00
St George	$86.00
Springville	$80.00
Pleasant Grove	$76.67
Sandy	$64.00
Salt Lake City	$59.00
Taylorsville	N/A

Public Safety – Comparative Fees

Public Safety		
	Current Fee	New Recommended Fee
Single Family		
Average Unit	$605	$306
Unit less than 3,000 SF	$300	$306
Unit more than 5,000 SF	$910	$306
Duplex & Multi-Family		
Average Unit	$495	$306
Unit less than 2,000 SF	$245	$306
Unit more than 4,000 SF	$740	$306
Hotel Room		
Average Unit	$315	$683.20 per 1,000 SF
Unit less than 750 SF	$155	$683.20 per 1,000 SF
Unit more than 2,000 SF	$470	$683.20 per 1,000 SF
Commercial per 1,000 SF	$555	$683
Light Industrial per 1,000 SF	$445	$683

Transportation

PARK CITY
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Transportation– Cost Per Trip

2-Step Fee Calculation Process:

1. **Cost per Trip**
2. Trips by Land Use Type

Description	Amount
Gross Cost per Trip	$156.14
Credits for Outstanding Bonds/Deficiencies	($7.08)
Gross Cost per Trip	**$149.06**

Transportation– Project List

Improvements	Project Cost	Project Allocation
Systemwide Bus Stop Improvements	$1,700,000	$211,418
SR224 BRT	$10,000,000	$6,762,400
Arts and Culture District Mobility Hub	$9,000,000	$63,053
Munchkin Complete Street Improvement and Connection	$1,266,380	$1,061,937
Woodbine and Homestake Complete Streets Improvements	$2,490,160	$1,933,581
Mobility as a Service Improvement and Curbside Improvements	$1,500,000	$23,609
Iron Horse Complete Street Improvements	$2,200,000	$157,708
Deer Valley Drive Complete Streets and Resort Transit Access	$6,000,000	$383,662
Park Avenue Complete Street Improvements	$2,400,000	$126,309
Old Town Complete Street Improvements	$3,000,000	$526,000
TOTAL	**$39,556,540**	**$11,249,677**

Transportation – Comparative Fees

Roadway		
	Current Fee	New Recommended Fee
Single Family		
Average Unit	$315	$704
Unit less than 3,000 SF	$155	$704
Unit more than 5,000 SF	$470	$704
Duplex & Multi-Family		
Average Unit	$390	$405
Unit less than 2,000 SF	$145	$405
Unit more than 4,000 SF	$435	$405
Hotel Room		
Average Unit	$170	$623
Unit less than 750 SF	$85	$623
Unit more than 2,000 SF	$255	$623
Commercial per 1,000 SF	$410	$725
Light Industrial per 1,000 SF	$320	$934

Transportation – Comparative Fees

Transportation Impact Fees	Single Family Dwelling
American Fork (currently being updated)	$3,282.18
West Jordan	$2,333.00
Layton	$2,207.00
Pleasant Grove	$1,533.00
Provo	$1,293.06
Lehi	$1,163.00
Saratoga Springs	$1,125.00
St. George	$905.00
South Jordan	$781.58
Park City (maximum)	**$703.55**
Springville	$689.00
Lindon	$501.20
Orem-Both Service Areas	$421.73
Spanish Fork	$419.55
West Valley	$376.90
Salt Lake City	$330.00
Sandy	N/A
Taylorsville	N/A

Future Study

Impact Fees:

1. Transportation master plan will be completed in the next year or so
2. We’d like to revisit the study for outstanding projects

Summary

Changes to Impact Fees:

1. Switching from the square footage threshold model to single unit charge and per SF charge for hotel
2. New Parks fee for commercial development
3. Increases to certain fees and decreases in others