



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
January 5, 2023**

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. [Click here](#) for more information.

CLOSED SESSION - 3:00 p.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

WORK SESSION

3:45 p.m. - Continuation of Discussion of Budgeting For Outcomes (BFO), Economic Update, and Resource Options
[Economic Update Presentation](#)

4:45 p.m. - Presentation by Stuart Adams, Utah Senate President

5:15 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. APPOINTMENTS

1. Appointment of a Mayor Pro Tem and Alternate for Calendar Year 2023

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Legacy Mine Soil Roundtable
[Legacy Mine Soil Roundtable Staff Report](#)
2. 2023 Courchevel, France - Sister City Update
[2023 Courchevel Staff Report](#)
[Exhibit A: Courchevel Letter](#)

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

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from December 8 and 15,

2022

[December 8, 2022 Minutes](#)

[December 15, 2022 Minutes](#)

VI. CONSENT AGENDA

1. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival
[Special Event Temporary Alcoholic Beverage Licenses Staff Report](#)
[Exhibit A: January 5 2023 Liquor List](#)
2. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2023 Sundance Film Festival

[Type 2 Convention Sales Licenses Staff Report](#)
[Exhibit A: January 5 2023 CSL List](#)

VII. OLD BUSINESS

1. Review Thaynes Canyon Drive/Hotel Park City Parking Study
(A) Public Input
[Thaynes Canyon/Hotel Park City Parking Study Staff Report](#)
[Exhibit A: Kimley-Horn Thaynes Canyon Drive/Hotel Park City Parking Study](#)
[Exhibit B: Hotel Park City Development History Specific to Parking](#)
2. Consideration to Approve the Extension of the Park Silly Sunday Market (PSSM) City Service Agreement for One Year
(A) Public Hearing (B) Action
[Park Silly Sunday Market One Year Extension Staff Report](#)
[Exhibit A: PSSM One Year Contract Addendum - Draft](#)
[Exhibit B: PSSM Proposal](#)
[Exhibit C: PSSM Survey Results & Community Feedback](#)

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance 2023-01, an Ordinance Approving the 2023 Regular Meeting Schedule for City Council
(A) Public Hearing (B) Action
[City Council Annual Meeting Notice Ordinance](#)
2. Discuss 2023 Legislative Policy Platform
(A) Public Input
[Legislative Policy Platform Staff Report](#)

IX. ADJOURNMENT

PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

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

III. NEW BUSINESS

1. Consideration to Approve Resolution HA 01-2023, a Resolution Establishing a Regular

Meeting Date, Time, and Location for 2023 Meetings and Appointing Officers of the Board of Directors of the Housing Authority of Park City, Utah
(A) Public Hearing (B) Action
[Housing Authority Annual Meeting Notice Resolution](#)

IV. ADJOURNMENT

PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

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

III. NEW BUSINESS

1. Consideration to Approve Resolution RDA 01-2023, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2023 Meetings and Appointing Officers of the Board of Directors of the Redevelopment Agency of Park City, Utah
(A) Public Hearing (B) Action
[Redevelopment Agency Annual Meeting Notice Resolution](#)

IV. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section: WORK SESSION

Subject:

3:45 p.m. - Continuation of Discussion of Budgeting For Outcomes (BFO), Economic Update, and Resource Options

Suggested Action:

Attachments:

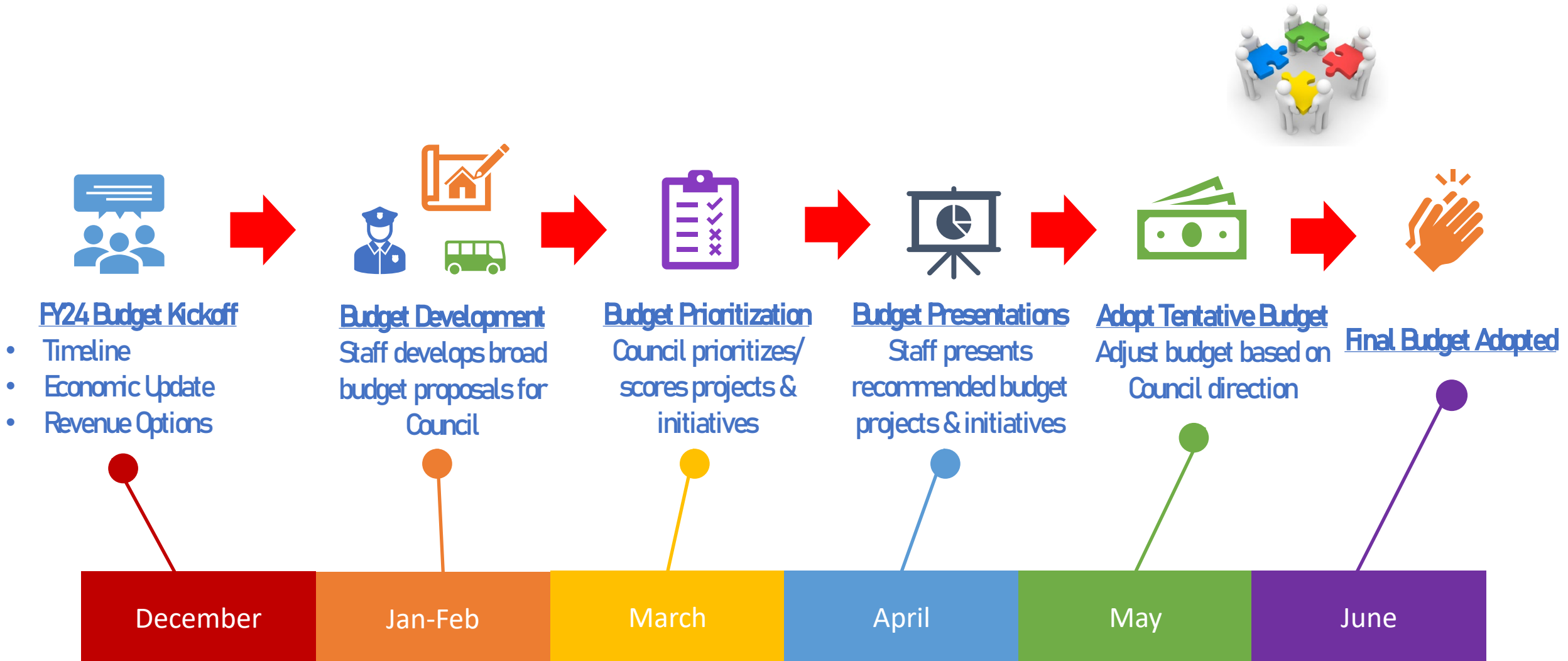
[Economic Update Presentation](#)

FY24 Budget Timeline

New Budget Strategy

1. Collaborate on collective future or path forward
2. Initiate critical conversation
3. Understand better where Council is at on key topics
4. Help staff to better allocate resources (time, money, etc.)
5. Use data to inform budget process

Strategic Budgeting Timeline



Strategic Budgeting Timeline

DECEMBER ENGAGE

- Budget and Economic Update with Council
- Managers discuss FY24 proposals with the Executive team
- HR begins developing upcoming Pay Plan strategy
- Managers begin reviewing Fee Policy changes

JAN-FEB BUDGET DEVELOPMENT

- Budget Team reviews previously adopted Budget Policies
- Budget FY24 revenue projections calculated
- Managers present FY24 proposals to Council (big initiatives)
- Managers present FY24 proposals to budget committees and Executive team
- Final Executive review budget committee recommended budgets

MARCH INTERNAL BUDGETING

- Finalize City Manager Recommended Budget
- Finalize any employee benefits adjustment
- Blue-Ribbon Compensation Committee for Elected Officials presents findings
- Fee changes presented to Council
- Council prioritization exercise

APR-MAY FINAL PRESENTATIONS

- April 4 - Administrative - Pay Plan, Benefits, Operations
- April 27 - Capital
- May 11 - Miscellaneous/ Outstanding Items, Adopt Tentative Budget

JUNE PENCILS DOWN

- May 25, June 8, 15 - Follow up presentations as needed
- June 22 - Final Budget and Fee Schedule Adoption

March: Project Prioritization

- Council will score/prioritize the most important projects/initiatives
- These are the most important to City Council
- Money/budget will most likely be allocated to these projects
- City Budget is developed from these

Projects/Initiative Proposals



1	Red	Blue
2	Blue	Orange
3	Orange	Green
4	Green	Red
5	Red	Blue
6	Blue	Orange
7	Orange	Green
8	Green	Red
9	Red	Blue
10	Blue	Orange
11	Orange	Green
12	Green	Red

March: Project Prioritization

- Need to determine if these are a priority or not
- These are somewhat important to City Council
- Money may be allocated to these
- Budget may be developed from these



Projects/Initiative Proposals

1	13	
2	14	
3	15	
4	16	
5	17	
6	18	
7	19	
8	20	
9	21	
10	22	
11	23	
12	24	

March: Project Prioritization

- These are not important to City Council
- Money won't be allocated to these
- Budget won't be developed from these



Projects/Initiative Proposals

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Strategic Outcomes of Services/Projects

Review Scoring Criteria and Weighting



Council Determines
Strategic Outcomes of
Services/Projects

Community Critical Priorities/Core Services	2.00
Portion of Community Served by Program	1.00
Reliance on City to Provide Program	1.00
Change in Demand for the Program	1.00
Mandated to Provide Program	1.00
Effectiveness of Proposal	0.75
Cost Recovery of Program	0.50
Cost Savings/Innovation /Collaboration	0.25

Guiding Principles

A lens on our Capital process

Score projects based on:

1. Council critical priority alignment
2. Funding source availability/flexibility
3. Need to have vs. want to have
4. History of investment
5. Cost/benefit

Prioritize high scoring projects

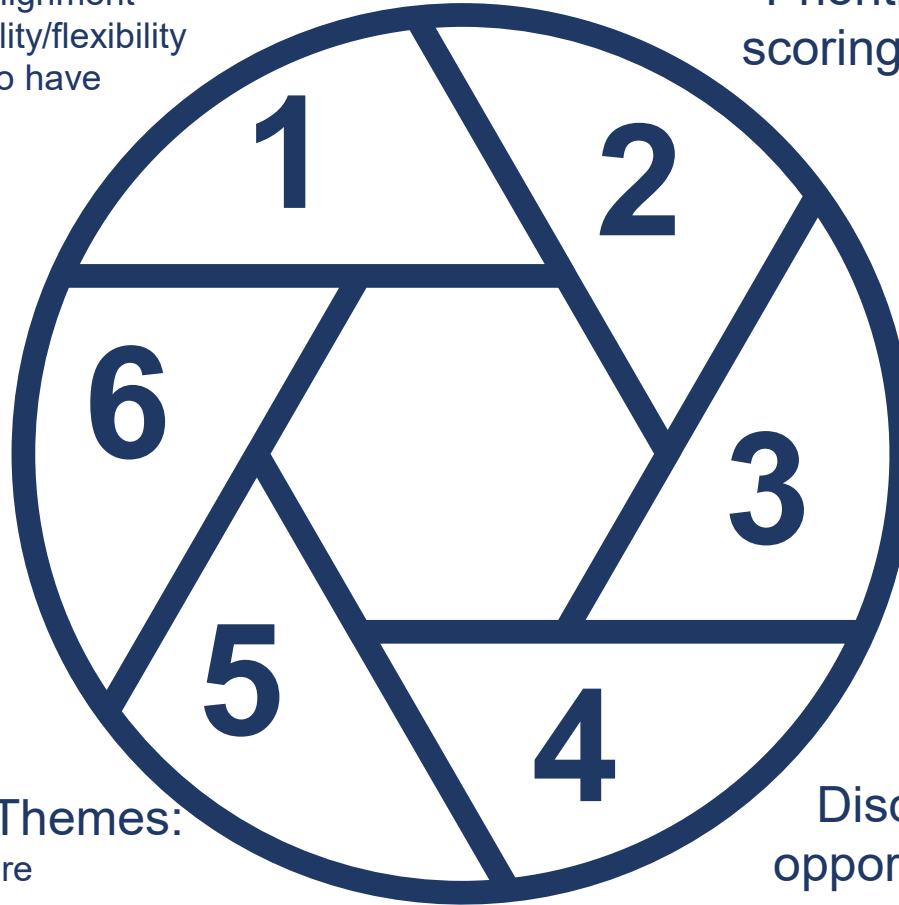
Add new budget for selective new opportunities

Identify essential services

Align Funding to Key Themes:

- Administrative Infrastructure
- Responding to Resort Economy
- Reinvestment in Neighborhoods

Discuss tradeoffs and opportunities for alternate funding



BFO Program Scoring

Council scoring directly
influences program score

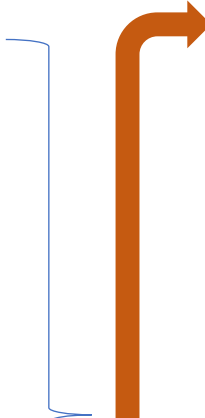
Operating Budget Requests

1.

2.

3.

4.



Critical Priorities/Core Services	2.00
Portion of Community Served by Program	1.00
Reliance on City to Provide Program	1.00
Change in Demand for the Program	1.00
Mandated to Provide Program	1.00
Effectiveness of Proposal	0.75
Cost Recovery of Program	0.50
Cost Savings/Innovation /Collaboration	0.25

Program Scoring by Theme

Program	Dept	Score FY 2023	Q's FY 2023	Current FY	CM Rec FY 2023	Variance FY 2023
Resort Economy Mitigation						
Traffic Enforcement	40221 POLICE	24	1	\$1,303,387	\$1,496,935	\$120,358
Transportation Management	40481 TRANSPORTATION OPER	24	1	\$820,862	\$402,684	(\$175,000)
Transportation Management	40485 TRANSPORTATION PLANNING	24	1	\$740,323	\$1,024,812	\$87,006
Special Events	40091 BLDG MAINT ADM	23	1	\$31,200	\$31,200	
Special Events	40096 FIELDS	23	1	\$44,854	\$44,854	
Special Events	40101 ECONOMY	23	1	\$547,778	\$541,131	(\$6,648)
Special Events	40221 POLICE	23	1	\$1,243,011	\$1,434,935	\$104,887
Special Events	40412 PARKS & CEMETERY	23	1	\$182,249	\$182,253	\$1
Special Events	40421 STREET MAINTENANCE	23	1	\$204,150	\$353,038	\$161,620
Special Events	40481 TRANSPORTATION OPER	23	1	\$389,451	\$122,203	\$2,708
Special Events	42180 SUNDANCE MITIGATION	23	1	\$302,600	\$302,600	
Emergency Management	40148 EMERGENCY MANAGEMENT	22	1	\$304,716	\$552,181	\$284,586
Parking Management	40481 TRANSPORTATION OPER	19	2	\$335,455	\$78,580	
Parking Management	40500 PARKING	19	2	\$1,691,923	\$1,805,498	\$90,695
Economic and Redevelopment	40034 BUDGET, DEBT & GRANTS	18	2	\$38,853	\$38,853	
Economic and Redevelopment	40101 ECONOMY	18	2	\$601,570	\$668,869	\$67,299
Economic and Redevelopment	43328 LOWER PARK AVENUE RDA	18	2	\$3,146,832	\$44,300	
Business Improvement District	43010 BUSINESS IMPROVEMENT DISTRICT	12	4	\$64,419	\$64,419	
Economic Development Grant	42181 ECONOMIC DEVELOPMENT GRANT	12	4	\$10,000	\$10,000	
Economic Development Grant	43303 MAIN STREET RDA	12	4	\$20,000	\$20,000	
Economic Development Grant	43328 LOWER PARK AVENUE RDA	12	4	\$20,000	\$20,000	
				\$12,043,634	\$9,239,346	\$737,513

Project Scoring

Council scoring directly
influences program score



Score projects based on:

1. Council critical priority alignment
2. Funding source availability/flexibility
3. Need to have vs. want to have
4. History of investment
5. Cost/benefit

Economic Update

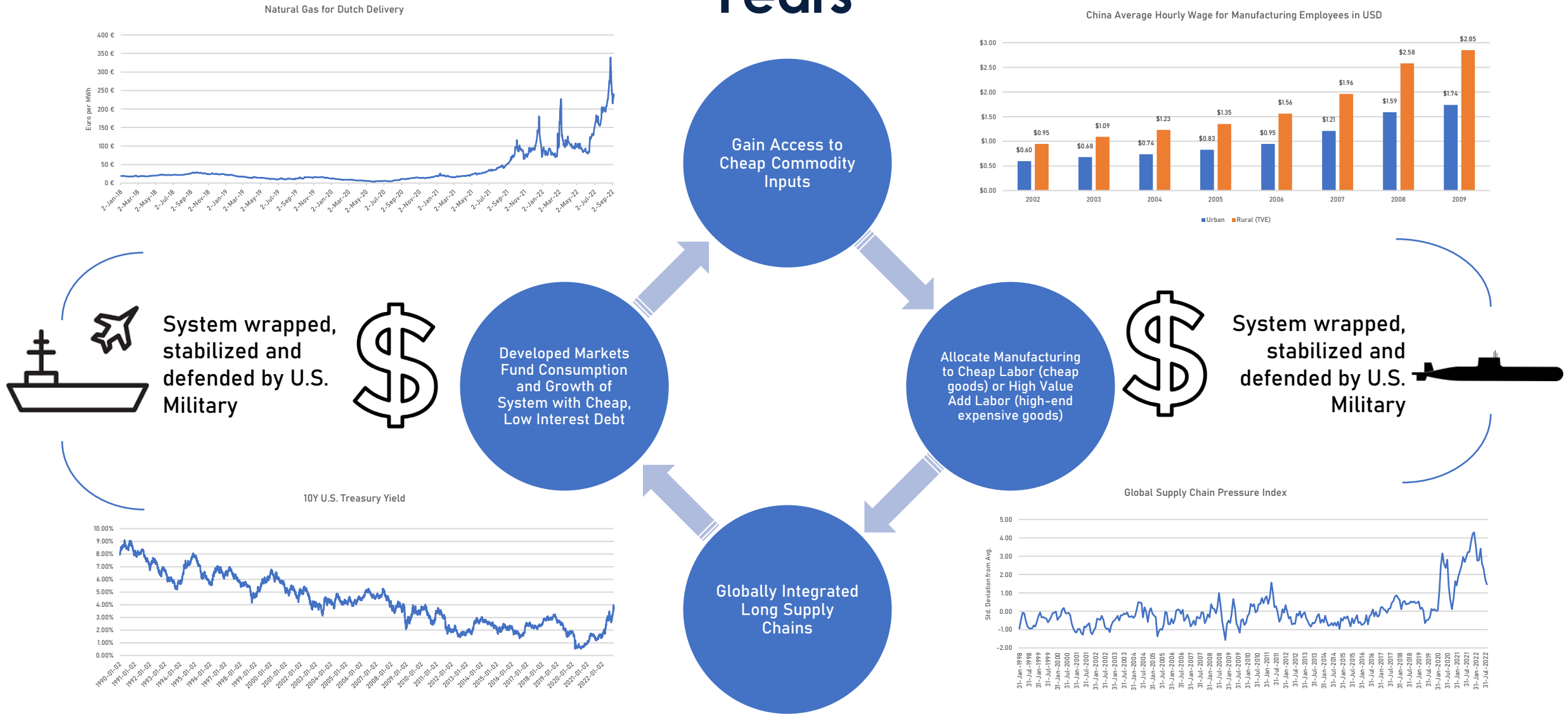
Economic Outlook: Key Takeaways

1 The global economy is fracturing, with growth deteriorating.

2 American households will feel the impact, the question is when and by how much?

3 The near-term revenue outlook for Park City is stable, but growth is likely to taper with caution on the horizon.

— Developed Market Economic Formula for the last 30 Years —



Issue: System is Fragile to Exogenous Shocks

Size of Nord Stream blasts equal to large amount of explosive, UN told

Experts suggest maintenance robots may have planted bombs, as concern grows over methane buildup



One of the four gas leaks from the Nord Stream pipelines in the Baltic Sea. Photograph: AP/Getty Images



Assumptions about energy security and stability changing.

Treasury yield spike inflicts pain on borrowers

Matt Phillips, author of *Julius Machine*

Yield on the 10-year Treasury note

Daily, June 14, 2022, to June 14, 2022



Assumptions about low borrowing costs changing by inflation on the back of \$6Tn+ in money printing.

Source: Bureau of Transportation, PCMC. As of December 2022.

BARRON'S

Topics Stock Picks Lists & Rankings Magazine Data Advisor Penta

TECHNOLOGY

An Apple iPhone Supplier's Factories Are Closing Because of Covid. Wall Street Isn't Worried, Yet.

By Connor Smith Follow March 14, 2022 1:53 pm ET

Fresh Covid-19 lockdowns in China will keep two of the Apple supplier Foxconn factories shut down for at least a week. But for now, Wall Street analysts don't seem particularly concerned.

Apple (ticker: AAPL) stock was down 1.7% in Monday afternoon trading, while the Nasdaq Composite had fallen 1.1%.

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Inside the Digital Finance Revolution

How digital technologies are making finance future-ready.

Assumptions about access to cheap labor changing.

Waiting to Unload



October 10, 2021

JPEG

Lengthy, just-in-time supply chains operate with low tolerance for variation.

Gain Access to Cheap Commodity Inputs

Developed Markets Fund Consumption and Growth of System with Cheap, Low Interest Debt

Allocate Manufacturing to Cheap Labor (cheap goods) or High Value Add Labor (high-end expensive goods)

Globally Integrated Long Supply Chains

Summary: Our Thesis as it Relates to PC

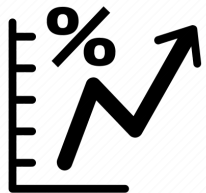
Fundamental Inputs to Economic Growth in the Past 30 Years



International Cooperation



Cheap Energy



Predictable Financing Conditions

Expressions of Growth

Asset Appreciation
(Stocks, Bonds, Homes)

Record Corporate Earnings Growth

Nominal Personal Income Growth

Local Results for Park City

Record Asset Appreciation (Land, Commercial Real Estate, Homes)

Record Point of Sale Revenues

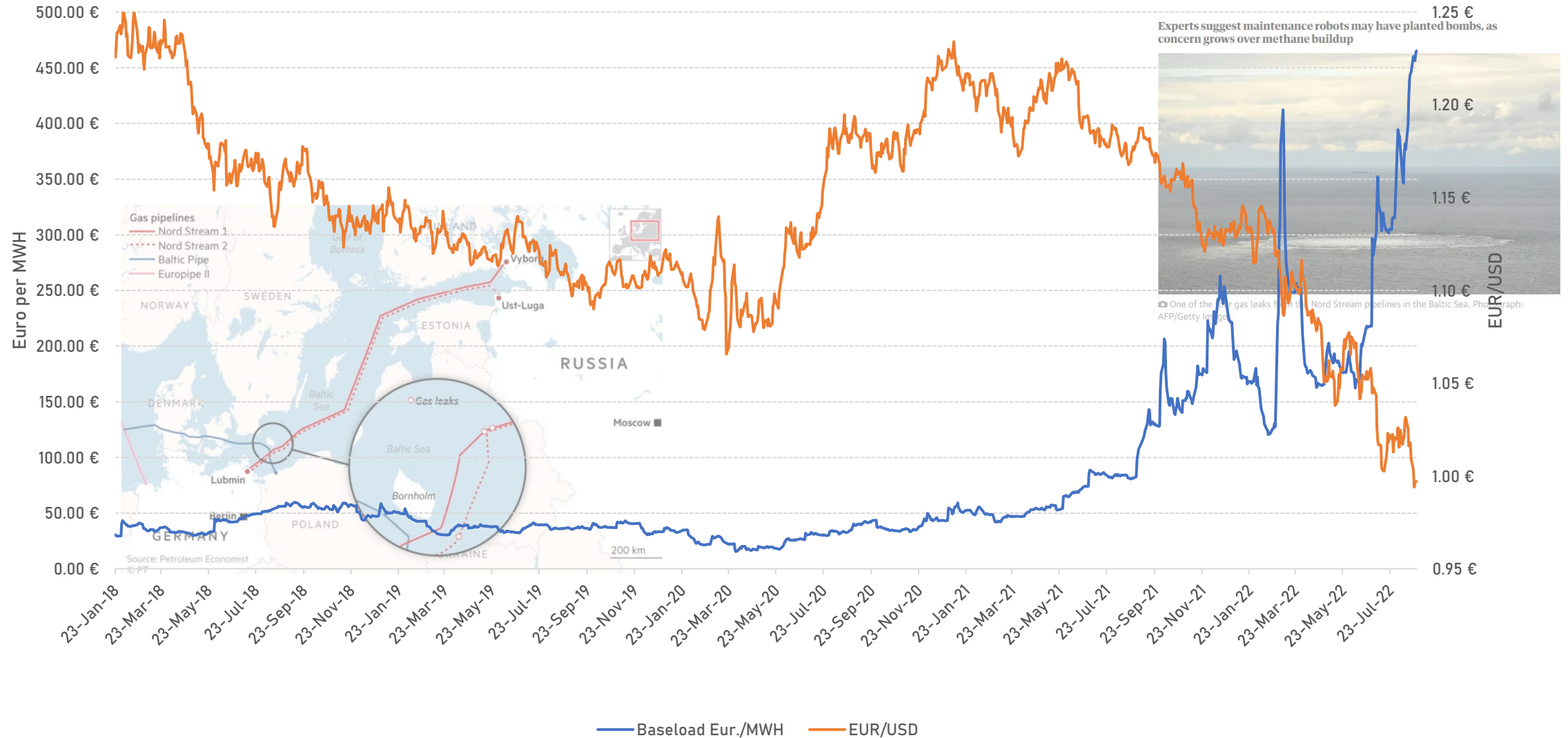
Record Commercial Lease Revenues

These Links and Assumptions are Fracturing

Therefore, these Links and Assumptions Will Evolve as Well

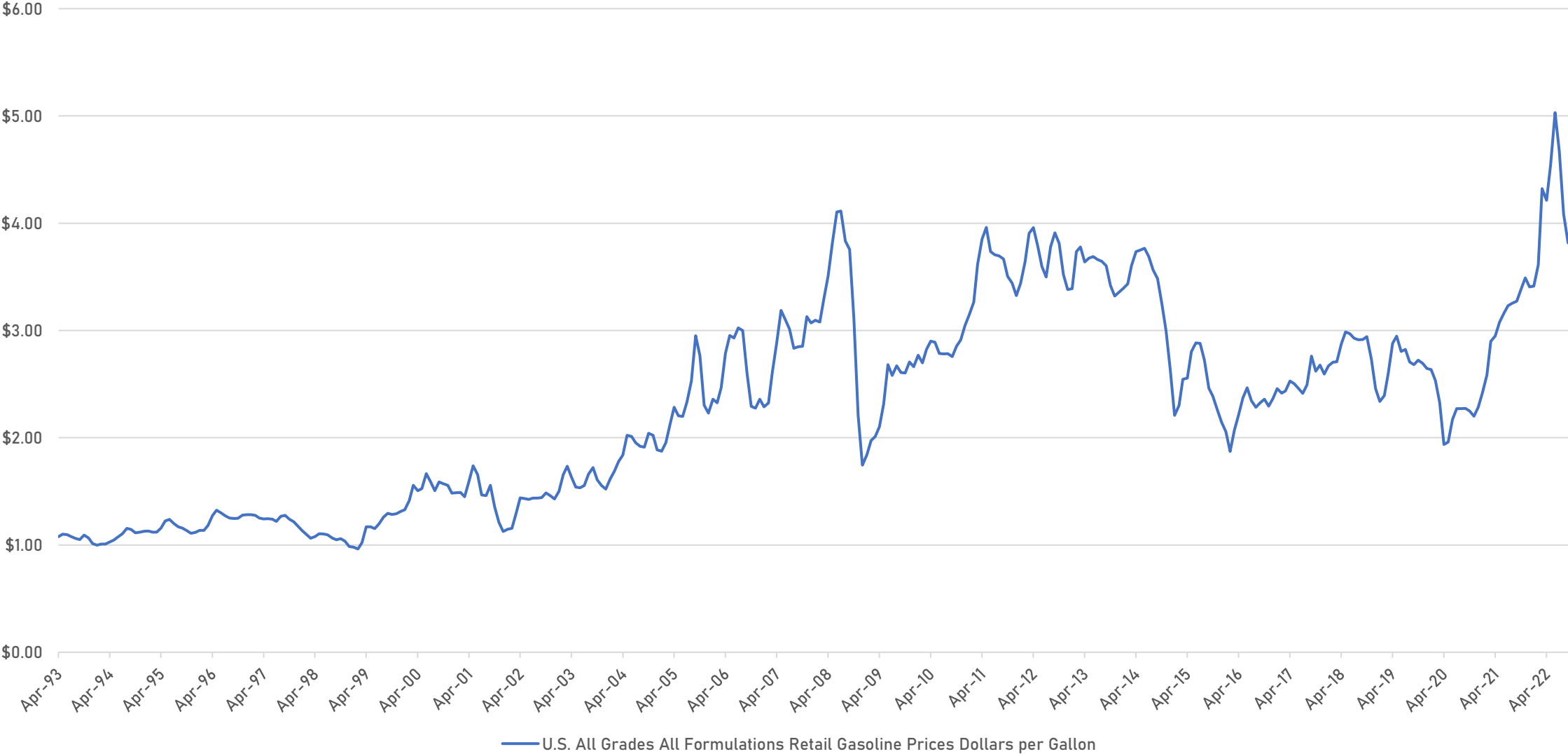
Energy

German Electricity Baseload Futures vs. EUR/USD



Energy

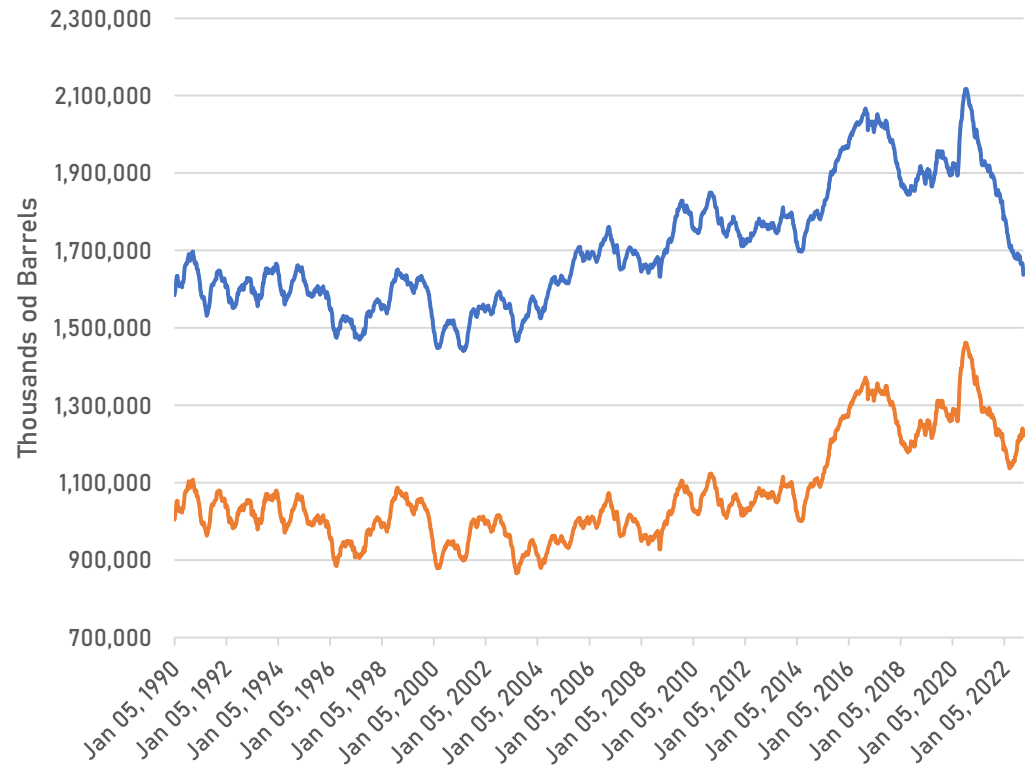
U.S. All Grades All Formulations Retail Gasoline Prices Dollars per Gallon



Source: EIA, PCMC. As of December 2022.

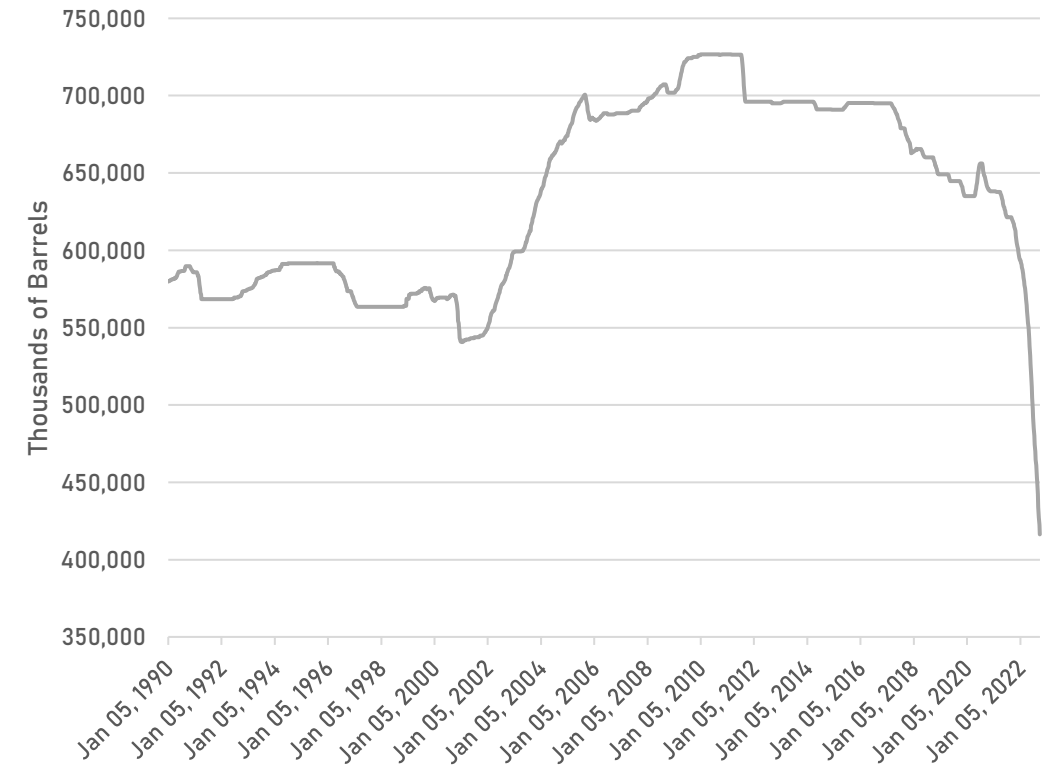
Energy

United States Total Crude Oil and Petroleum Stocks
(Including SPR vs. Excluding SPR)



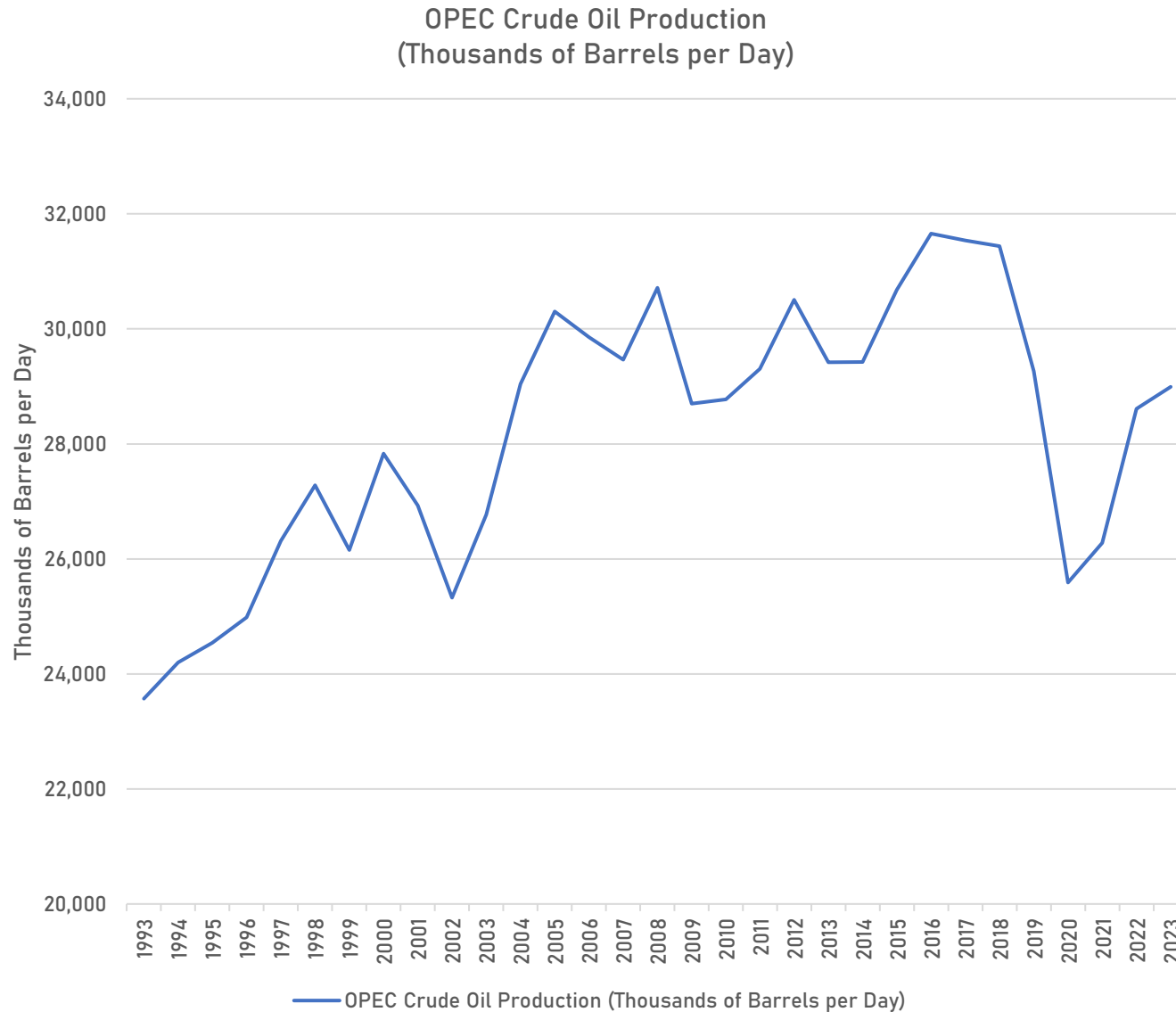
- Weekly U.S. Ending Stocks including SPR of Crude Oil and Petroleum Products (Thousand Barrels)
- Weekly U.S. Ending Stocks excluding SPR of Crude Oil and Petroleum Products (Thousand Barrels)

United States Strategic Petroleum Reserve



— SPR

Energy



Source: EIA, PCMC. As of April 2022.

BREAKING Stock futures inch lower ahead of September's jobs report

MARKETS BUSINESS INVESTING TECH POLITICS CNBC TV INVESTING CLUB PRO

OIL

U.S. delivers angry rebuke of massive OPEC+ production cut — and it could backfire for Saudi Arabia

PUBLISHED THU, OCT 6 2022 4:27 AM EDT | UPDATED THU, OCT 6 2022 10:03 AM EDT

Sam Meredith @SMEREDITH19 Natasha Turak @NATASHATURAK

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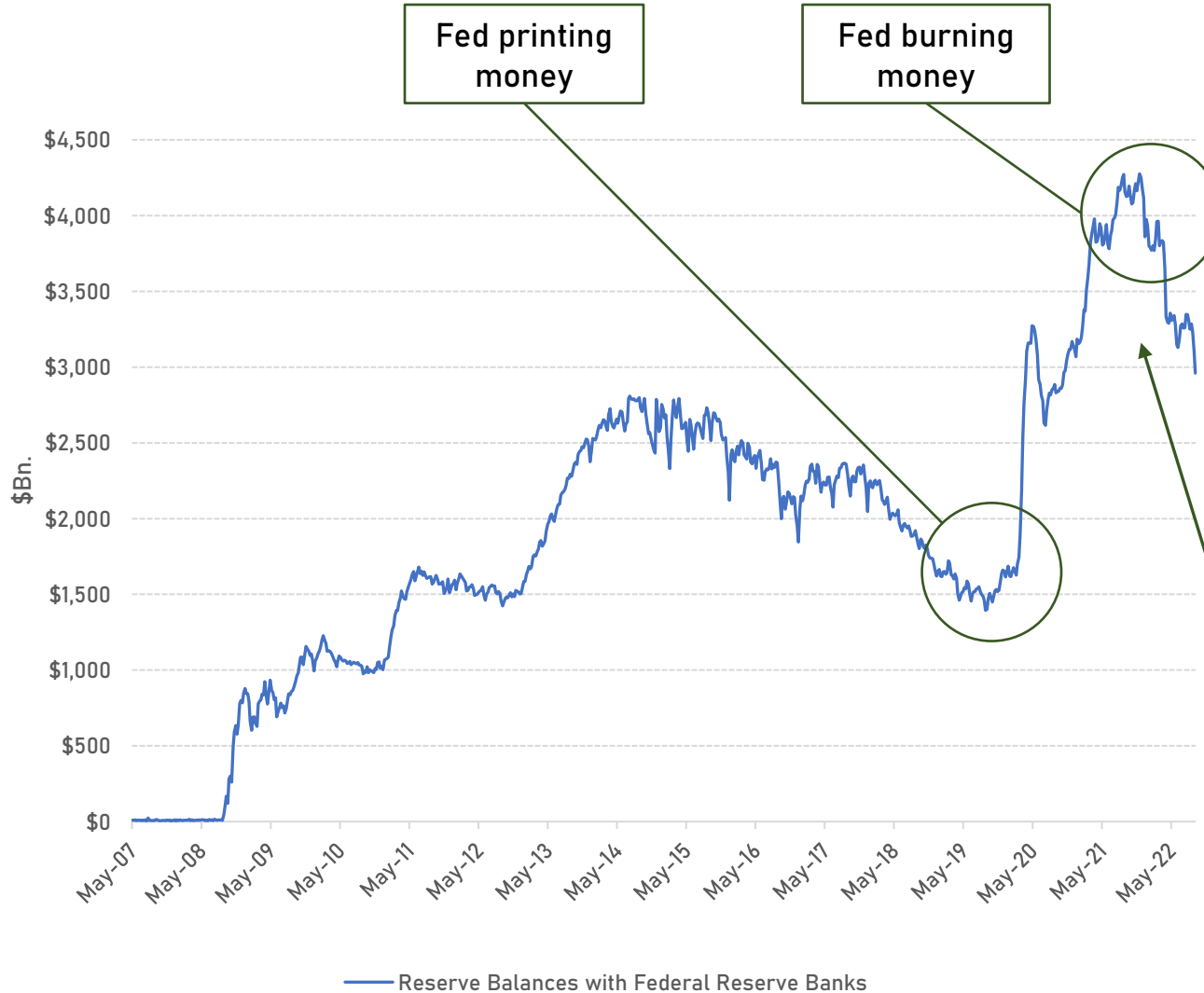
KEY POINTS

- Energy analysts believe deep production cuts from OPEC+ could yet backfire for U.S. ally Saudi Arabia.
- OPEC and non-OPEC allies, a group often referred to as OPEC+, agreed on Wednesday to reduce oil production by 2 million barrels per day from November.
- The move is designed to spur a recovery in oil prices, which had fallen to roughly \$80 a barrel from more than \$120 three months ago.

Financial Plans Can Help Protect Your Wealth by 2.7%

Fed Intends to Fight Inflation

Reserve Balances with Federal Reserve Banks



FORTUNE

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FINANCE · FEDERAL RESERVE

Jerome Powell says the Fed is ready to 'bring some pain' to households and businesses. 'These are the unfortunate costs of reducing inflation'

BY COLIN LODGEWICK

August 26, 2022 at 11:08 AM MDT



Fed Chair Jerome Powell says there are more interest rate hikes ahead, and they could cause 'pain' to the economy.
DREW ANGERER—GETTY IMAGES

Most Popular

FINANCE
Wall Street: U.S. housing market to see the second-biggest home price decline since the Great Depression

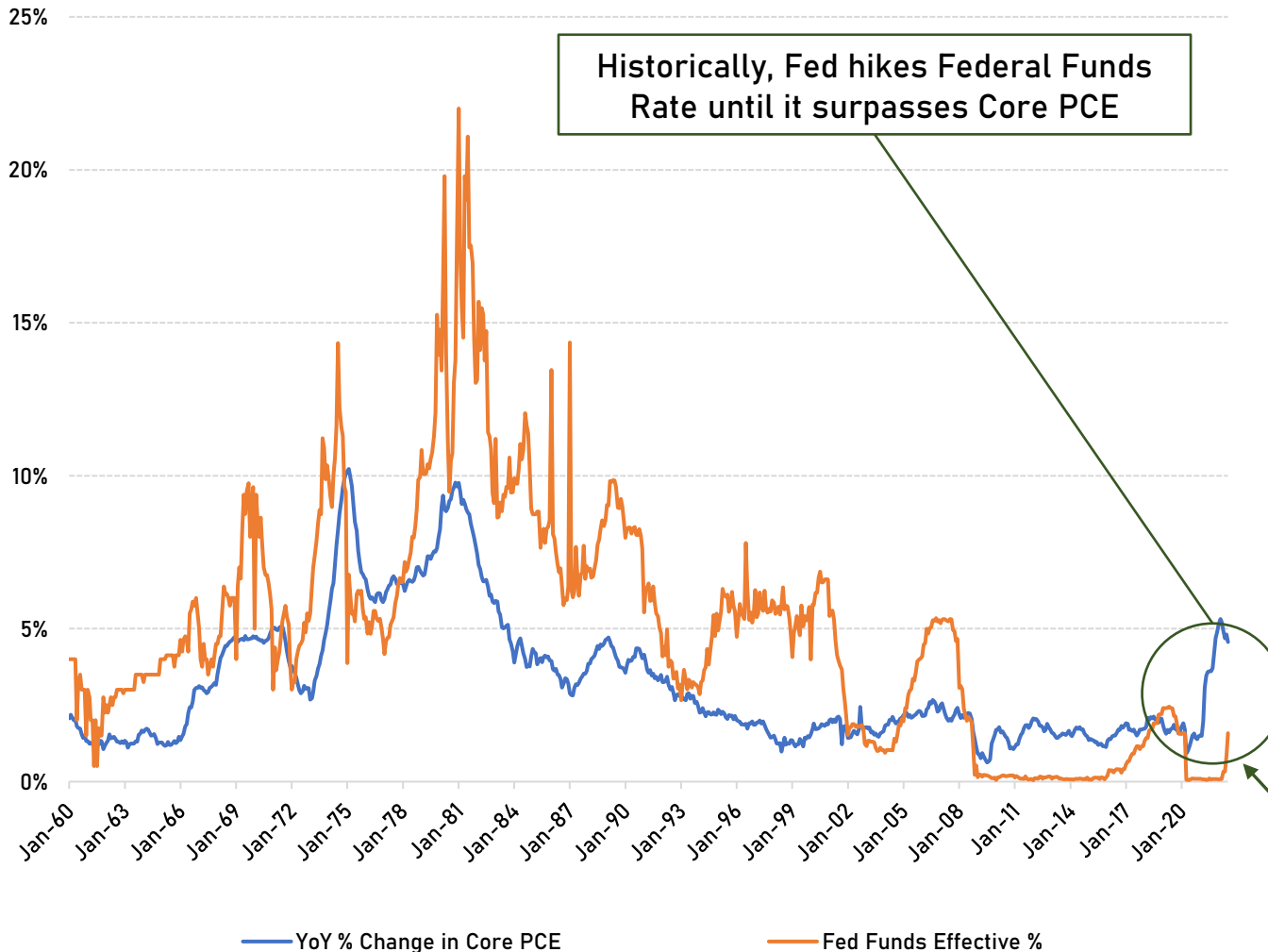
October 3, 2022

BY LANCE LAMBERT

Quantitative Tightening – Fed reduces and doesn't renew purchases of U.S. Treasury debt, U.S. Mortgage Backed Securities thus reducing bank reserves

Fed Intends to Fight Inflation

Fed Funds vs. YoY % Change in Core PCE



Source: St. Louis Federal Reserve, PCMC. As of April 2022.

FORTUNE

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FINANCE · FEDERAL RESERVE

Jerome Powell says the Fed is ready to 'bring some pain' to households and businesses. 'These are the unfortunate costs of reducing inflation'

BY COLIN LODIEWICK
August 26, 2022 at 11:08 AM MDT



Fed Chair Jerome Powell says there are more interest rate hikes ahead, and they could cause 'pain' to the economy.
DREW ANGERER—GETTY IMAGES

Most Popular

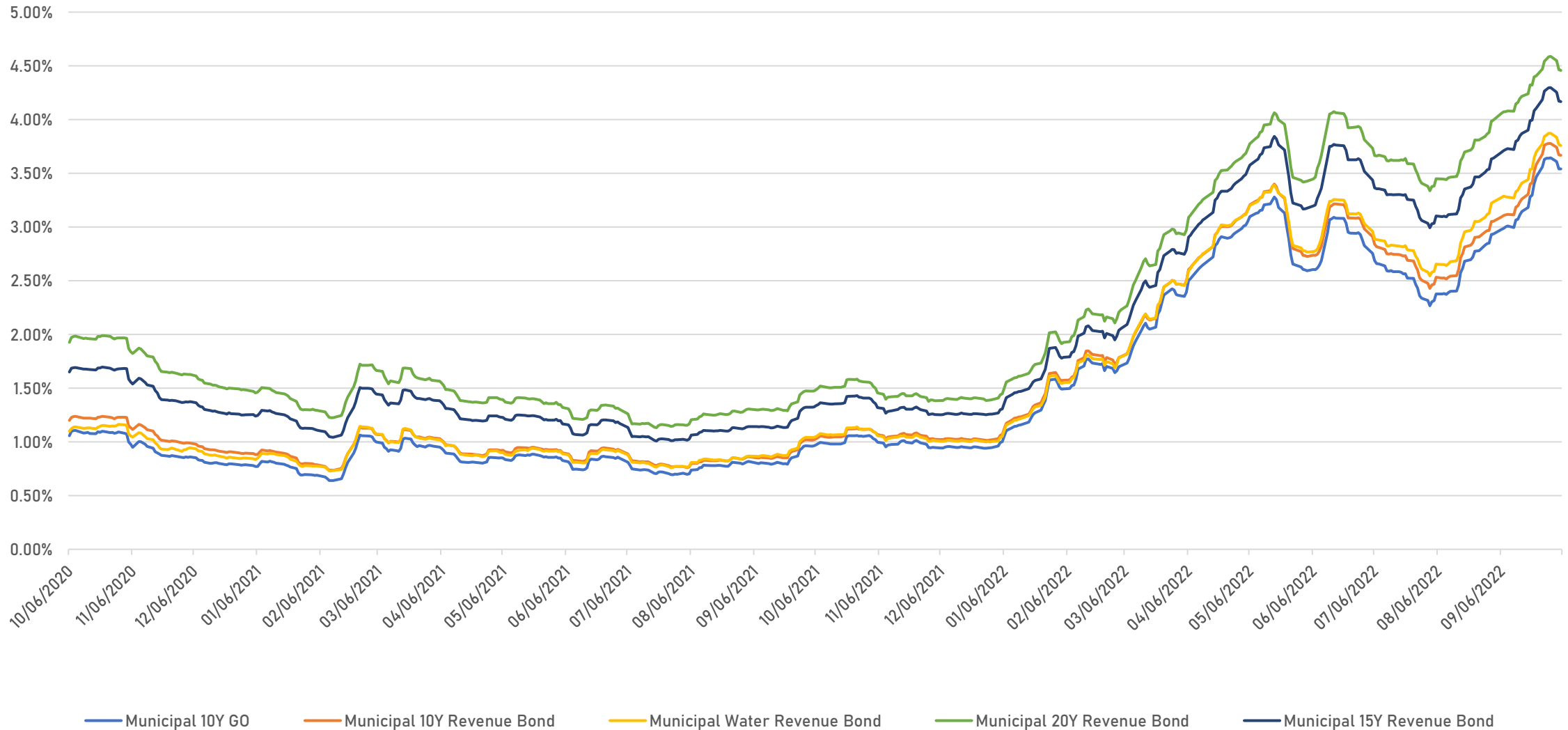
FINANCE
Wall Street: U.S. housing market to see the second-biggest home price decline since the Great Depression

October 3, 2022
BY LANCE LAMBERT

Interest Rate Hikes – Fed increases the interest rate it will pay on fully collateralized overnight lending, thereby influencing broader spectrum of borrowing costs.

Interest Rates

Bloomberg Barclays Municipal Bond Index, Yield, %



Source: Bloomberg, Barclays, PCMC. As of April 2022.

Interest Rates

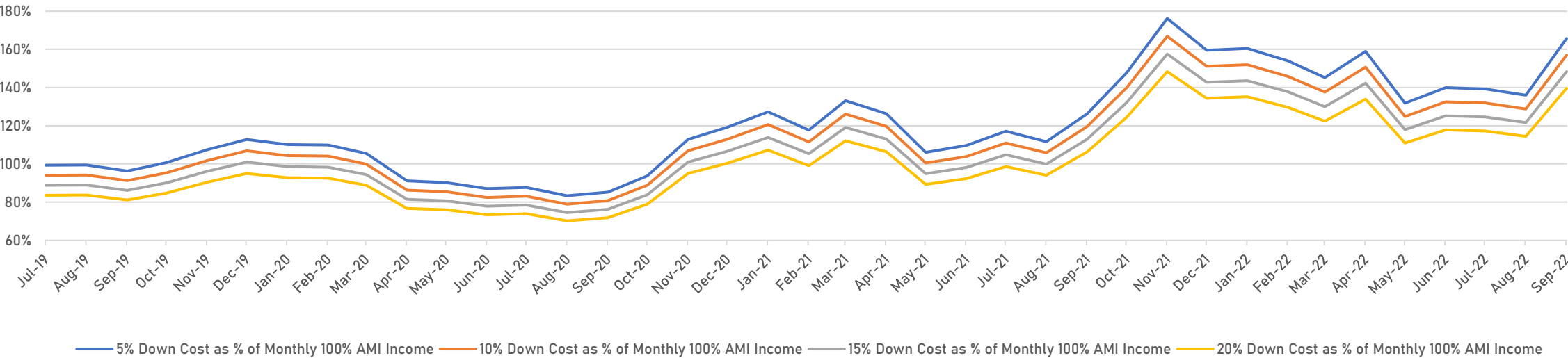
U.S. Average 30Y Mortgage Rate



YoY% Change in Cost of Funding a Home Purchase via 30Y Conventional Mortgage



84060 - Cost to Fund Park City Home Purchase as % of Park City 100% AMI Monthly Income



Source: St. Louis Federal Reserve, Realtor.com, PCMC. As of December 2022.

Predictive Power of Housing on GDP

Wells Fargo National Housing Market Index Level vs.
YoY% Change in GDP 3-Months Forward



Equities

How many people will be buying an iPhone 14 Pro Max for \$1,099-1,599 this year? Can Apple deliver iPhone 14s?

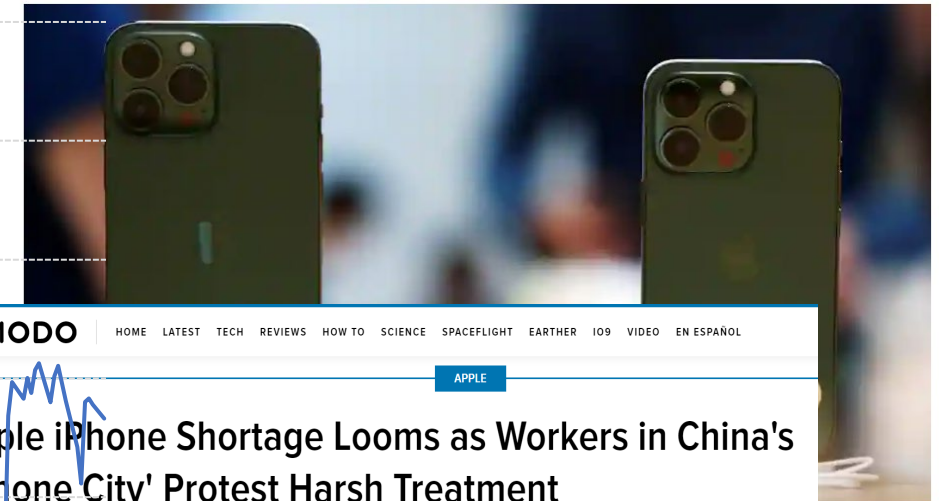
AAPL Price per Share
December 2021 - December 2022



Source: NASDAQ, Gizmodo. As of December 2022.

Apple slashes iPhone 14 production target by 6 million units as demand stutters: Report

Edited By: C Krishnasai
New Delhi • Updated: Sep 29, 2022, 05:36 PM (IST)



GIZMODO

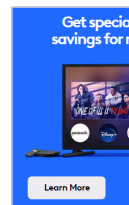
HOME LATEST TECH REVIEWS HOW TO SCIENCE SPACEFLIGHT EARTHER IO9 VIDEO EN ESPAÑOL

APPLE

Apple iPhone Shortage Looms as Workers in China's 'iPhone City' Protest Harsh Treatment

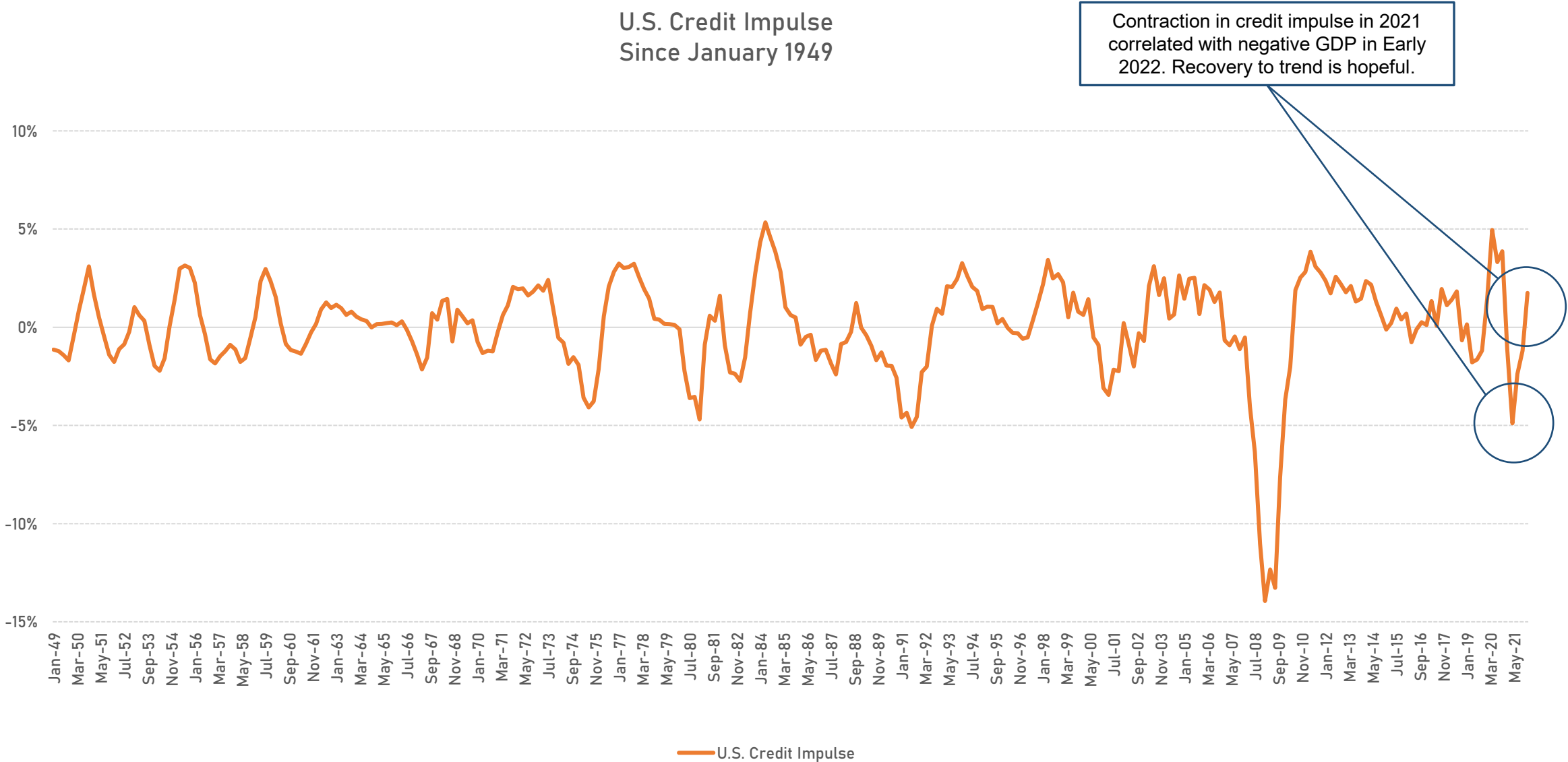
Workers are protesting in the country, and it's trickling down to the factory where the iPhone 14 Pro is made.

By Florence Ion | Updated Wednesday 2:05PM | Comments (2) | Alerts



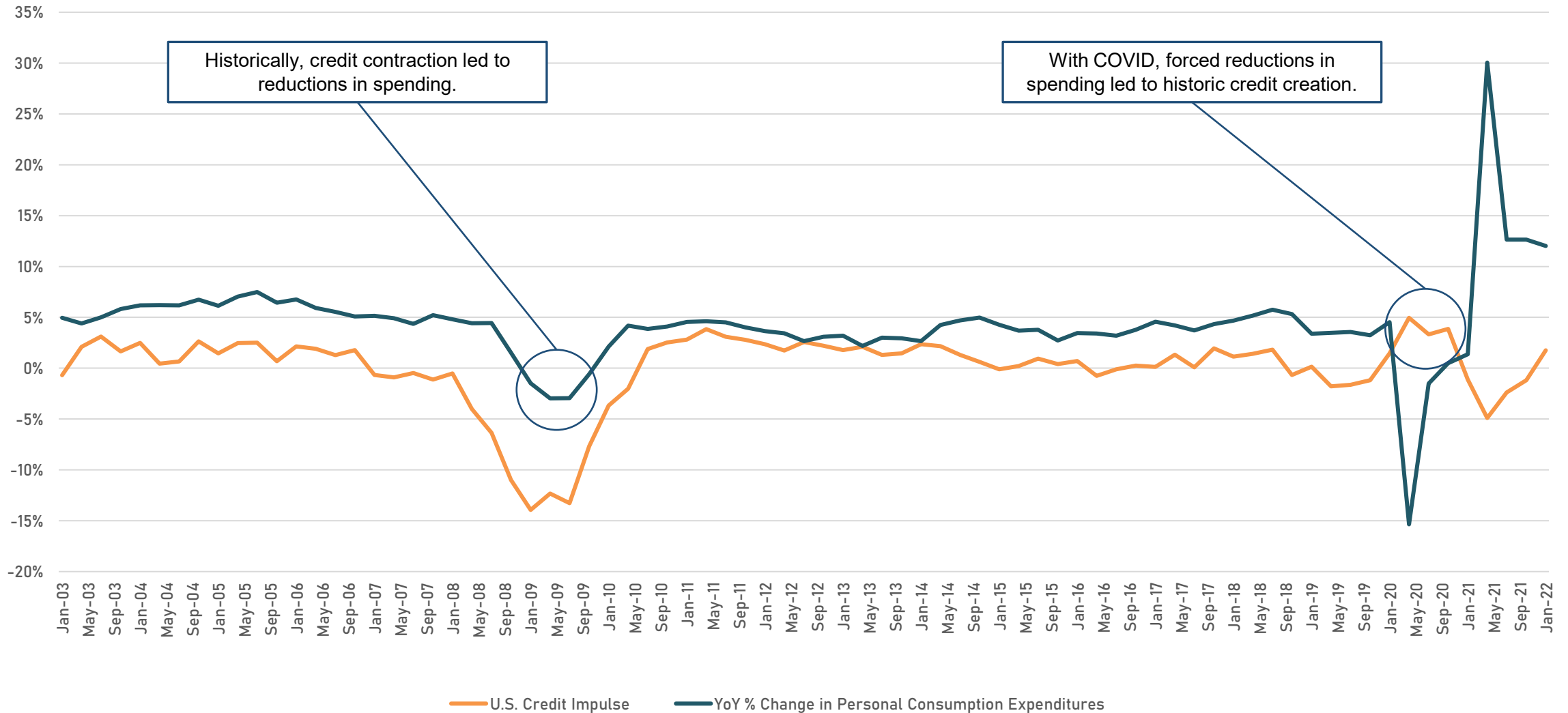
U.S. Credit Impulse

U.S. Credit Impulse
Since January 1949



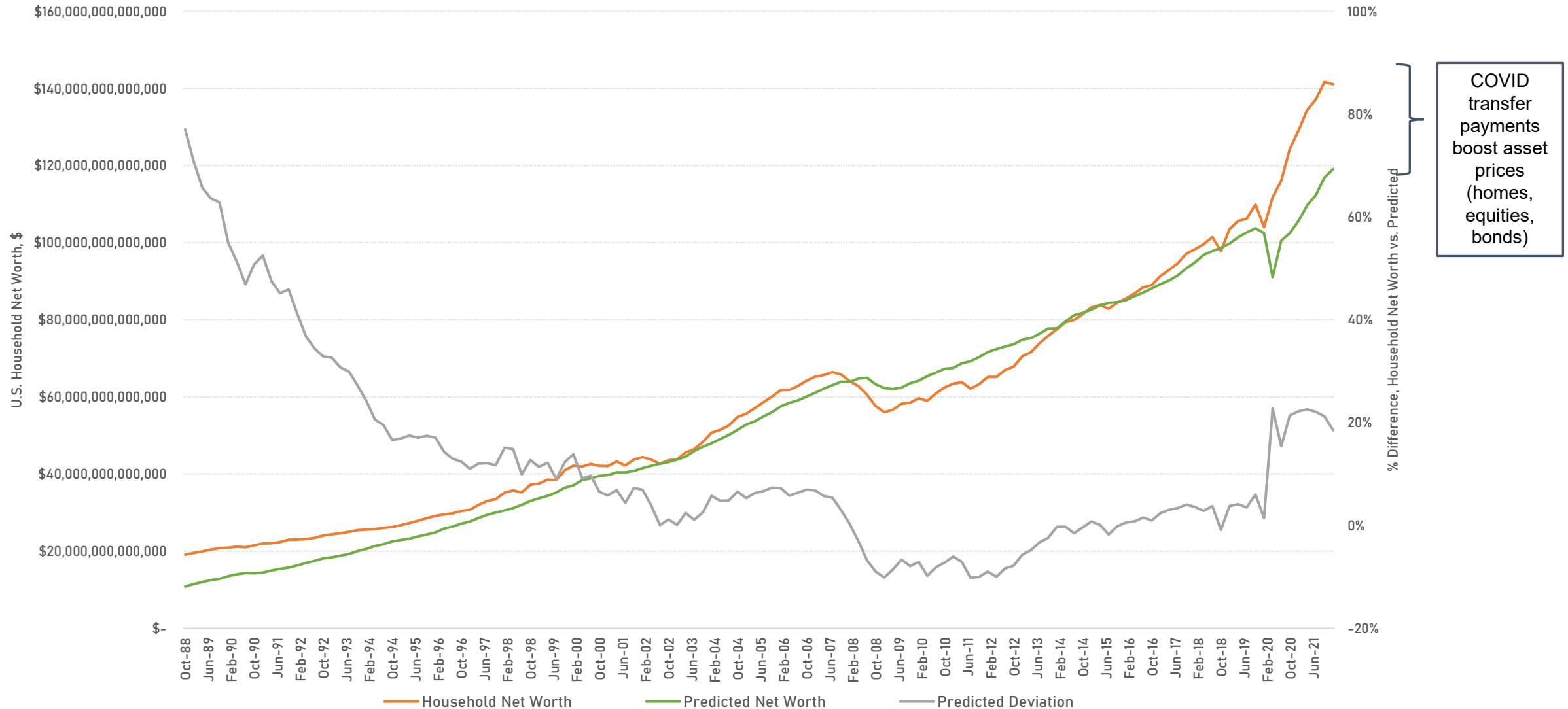
U.S. Credit Impulse

U.S Credit Impulse vs. YoY % Change in Personal Consumption Expenditures



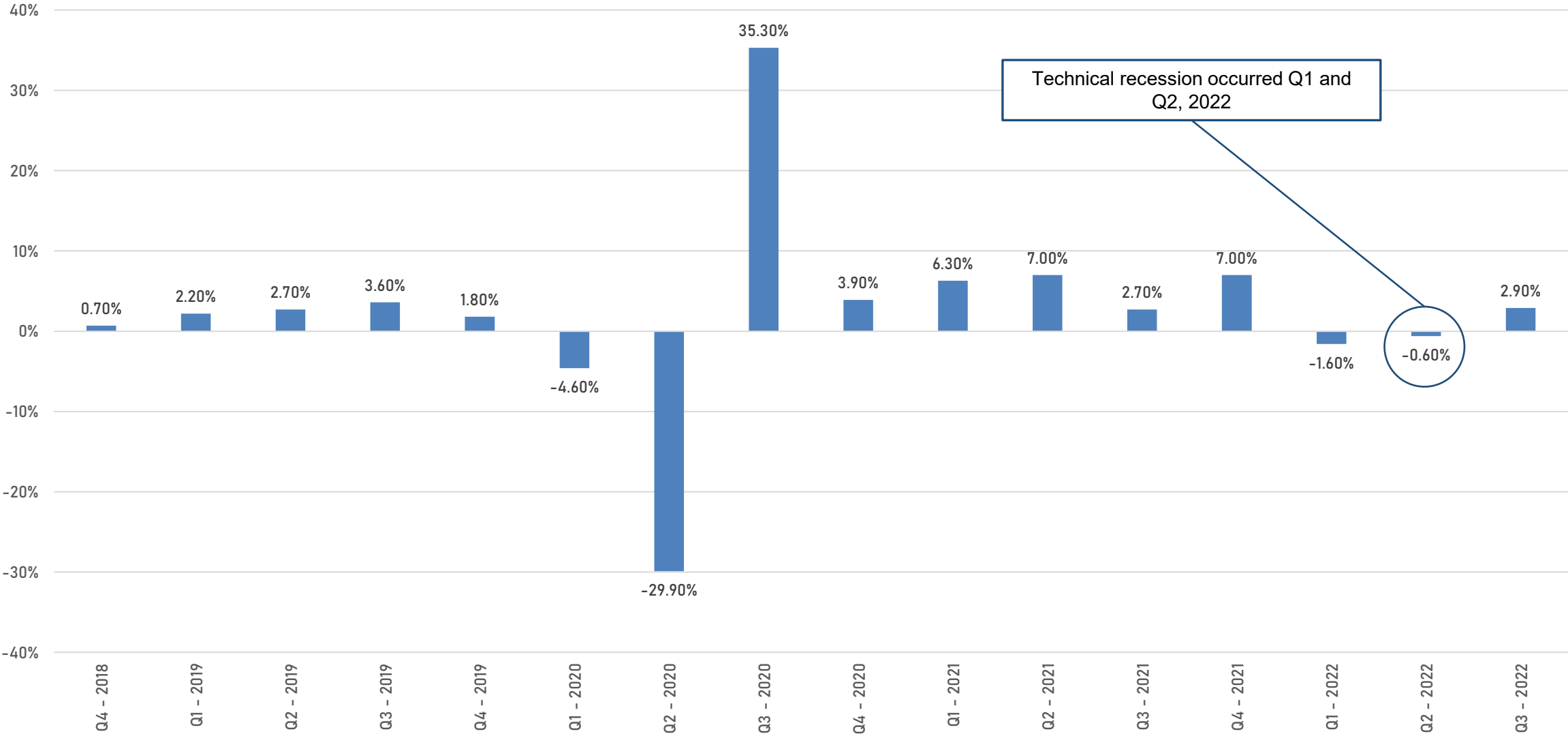
GDP vs. Net Worth

Household Net Worth vs. Predicted Household Net Worth as a Function of GDP



GDP

Quarterly Changes in U.S. GDP - Annualized %

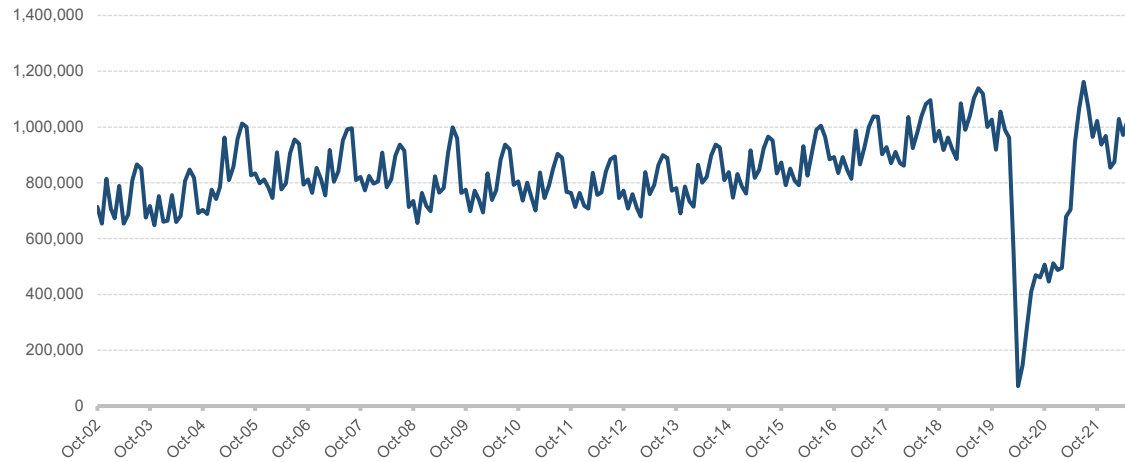


Source: Bureau of Transportation, PCMC. As of April 2022.

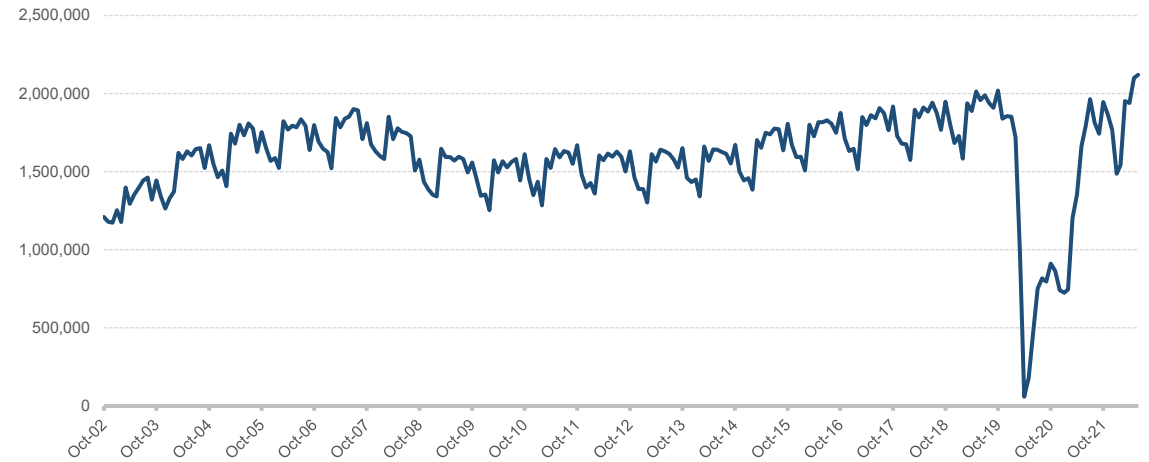
Travel

Post-COVID air travel trends continue. Mid-sized cities have made new highs while major hubs have yet to reach pre-COVID highs.

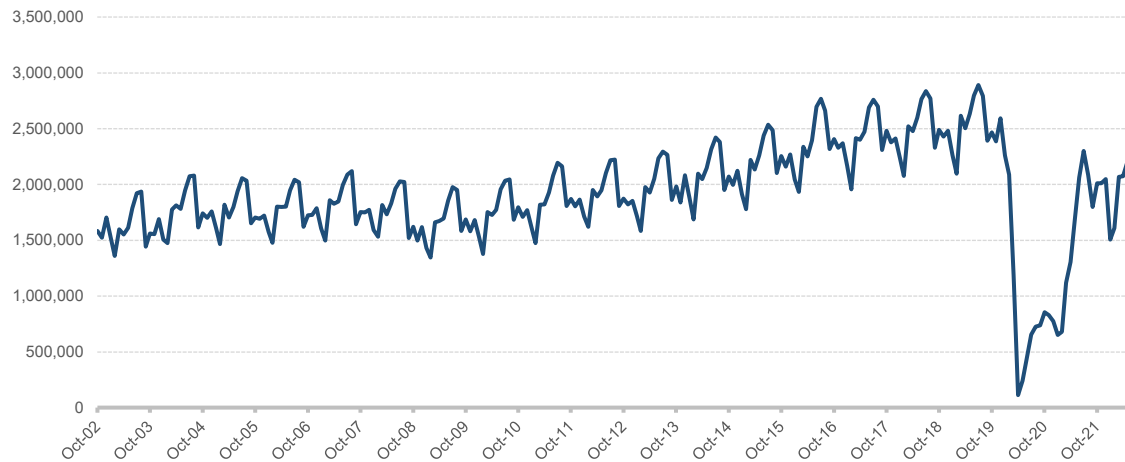
SLC Domestic Arrivals



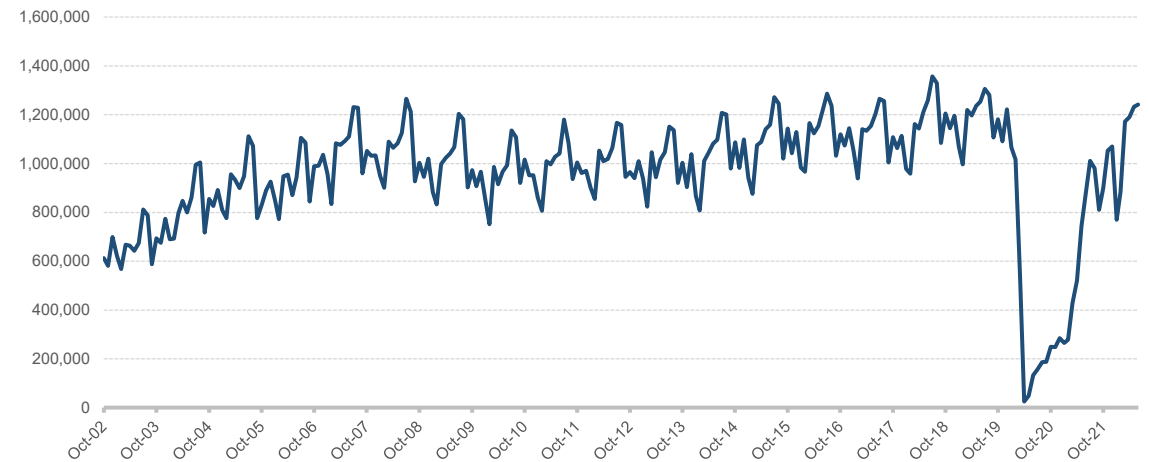
Las Vegas Domestic Departures



Los Angeles Domestic Departures



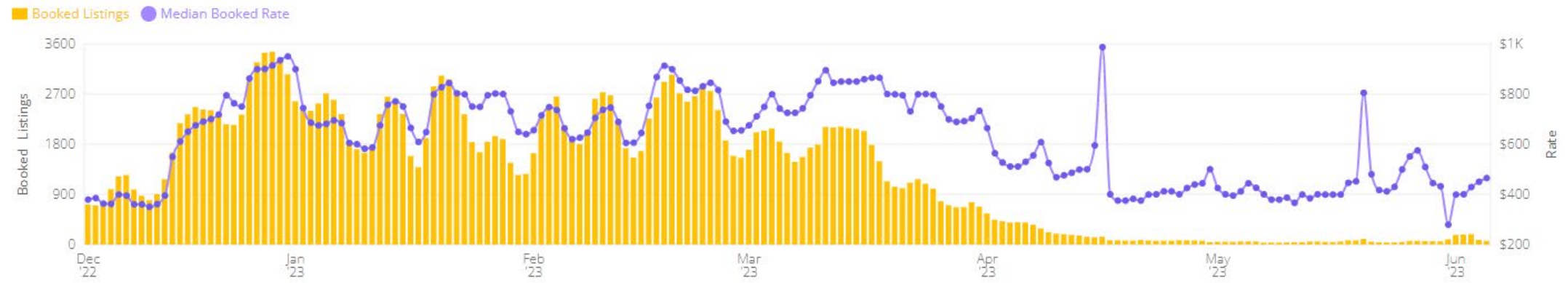
JFK Domestic Departures



Nightly Rentals

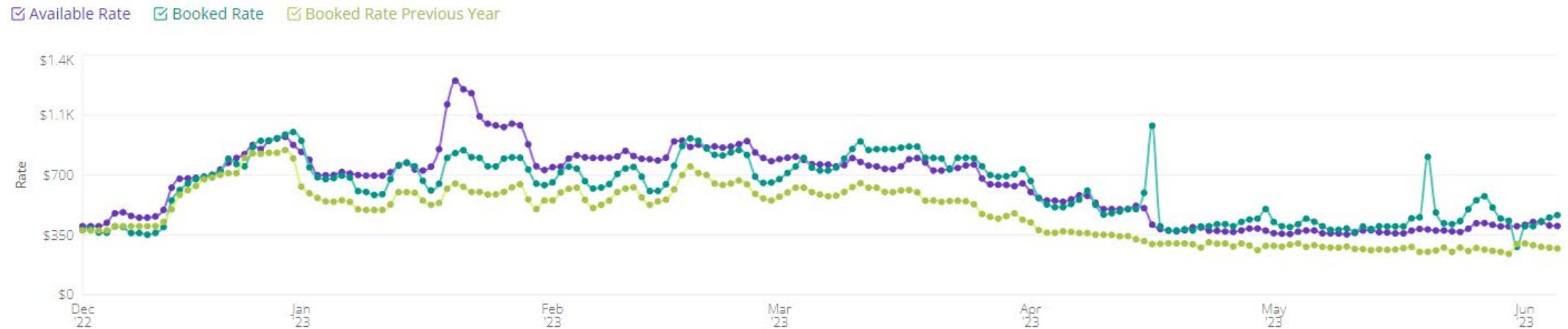
Nightly rentals maintaining pricing power, December is 75% booked already, the wave is coming.

Future Demand Analysis ⓘ



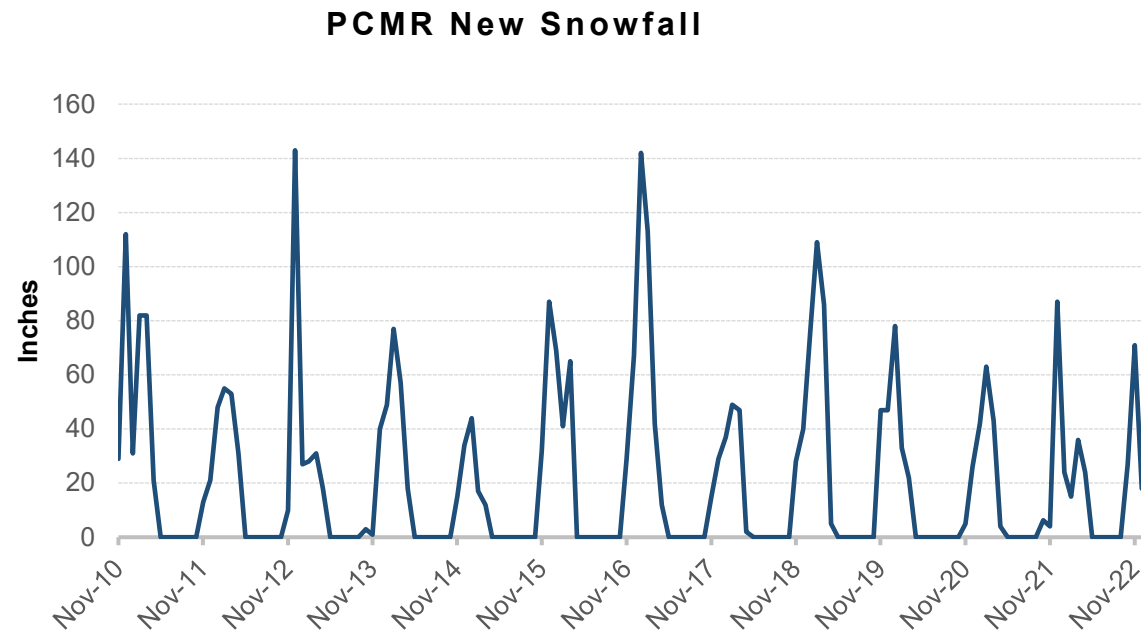
Nightly rentals maintaining pricing power, December 2022 Average Booked Rate is 9.9% higher than 2021.

Rate Analysis ⓘ



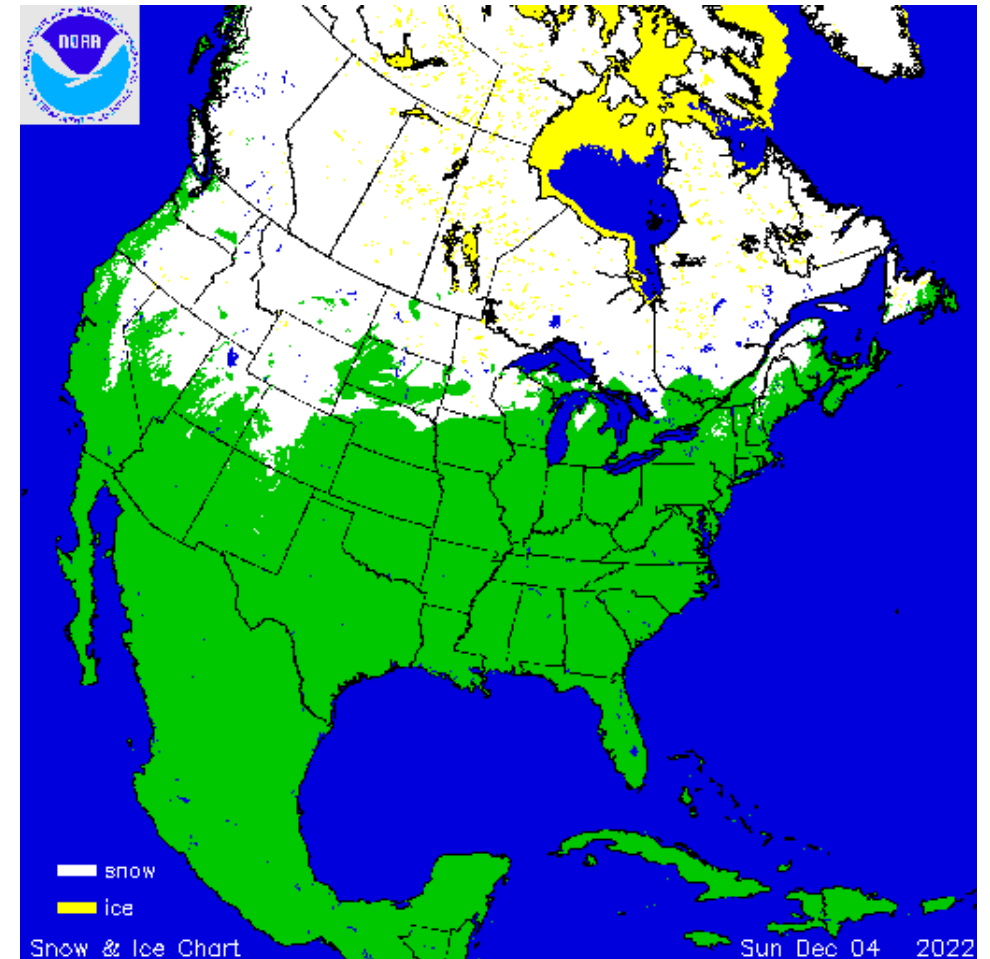
Snow!

PCMC sales tax model says **1-inch of new snow is worth \$2.4M to the local economy.**



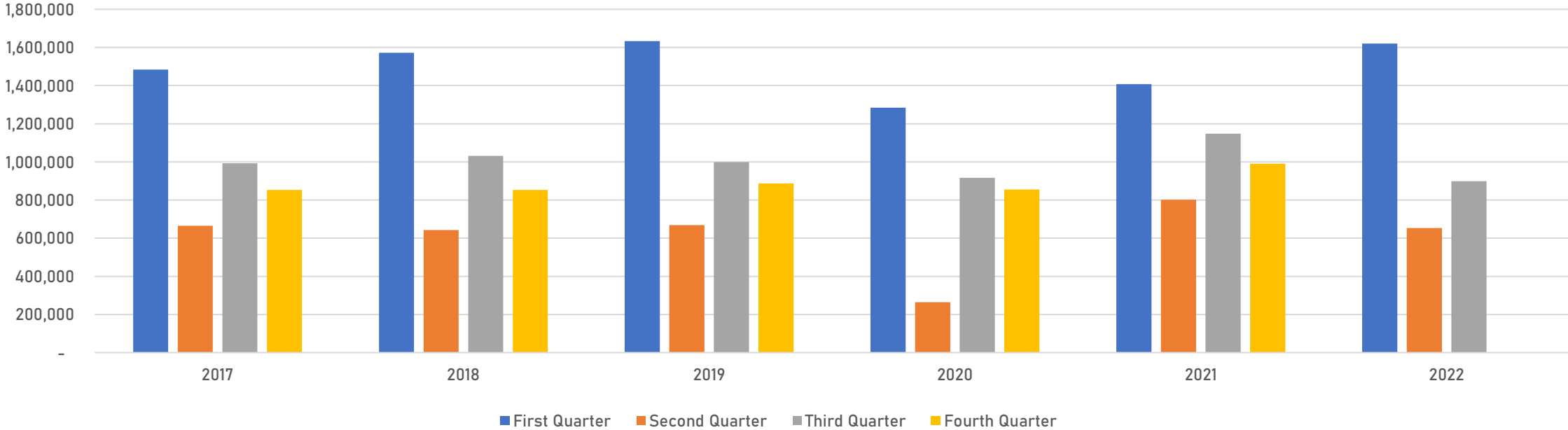
October – December 2022 **already ~19% above** last October – December 2021 only 5 days into December.

North American snow coverage as of December 5, 2022



Main Street Visitor Volumes

Estimated Main Street Visitors by Calendar Year and Quarter



Main Street Visitors

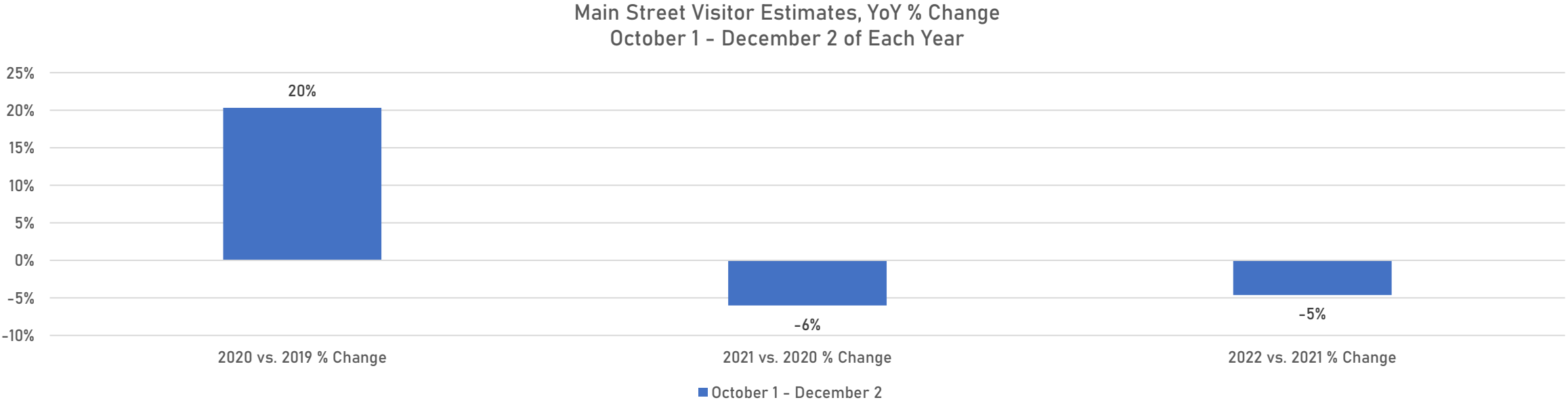
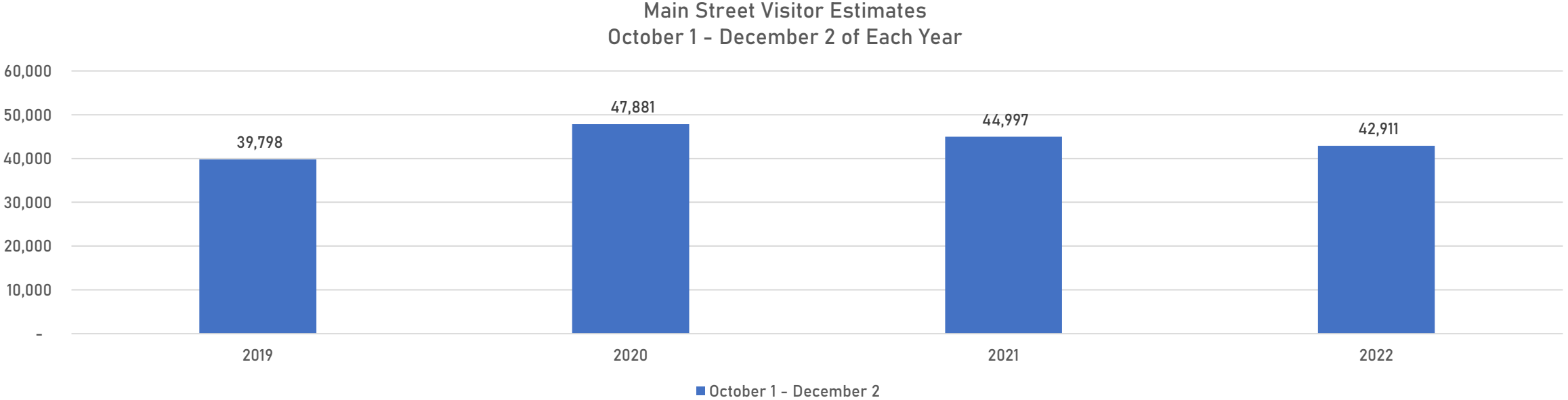
Main Street Visitors, YoY % Change

		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
Calendar Year	2017	1,483,669	664,793	993,234	852,531	3,994,227
	2018	1,571,762	642,480	1,031,749	852,373	4,098,364
	2019	1,632,822	668,631	998,866	887,246	4,187,565
	2020	1,284,664	264,654	916,523	854,822	3,320,663
	2021	1,407,236	801,269	1,147,954	990,027	4,346,486
	2022	1,619,858	652,685	898,537		

	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
2018	6%	-3%	4%	0%	3%
2019	4%	4%	-3%	4%	2%
2020	-21%	-60%	-8%	-4%	-21%
2021	10%	203%	25%	16%	31%
2022	15%	-19%	-22%		

Source: Placer.ai, PCMC as of October 2022.

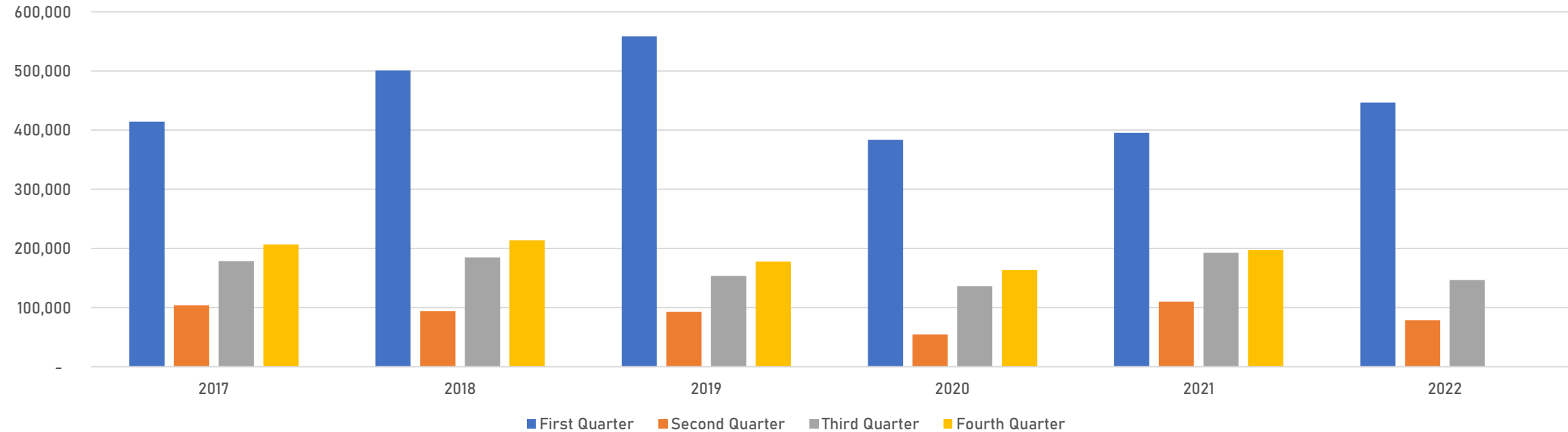
Main Street Visitor Volumes – Q4 So Far



Source: Placer.ai, PCMC as of December 2022.

PCM Base Visitor Volumes

Estimated PCM Base Visitors by Calendar Year and Quarter



PCM Base Street Visitors

		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
Calendar Year	2017	725,862	232,660	339,661	375,944	1,674,127
	2018	833,655	256,248	382,665	458,410	1,930,978
	2019	950,364	218,840	353,531	462,658	1,985,393
	2020	690,045	70,694	262,960	424,190	1,447,889
	2021	915,729	283,886	381,524	472,013	2,053,152
	2022	1,038,734	220,851	281,049		

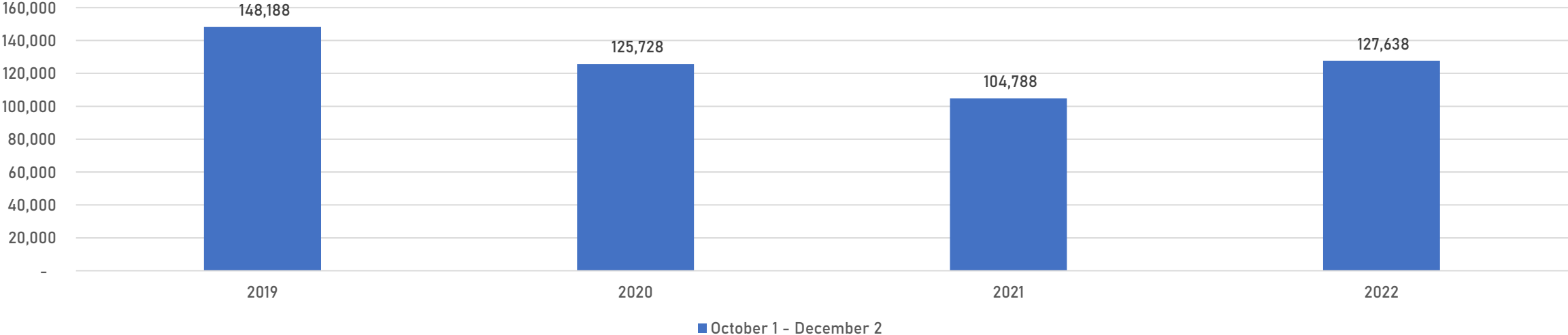
PCM Base Visitors, YoY % Change

	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
2018	15%	10%	13%	22%	15%
2019	14%	-15%	-8%	1%	3%
2020	-27%	-68%	-26%	-8%	-27%
2021	33%	302%	45%	11%	42%
2022	13%	-22%	-26%		

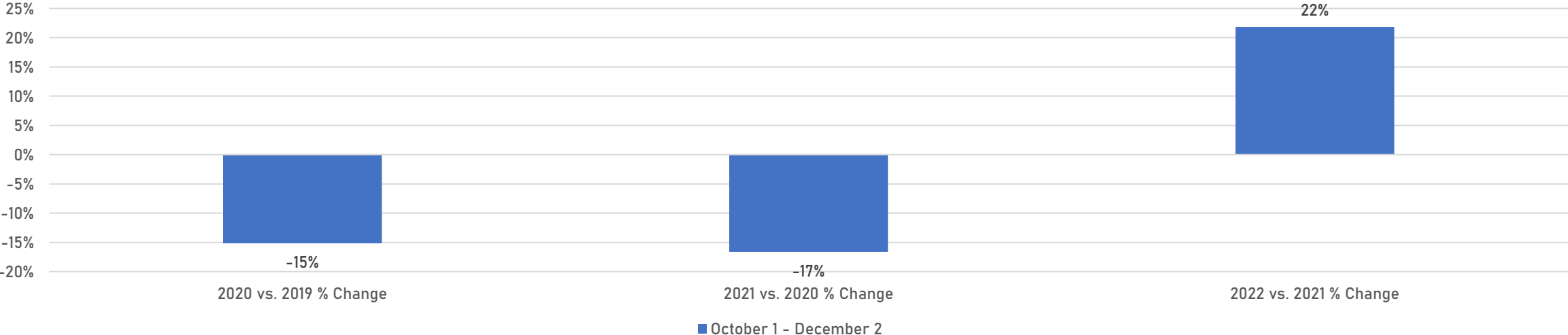
Source: Placer.ai, PCMC as of December 2022.

PCM Base Visitor Volumes – Q4 So Far

PCM Base Visitor Estimates
October 1 - December 2 of Each Year



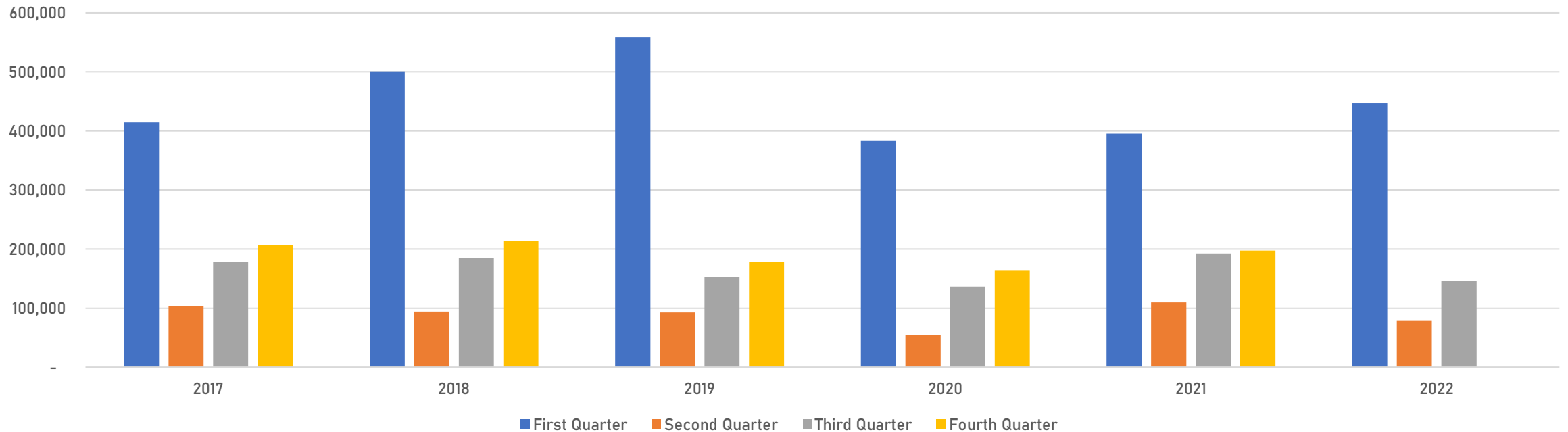
PCM Base Visitor Estimates, YoY % Change
October 1 - December 2 of Each Year



Source: Placer.ai, PCMC as of December 2022.

DV Base Visitor Volumes

Estimated DV Base Visitors by Calendar Year and Quarter



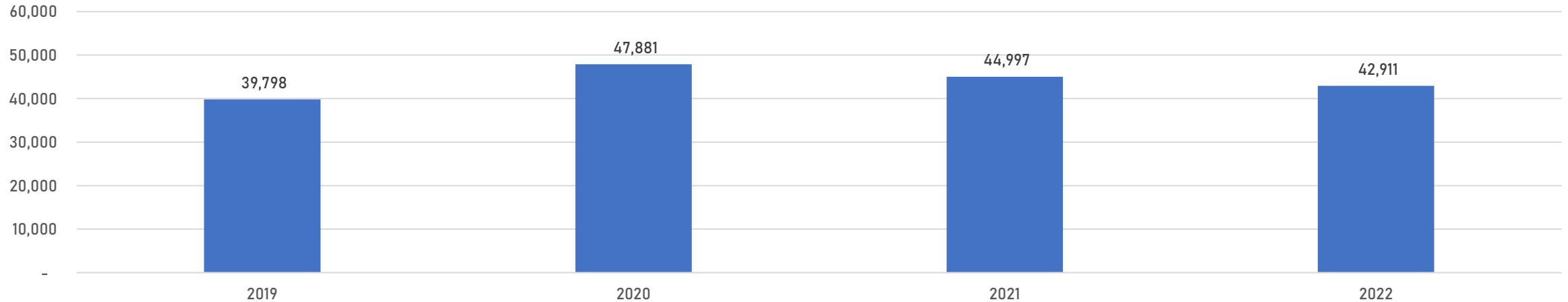
DV Base Street Visitors

DV Base Visitors, YoY % Change

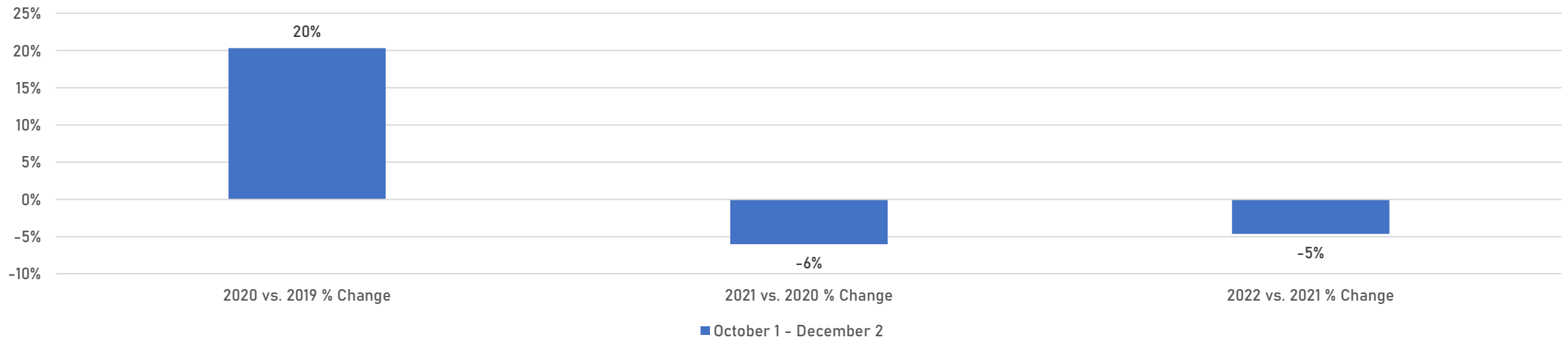
Calendar Year	DV Base Street Visitors					DV Base Visitors, YoY % Change				
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
2017	414,284	103,691	178,418	206,602	902,995					
2018	500,704	93,961	184,518	213,501	992,684	21%	-9%	3%	3%	10%
2019	558,478	92,690	153,500	177,802	982,470	12%	-1%	-17%	-17%	-1%
2020	383,625	54,502	136,381	163,461	737,969	-31%	-41%	-11%	-8%	-25%
2021	395,348	109,783	192,547	197,270	894,948	3%	101%	41%	21%	21%
2022	446,402	78,468	146,339			13%	-29%	-24%		

DV Base Visitor Volumes – Q4 So Far

DV Base Visitor Estimates
October 1 - December 2 of Each Year

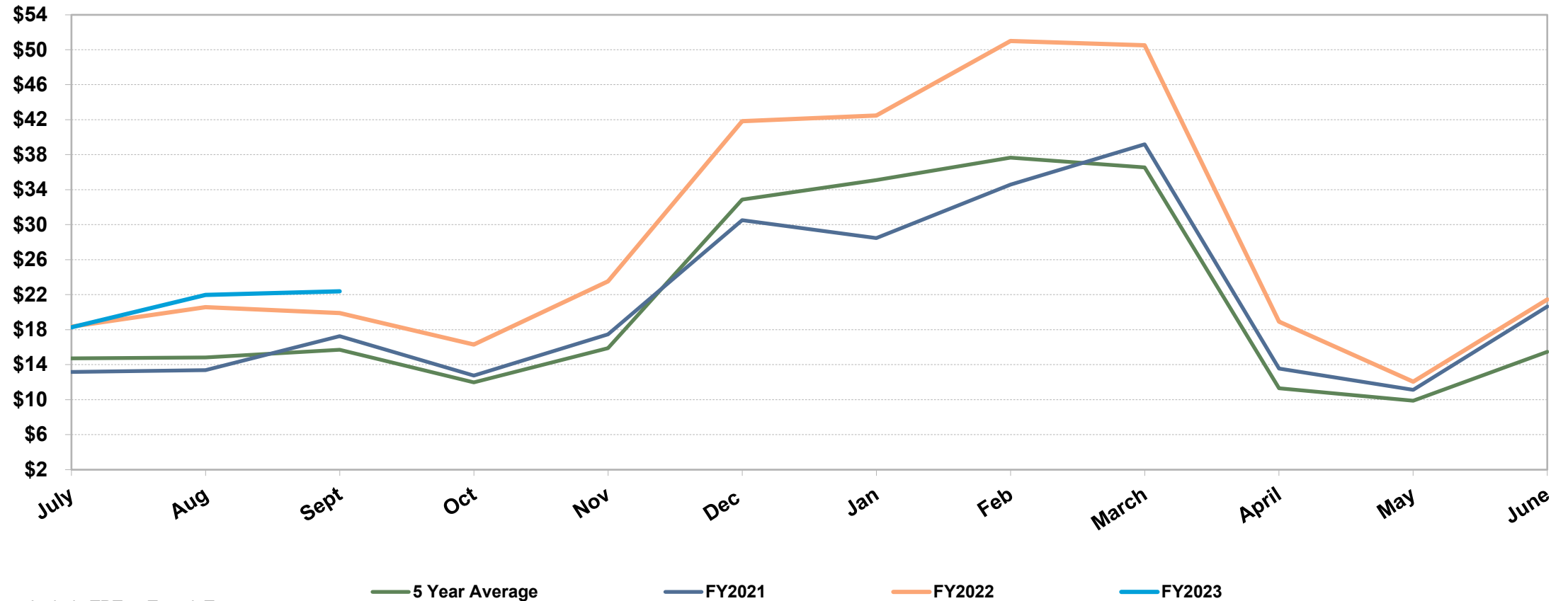


■ October 1 - December 2
DV Base Visitor Estimates, YoY % Change
October 1 - December 2 of Each Year



Sales Tax Revenues through September

x 100000

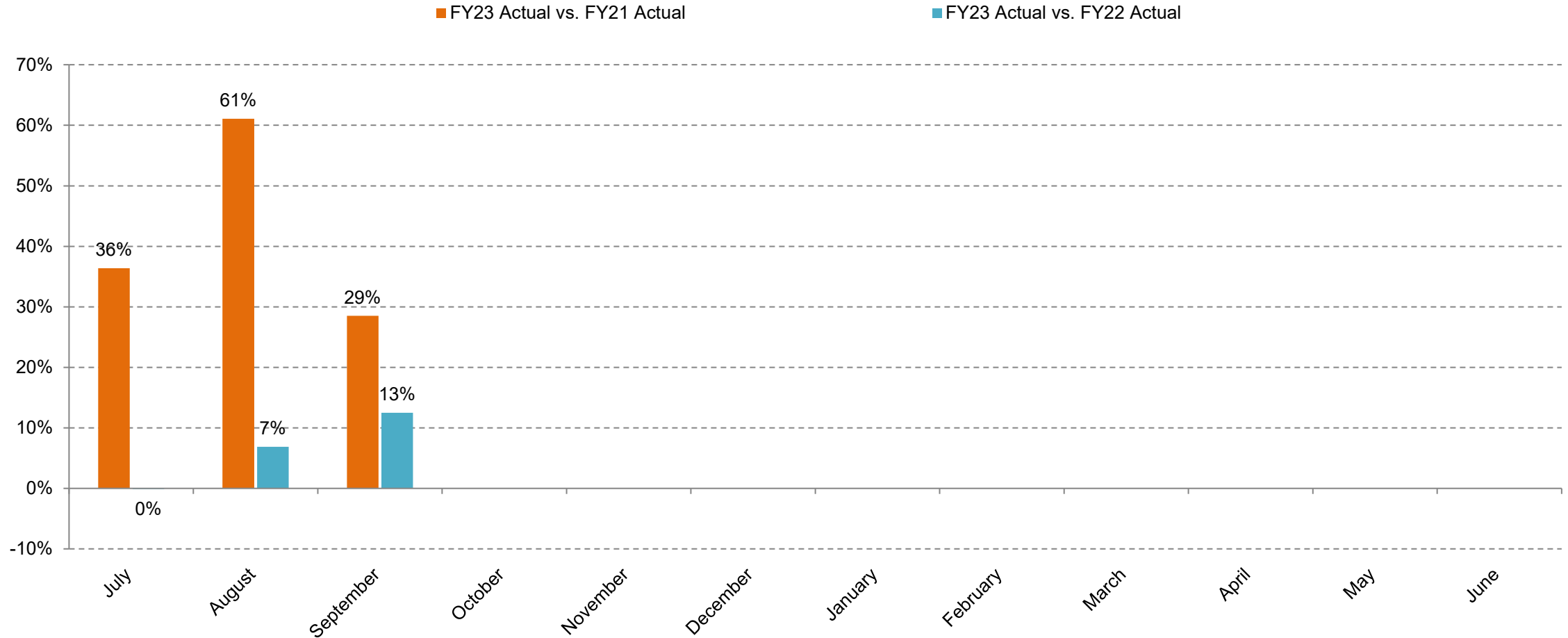


*Does not Include TRT or Transit Tax

- **Sales Taxes excluding TRT and Transit Sales Tax +12.4% vs. September FY22**
- **Transit Sales Tax +13.6% vs. September FY22**
- **TRT +1.4% vs. September FY22**

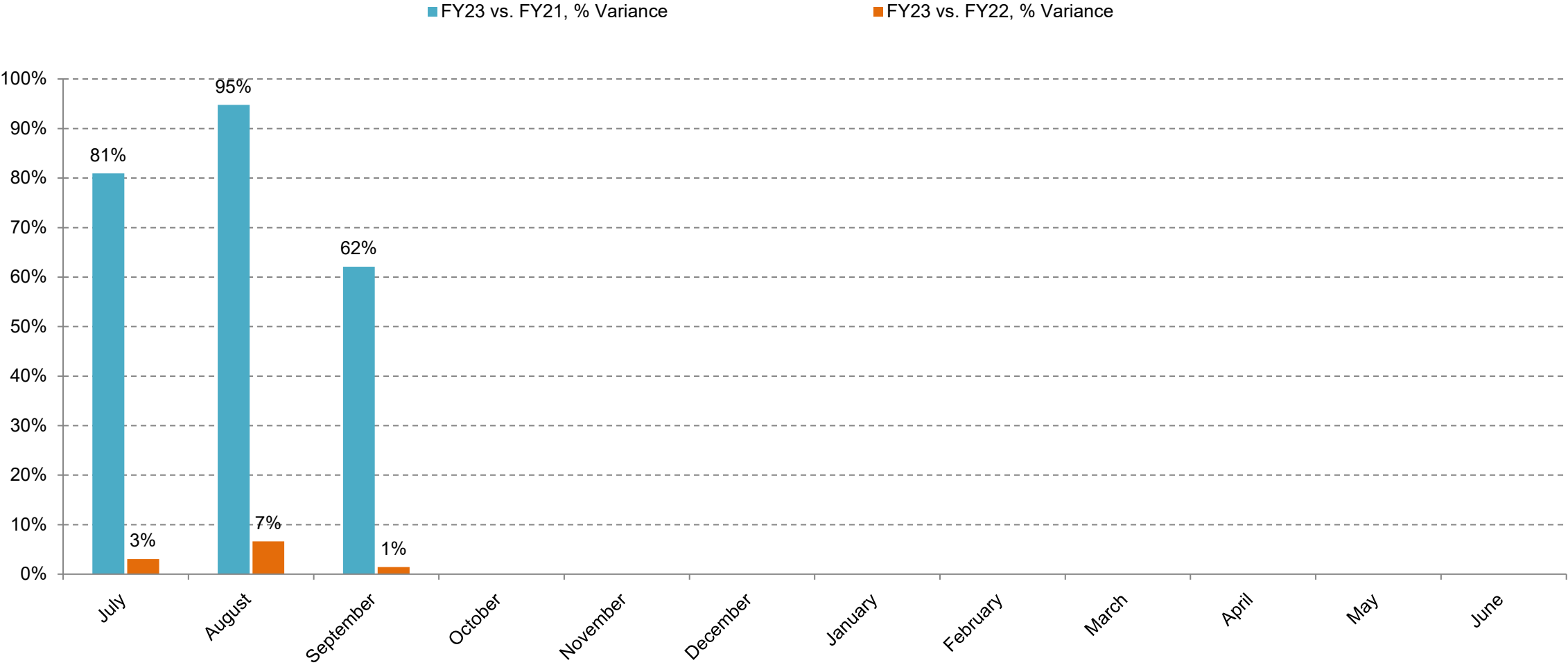
Sales Tax Summary – General Fund

General Fund FY23 Sales Tax % Change from Previous Fiscal Years



Sales Tax Summary – Transient Room Tax

Transient Room Tax
% Change from Previous Fiscal Years



Source: Park City Municipal Corporation. As of November 2022.

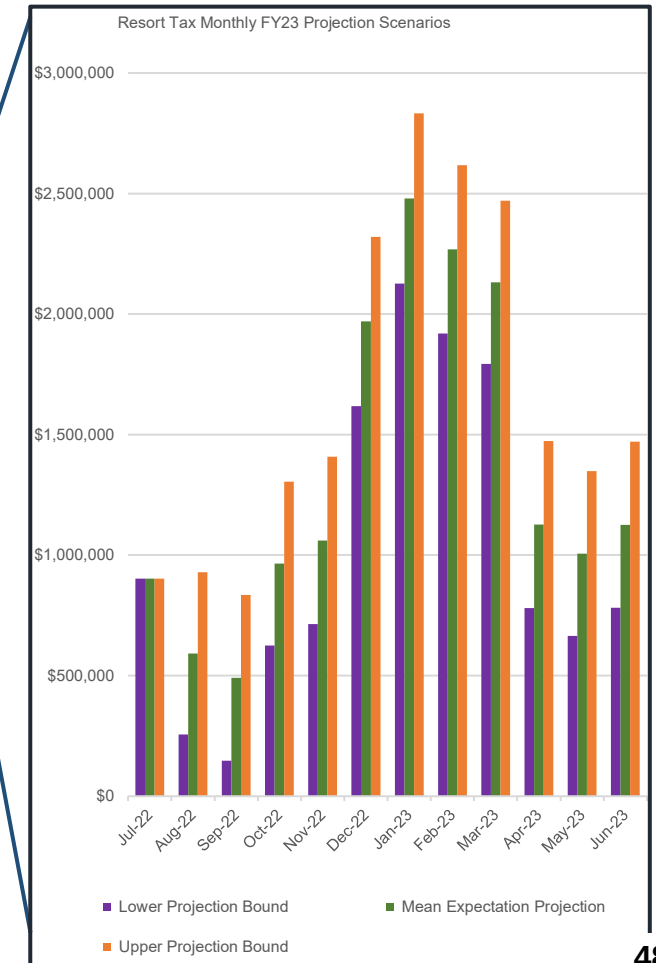
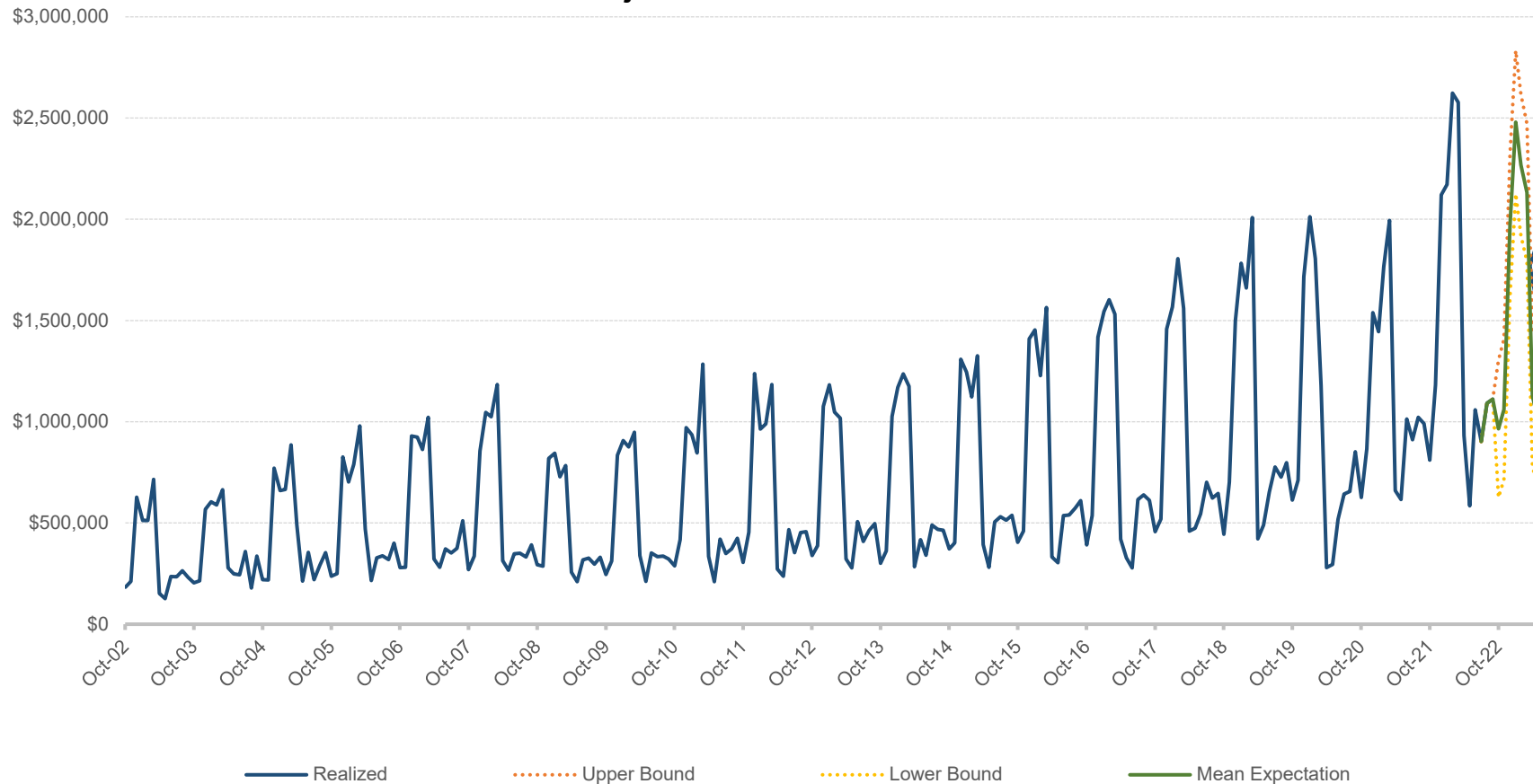
What Does it Mean for Park City?

2021 Realized Resort Tax
\$12.7M, +10.9% vs. FY20
Actual

2022 Realized Resort Tax
\$16.9M, +33.9% vs.
FY21 Actual

2023 Projected Resort Tax
\$16.1M, -5.1% vs.
FY22 Actual

Resort Tax - Projected Sales Tax Path



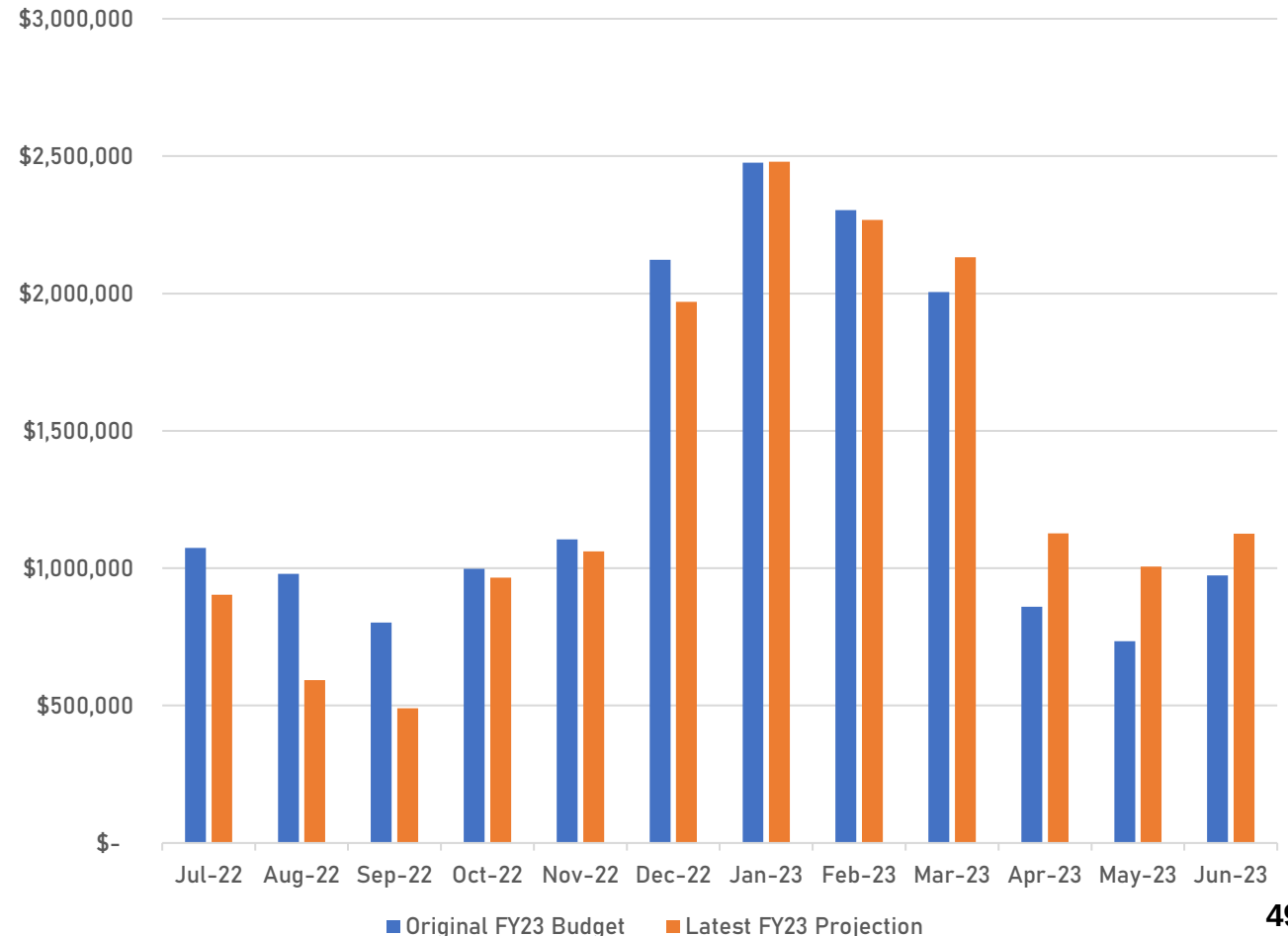
Source: PCMC as of October 2022.

FY23 Latest Projections vs. Budget

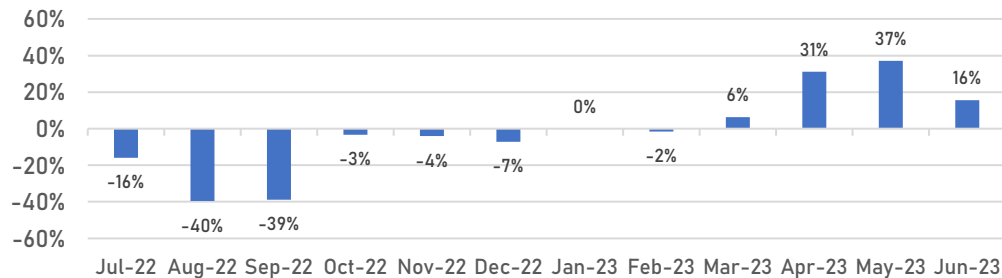
**2023 Projected Resort Tax
\$16.1M, -2% vs. FY23
Original Budget**

Resort Tax Original Budget vs. October 2022 Projections				
Date	Original FY23 Budget	Latest FY23 Projection	% Difference	
7/31/2022	\$ 1,074,186	\$ 902,754	-16%	
8/31/2022	\$ 979,767	\$ 592,026	-40%	
9/30/2022	\$ 802,432	\$ 490,510	-39%	
10/31/2022	\$ 997,539	\$ 965,018	-3%	
11/30/2022	\$ 1,104,877	\$ 1,060,696	-4%	
12/31/2022	\$ 2,123,076	\$ 1,969,096	-7%	
1/31/2023	\$ 2,476,324	\$ 2,479,592	0%	
2/28/2023	\$ 2,303,499	\$ 2,268,148	-2%	
3/31/2023	\$ 2,004,792	\$ 2,131,791	6%	
4/30/2023	\$ 859,084	\$ 1,126,337	31%	
5/31/2023	\$ 734,302	\$ 1,006,337	37%	
6/30/2023	\$ 973,664	\$ 1,125,954	16%	
Total	\$ 16,433,542	\$ 16,118,259	-2%	

Latest Projected Resort Tax Sales Tax Path vs. FY23 Original



Latest Projected Resort Tax Sales Tax Path vs. FY23 Original



Economic Outlook: Key Takeaways

1 The global economy is fracturing, with growth deteriorating.

2 American households will feel the impact, the question is when and by how much?

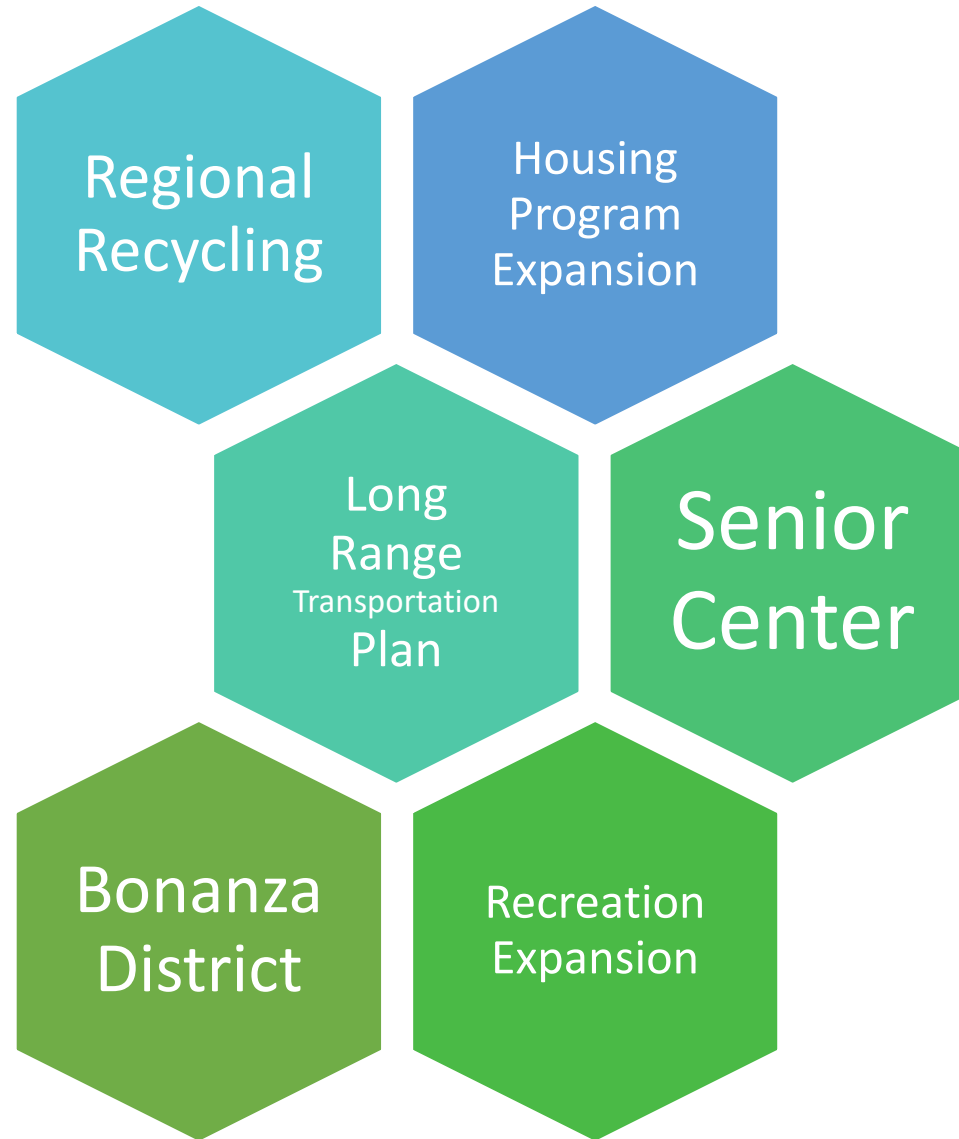
3 The near-term revenue outlook for Park City is stable, but growth is likely to taper with caution on the horizon.

Funding & Financial Tools

FY24 Budget

1. Projected slowdown in economy (less sales tax revenue)
2. Limited flexibility on operating budget changes
3. Capacity to budget and plan for major capital projects
4. New funding sources

Potential Capital Projects



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

- Ad valorem
- Truth in Taxation

Grants/Govnt Agencies

- Federal/state grants
- Summit County

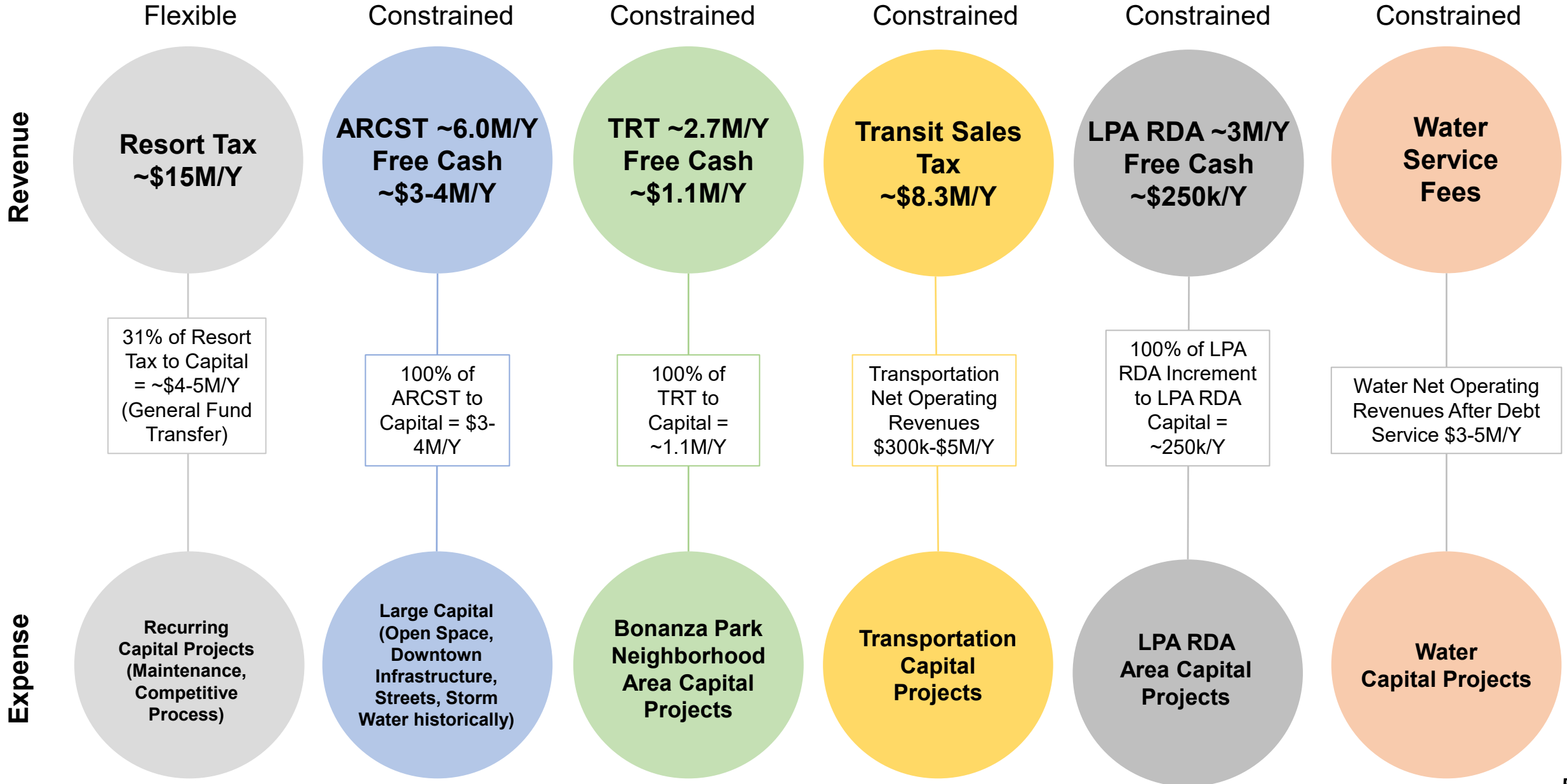
Economic Development Tools

- CRA
- PID

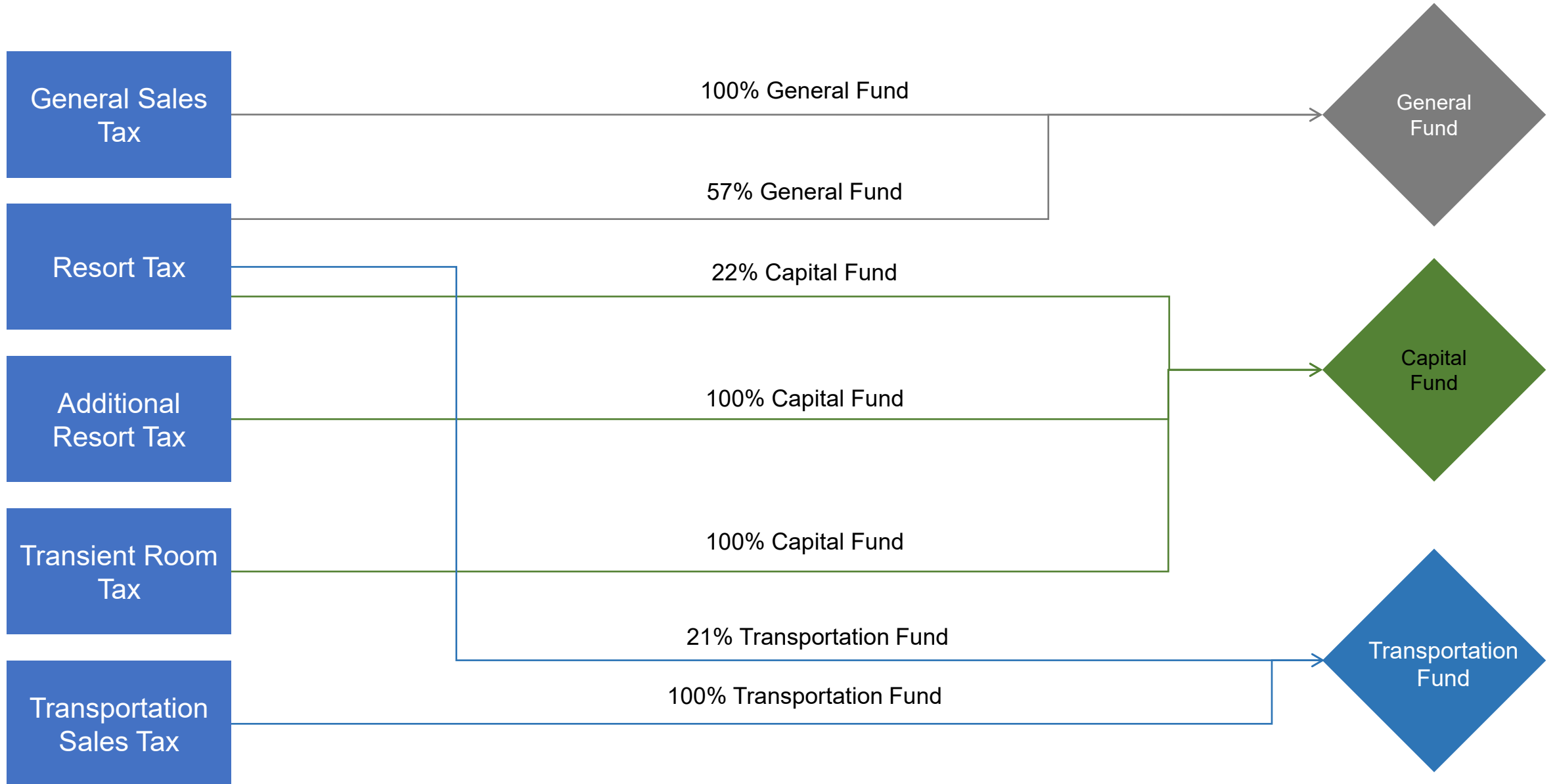
Public-private Partnerships (P3)

- Private sector
- Reduce City \$

Recurring City Revenues for Capital & Their Uses

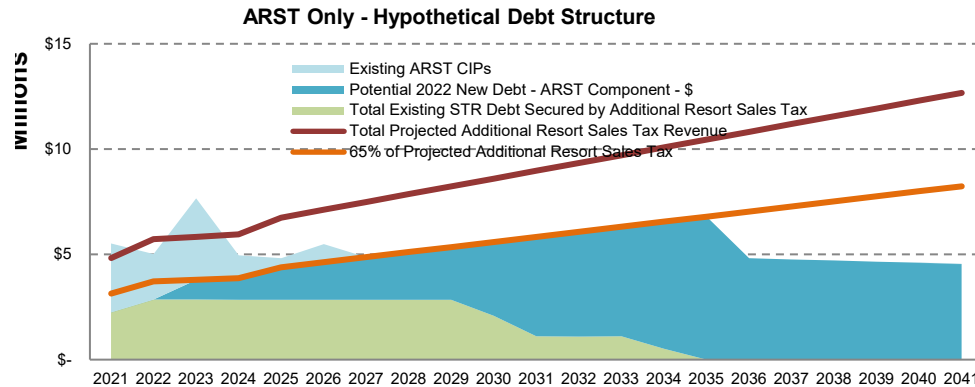


Where Do Our Sales Taxes Go?



Additional Opportunity 1: ARST

Debt Capacity



**~\$45-50M over 20 yrs
@ 65% of Gross Revenue**

Historical Use

- Open Space Acquisition
- Historic Park City, Main Street & Downtown Projects
- Old Town Street Improvements
- Storm Water
- Affordable Housing (Land)

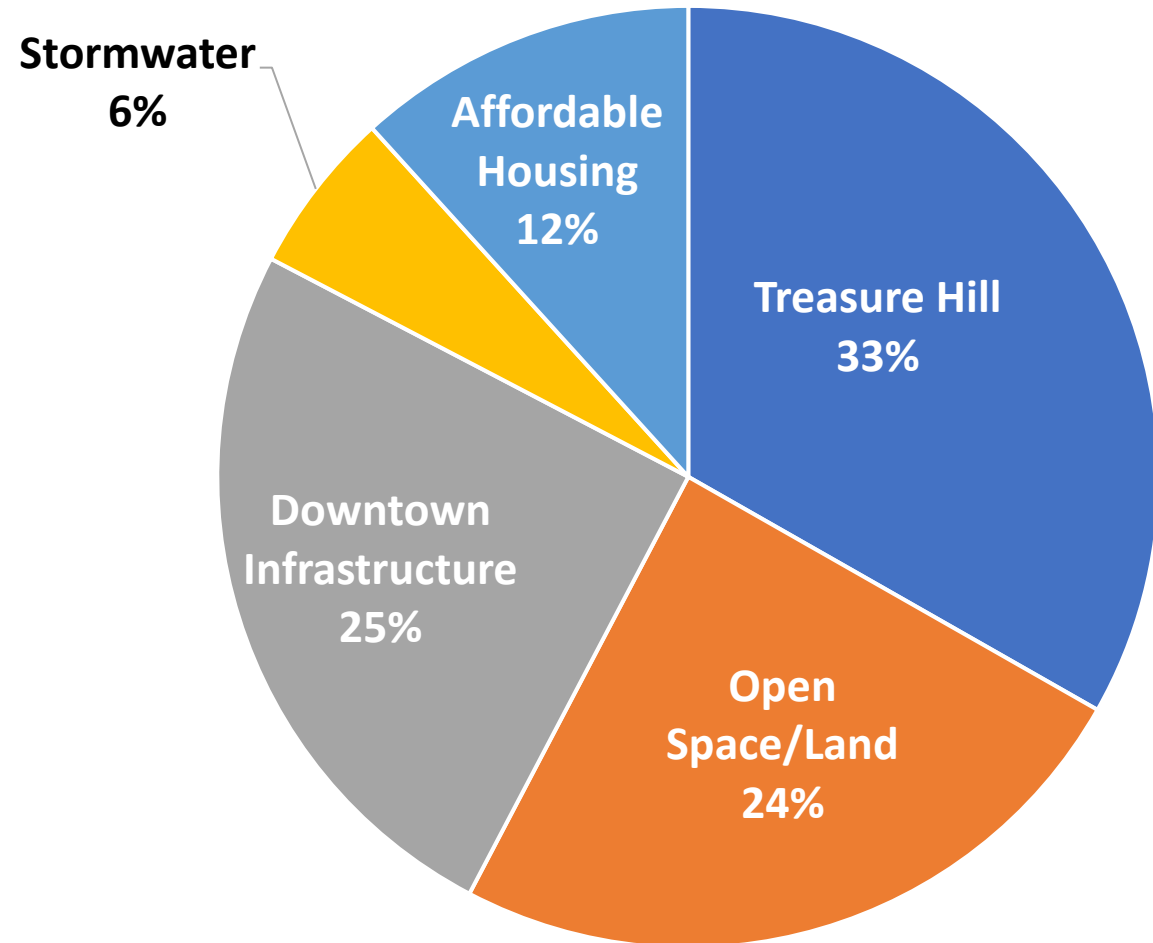
Potential Future Use

100% Flexible at Council Discretion

Additional Resort Sales Tax

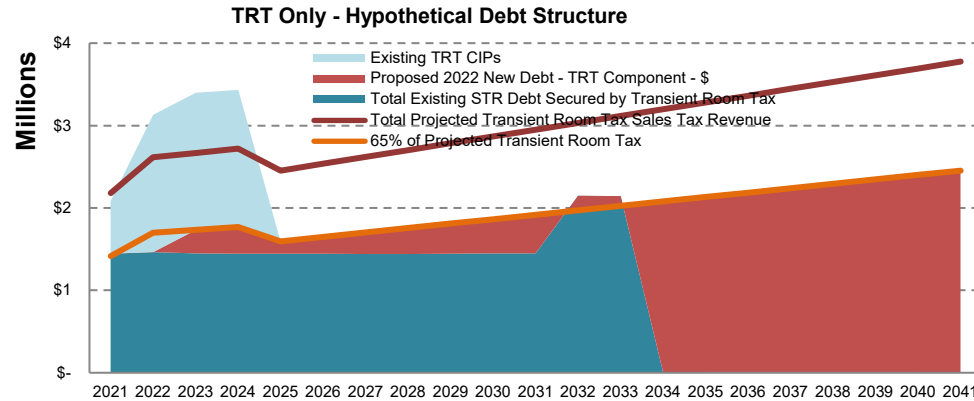
- **Adopted 2012 with Intended Uses**
- **\$5.2M (5-year avg)**
- **\$2.7M/year debt service**
- **\$42.5M Expended**

ARST Historical Uses



Additional Opportunity 2: TRT

Debt Capacity



**~\$13-15M over 20 yrs
@ 65% of Gross Revenue
~\$17-20M over 20yrs
@ 75% of Gross Revenue**

Historical Use

■ Arts & Culture

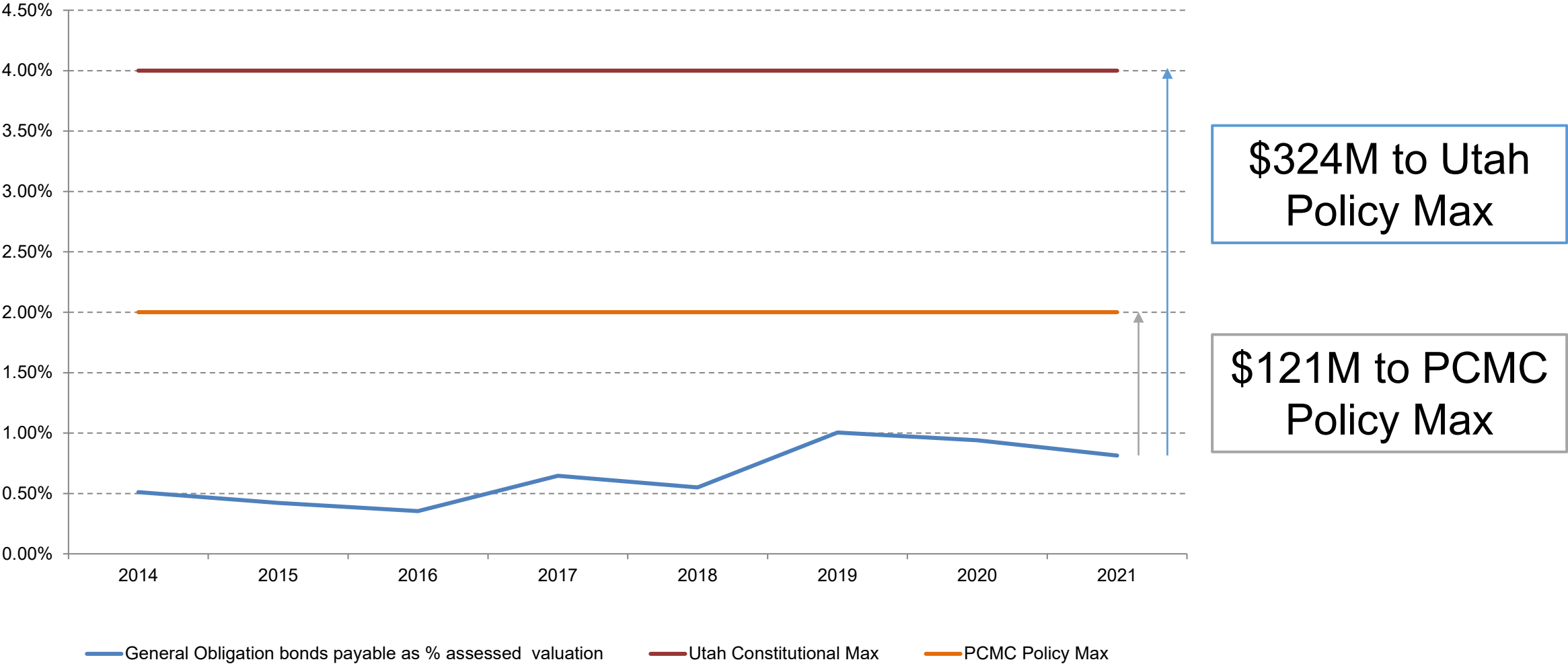
- Adopted 2017
- \$2.7M (3-year avg)
- \$1.4M/year debt service
- \$22.2M Expended

Potential Future Use

100% Flexible at Council Discretion

Additional Opportunity 3: GO Bond

GO Debt Payable as % of Assessed Value



Operating Revenues Opportunities

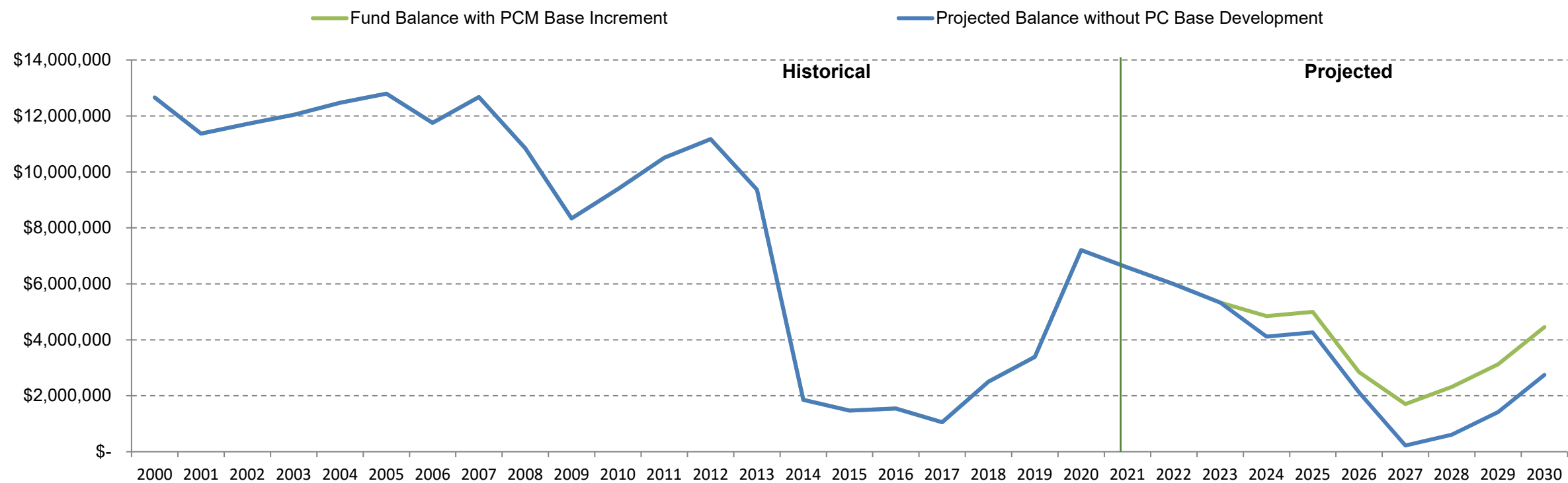
Property Tax

- **Ad valorem tax on the value of a property**
- **Council discretion through Truth in Taxation**
- **Pay for operating or capital**

Lower Park Avenue RDA

- An update to our fund balance model indicates fund balance is sustainable, yet fully levered as previously noted
- Potential tax increment from Park City Mountain base development has the potential to benefit RDA fund balance and create slightly more flexibility in the long-term

Lower Park RDA - Historical & Projected Fund Balance Over Time



Additional Opportunity 4: Special Financing Tools



Community Reinvestment Agency

- Redistributes property tax within geographic boundary based on new growth
- Other governmental entities must authorize



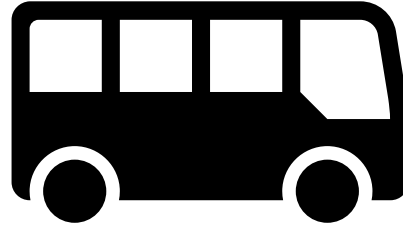
Public Improvement District

- Creates a new property tax within geographic boundary
- City authorizes

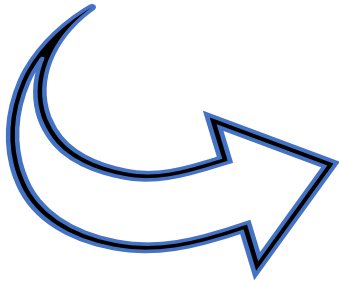
Proceeds from special financing deals are 100% dependent on creating new asset growth and the corresponding resulting assessed value of the new asset

Transportation Revenue Opportunities

Transit Sales Taxes



- **\$12M/year** can be used for ops & capital
- **COG (3rd Qtr)** – apply through Summit County annually (capital only)
- **Fund balance**



Grants

- **Federal and state grants**
- **Over \$30M** planned in next 5 yrs
- **Continually applying**

Summary

- 1. Is Council comfortable with the Budget Timeline as presented?**
- 2. Are there any topics that Council wants to add for discussion leading into the budget adoption?**
- 3. Any questions or concerns on the economic outlook?**

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Information

Agenda Section: WORK SESSION

Subject:

4:45 p.m. - Presentation by Stuart Adams, Utah Senate President

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Information

Agenda Section: WORK SESSION

Subject:

5:15 p.m. - Break

Suggested Action:**Attachments:**

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: APPOINTMENTS

Subject:

Appointment of a Mayor Pro Tem and Alternate for Calendar Year 2023

Suggested Action:

In accordance with the Park City Officialsâ€™ Handbook, â€œThe Mayor Pro Tem and Alternate Mayor Pro Tem are appointed annually by the City Council; those positions have voting privileges in all circumstances.â€ Please consider who should be nominated for these positions. There are no attachments with this item.

Attachments:

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES FROM
COUNCIL AND STAFF

Subject:

Legacy Mine Soil Roundtable

Suggested Action:

Attachments:

[Legacy Mine Soil Roundtable Staff Report](#)



City Council Staff Report

Subject: Legacy Mine Soil Roundtable Discussions
Author: Ryan Blair, Environmental Regulatory Program Manager
Department: Sustainability
Date: January 5, 2023
Type of Item: Informational

Summary

On September 15, 2022, the Environmental Regulatory Program Manager conducted a City Council work session to review remediation options at the land parcel known as “Gordo.” The Council discussed several initiatives, including revisiting a broader public conversation on historic legacy mine soils.

The last significant community conversation was held in 2013 through a Blue Ribbon Commission on the Soil Ordinance & Soil Disposal Options. The Commission met multiple times to consider Park City’s mining legacy, environmental impacts, and future options for responsibly managing legacy mine soils.

On January 11, 2023, Mayor Worrel will convene a group of community members to continue the work of the 2013 Commission. Title 11, Chapter 15 of the Park City Municipal Code, the [“Park City Landscaping and Maintenance of Soil Cover”](#) or “soil ordinance,” guides soil management in areas impacted by historic mining operations. The roundtable will contemplate and evaluate possible changes to the soil ordinance, including exploring the environmental and economic challenges presented by Park City’s mining legacy, reviewing the recommendations from the 2013 Blue-Ribbon Commission, and evaluating residential education and outreach programs.

The roundtable will occur over six sessions and include qualified participants with professional and local connections to Park City. Ryan Blair and Joan Card, a local resident and environmental expert who facilitated the 2013 Blue Ribbon Commission, will facilitate discussions. At the conclusion, Mr. Blair and the roundtable participants will report back to the Mayor and City Council in a work session.

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Information

Agenda Section: COMMUNICATIONS AND DISCLOSURES FROM
COUNCIL AND STAFF

Subject:

2023 Courchevel, France - Sister City Update

Suggested Action:

Attachments:

[2023 Courchevel Staff Report](#)

[Exhibit A: Courchevel Letter](#)

City Council Staff Report



Subject: 2023 Courchevel, France - Sister City Update
Author: Matthew Dias
Department: Executive
Date: January 5, 2023
Type of Item: Informational & Legislative

Overview:

- On November 17, 2022, Mayor Worel received a gracious invitation from our Sister City – Courchevel, France – to conduct an official diplomatic visit during winter 2023 as guests for the 2023 FIS Alpine World Championships (attached).
- After the Winter Olympic Games, the FIS World Championships are arguably the most important and followed event in competitive skiing.
- Taking place every two years on odd-numbered years, the World Championships have only been held in France on two other occasions (Chamonix '37 and Val d'Isere '09).
- Park City has a long-standing relationship with Courchevel, France. Mayor John C. Green Jr. and the City Council [codified](#) Courchevel, France as Park City's Sister City in 1984.
- Since 1984, Courchevel and Park City have engaged in a myriad of student, professional, resort, and elected official delegation and exchange programs.
- Courchevel's recent invitation, sent by new Mayor Jean-Yves PACHOD, seeks to continue the solid intergovernmental, community, and resort relationships.
- Mayor Worel recently gained travel commitments from important community stakeholders to convene a balanced delegation; the general managers of both Park City ski resorts (PCMR and DV), the 2023 Chair of the Summit County Council, and Tina Quayle, Executive Director of the Park City-Courchevel Sister City Program.
- Mayor Worel, Mayor Jean-Yves PACHOD, and Tina Quayle worked with our French colleagues to select the travel dates of February 3-11, 2023.
- A tentative schedule includes the following focus areas:
 - City of Courchevel; Land Use, Construction and Development, Sustainability, and Environment;
 - City of Courchevel Municipal Services; Transportation, Housing, Water, and Public Safety;
 - Courchevel Ski Resort Operations; [Les Trois Vallées](#);

- Courchevel Tourism: Economic Development, Tourism, Retail, and Lodging Overview;
- Courchevel Community: Education and Student Exchange Program, Arts and Culture, and Historic Preservation; and
- 2023 Courchevel Meribel World Ski Championships:
 - <https://www.courchevelmeribel2023.com/en/home/>

For past Delegations, the Mayor's flight and incidental travel expenses have been paid from the City Council Contingency Account.

Mayor Worel has requested your input on any other areas you feel the delegation should focus time and energy on during their trip. Members of the delegation are slated to provide a summary of each meeting upon return.

Additional Background:

1984 Courchevel, France | Park City, Utah Sister City Resolution

Two mountain towns – Park City, Utah, and Courchevel, France – though a continent away, have developed a long and storied bond through the Sister City International program.

The cities, both world-renowned ski resort destinations, first developed an alliance in 1984. At the time, Courchevel's star was rising after helping to secure the bid for the 1992 Albertville Winter Olympics. Meanwhile, Park City was still a small, funky mountain town just beginning its own rise to international prominence as a world-class ski destination, Winter Olympics host, and home to the Sundance Film Festival.

Both cities shared key traits: they realized the importance of retaining their small-town character, sense of community, and preserving their pristine, natural environments. This shared vision became the foundation for a long-term relationship. The communities have learned from each other and developed a rapport that extends beyond government or business.

Park City and Courchevel shared their successes (and failures) in the development of robust arts and recreation facilities, as well as developing their respective tourism and event-based economies that play such a large role in their way of life. Recently, conversations have included transportation and housing challenges and efforts to diversify their economy. Most importantly, the two towns share a popular student-exchange program that has become the formative experience for high school students, teachers, and families.

The sister city student exchange program continues to flourish as a result of the leadership of the Sister City International program and the introduction of a French dual-immersion program in the Park City School District.

Though both are small towns with tight-knit communities, they embrace their international appeal while understanding that smart, managed growth is vital to ensure bright futures. The two communities appreciate this valuable relationship, and hope that they will only grow closer as their successes and challenges continue to align.

Questions about the program? Please contact paige.galvin@parkcity.org



Mr. Matt DIAs
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060-1480
United States of America

Courchevel, November 17th, 2022

Instructor service: Direction Générale des Services
Case followed by: Jean Christophe BERRARD
Phone number: 04 79 08 48 88
Email address: dgs@mairie-courchevel.com
References: nr/jcb/2022

Dear Mr. Matt Dias,

As you are hopefully aware, your Madame Mayor, Nann Worel and her husband Mike have been invited to Courchevel for the FIS Alpine World Ski Championships in February 2023.

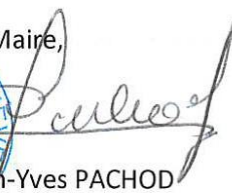
I am delighted to be able to extend this invitation to yourself, as City Manager, as well as to Mrs Deirdra Walsh, COO Park City Mountain Resort, and to Mr Todd Bennett, President of Deer Valley Resort. The dates of the World Championship visit to Courchevel would be from February 4th to 11th, 2023.

You are cordially invited to join us in the VIP Area for the World Championship festivities throughout this week, including the opening ceremony on Sunday, February 5th, and the ski events on Tuesday, February 7th and Thursday, February 9th. Further information on the program is available here: <https://www.courchevelmeribel2023.com/en/sports-program/>

I would be very grateful if you could pass on this invitation to both Mrs Deirdre Walsh and Mr Todd Bennett, and let us know if you are all able to accept our invitation.

We very much hope to see you in Courchevel representing Park City at this unique sporting event.

Yours sincerely,

Le Maire,

Jean-Yves PACHOD



Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: CONSIDERATION OF MINUTES

Subject:

Consideration to Approve the City Council Meeting Minutes from December 8 and 15, 2022

Suggested Action:

Attachments:

[December 8, 2022 Minutes](#)

[December 15, 2022 Minutes](#)



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

December 8, 2022

The Council of Park City, Summit County, Utah, met in open meeting on December 8, 2022, at 3:15 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property and advice of counsel at 3:15 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 3:34 p.m. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Discuss FY24 Budget Timeline and Financial Tools:

Jed Briggs, Erik Daenitz, and Penny Frates, Budget Department, presented this item. Briggs indicated budget discussions were beginning so Council, staff, and the Budget team could be more collaborative and understand Council's priorities. He reviewed the discussion topics between now and June of 2023, and stated the four critical priorities of Housing, Transportation, Environment, and Equity, as well as Recreation would be discussed in detail.

Council Member Gerber wanted to ensure the critical priorities were more essential than recreation, and she asked if recreation was that high of a priority. Council Member Toly noted summer camps was an equity issue. Council Member Gerber stated Council had heard a lot about pickleball, but she didn't think that was a top priority. Briggs indicated these things would be considered as part of the budget process. It was fine to keep recreation in a different category, but there was a limited budget and projects would need to be prioritized and balanced.

1 Council Member Rubell asked about topics that fell in multiple categories, such as
2 walkability, energy, fire, Bonanza Park, etc. He hoped Council could score these
3 projects at the next Council retreat.

4
5 Council Member Doilney stated Council had not given clear direction on how to frame
6 budget requests. He thought the priorities should be figured out before these
7 discussions took place. Council Member Toly asked if the priorities discussed at the
8 Mid-Year Council Retreat fell in the four categories displayed tonight, to which Briggs
9 affirmed. Council Member Rubell suggested that the Budget team bring the top 15
10 projects to Council to rank. Daenitz stated the top 10 projects in each fund contained
11 most of the budget. Council would rank the big projects and staff requests would be
12 deprioritized. This would be new to the budget process.

13
14 Council Member Rubell asked if Council would look at the scoring model to see if each
15 category had the correct weighting assigned. Briggs stated he would take the
16 information received during the discussions and put it into the model. Council Member
17 Rubell wanted to understand what the exceptions were to the past year as the model
18 was reprioritized. Mayor Worel liked the new process where Council could see all the
19 projects being proposed. Council Member Doilney wanted to build a framework that
20 future Councils and staff could go from. He thought this was not a sustainable model
21 long-term. He asked that Council come up with a framework that staff could work from.
22 Council Member Rubell thought this one-time bottom-up approach would build a
23 framework.

24
25 Council Member Gerber stated Council didn't have the same expertise as staff on the
26 20 proposed projects, and they would need feedback to inform their decisions. She
27 thought it was fine to have this model for this year, but she agreed a framework was
28 needed moving forward. Council Member Toly asked why Council took the survey to
29 prioritize projects if they weren't going to make decisions based on those outcomes.
30 Briggs thought the four critical priorities were present as decisions were being made,
31 and he suggested evaluating the projects based on the priorities. Doilney asked that the
32 projects be presented in the four priority categories.

33
34 Council Member Dickey supported going through the bottom-up budget process. He
35 asked how Council would prioritize the projects. Briggs indicated he would come back
36 with details later. Council Member Dickey thought the four priorities made sense.

37
38 Mayor Worel summarized the Council agreed to the budget timeline as presented.
39 Council Member Doilney thought the retreat was a great way to kick off the budget, but
40 if the Budget team thought extra time was needed, it was fine. If the Budget team didn't
41 need this much detail, then it was excessive. Daenitz stated they needed the time to
42 best reflect Council's priorities. Briggs indicated his team was trying to put together a
43 strategic implementation for the City instead of individual managers coming to Council
44 to approve projects. He tried to be innovative and he looked forward to seeing the

1 results of this budget process. Council Member Gerber asked for a conversation on
2 what the Council wanted to see in the future. Council Member Toly thought that would
3 come with the General Plan.

4
5 Council Member Rubell asked for a conversation on funding sources, with funding
6 capacity, uncommitted and committed cash, etc. He wanted a holistic view of
7 organizational support for nonprofits and others. He also requested a Percent Variance
8 column in the detailed budget documents and noted that would help them identify what
9 estimates were off.

10
11 Mayor Worel asked where the money was to move the soil from Gordo, to which
12 Daenitz stated the money was already budgeted. Council Member Toly didn't see any
13 projects that would prioritize Main Street/Old Town and asked to see that. Doilney
14 clarified \$5 million was dedicated to moving the soil from Gordo, to which Daenitz
15 confirmed.

16
17 **Overview of the Interlocal Agreement for Joint Use of Recreation Facilities**
18 **between Park City Municipal Corporation, Snyderville Basin Special Recreation**
19 **District, and Park City School District:**

20 Ken Fisher and Jessica Moran, Recreation Department, presented this item. Fisher
21 reviewed the City entered into an interlocal agreement 30 years ago with the school
22 district to have fields for sports. Later, Snyderville Basin became part of the interlocal
23 agreement. He noted in 2003, the City eliminated fee differentials for those that resided
24 outside City limits. The three-party agreement helped with maintenance standards and
25 outlined field usage and facilities. Some highlights of the agreement included 75% of
26 stakeholders needed to be residents of the school district, it outlined a regional
27 recreation committee and a fields and facilities committee, it outlined the no fee
28 differential policy for those residing within the school district boundaries, City limits, and
29 Snyderville Basin, and it dictated that jurisdictions could have early registration for their
30 own constituents before opening registration to all jurisdictions.

31
32 Council Member Toly asked how events were prioritized. Moran stated there were very
33 few events that impacted the fields. There was open communication so everyone was
34 educated on the events happening in the different jurisdictions. The event decisions
35 were made by the Special Events staff. Fisher stated the Basin was more focused on
36 events for the residents.

37
38 Fisher reviewed the policies within the agreement, such as field maintenance. He
39 explained the City invested in developing, maintaining, and watering the fields at the
40 high school, Treasure Mountain Junior High, and North 40 in exchange for field usage
41 and 300 hours of free school district gymnasium time. He also noted this agreement
42 included the interlocal agreement for the regional ice arena.

Council Member Rubell expressed concern regarding regional growth outside these boundaries. He asked if the agreement worked well within the area and asked if the out-of-area growth needed to be look at. Fisher thought the agreement worked well and communication between the entities was good. The growth needed to be monitored, but for now, the number of users from outside the boundaries was low. Council Member Rubell asked for Recreation to be proactive in implementing booking priorities or early registration.

Council Member Doilney thought all the entities should communicate to ascertain the pressure from outside the entity boundaries. He was encouraged to hear the agreement worked well. Fisher stated the Recreation Advisory Board (RAB) met and discussed a booking priority, and they decided it was not needed at this time since the demand did not exceed the openings. They decided to continue monitoring the situation.

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	Absent

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly announced activities happening in town during the next few weeks. She noted she attended the Chamber event yesterday and it was indicated the resorts were at 243% of average snowpack.

Council Member Doilney thought the snow was amazing and thanked the ski resorts and the Public Works Department for their efforts.

Council Member Rubell thanked staff for the traffic mitigation efforts in the resort areas. He requested a microtransit update regarding the pilot program. Council agreed to that discussion. He also requested a discussion on the Old Town parking strategy to

1 evaluate the charge per hour. Matt Dias, City Manager, stated staff would come back in
2 February after Sundance ended.

3
4 Mayor Worel indicated she judged the gingerbread house competition at the library and
5 noted there were 36 entries. She announced the Today Show was featuring Main
6 Streets of America and Park City was chosen as one of the locations. Filming was
7 scheduled for December 13th and all were invited to attend.

8
9 **Staff Communications Reports:**

10
11 **1. Fulfillment of Park City Heights Housing Obligation Annual Report:**

12
13 **2. Drinking Water Quality Program Update:**

14
15 **3. Library Hours of Operation Changes:**

16
17 **III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE**
18 **AGENDA**

19
20 Mayor Worel opened the meeting for any who wished to speak or submit comments on
21 items not on the agenda.

22
23 Megan McKenna, Mountainlands Community Housing Trust, stated there wasn't the
24 housing inventory to meet the demand. She asked the City to invest in housing as the
25 budget process commenced to meet the City's housing goals.

26
27 Jake Jobe, Co-President Park City Education System, read a statement on the need for
28 affordable housing for teachers and requested the City prioritize affordable housing. He
29 understood this was a complex problem and his group would like to be part of the
30 conversation.

31
32 Jeff Love stated he was renovating a home and saw that the City was discussing lot
33 combinations. He didn't think the code needed to be amended. He indicated many
34 historic houses exceeded the restrictions in code and further restrictions should not be
35 considered. There weren't many vacant lots left and the system worked.

36
37 Caroline Krumel, realtor, stated eliminating lot combinations would not make the homes
38 more affordable.

39
40 Kevin Murray, realtor, agreed with the other comments on lot combinations.

41
42 Eimee Meneses, Latinos in Action at Park City High School, reviewed her contributions
43 in the City. Her sisters worked in Park City and lived in Salt Lake. She requested

1 affordable housing in Park City for her family. Her family worked up to three jobs each to
2 afford an apartment in Park City.

3 Chris Goff stated he attended the Historic Preservation Board and heard the discussion
4 regarding lot combinations. He liked the design guidelines and felt that process was
5 valuable. He did not support eliminating lot combinations.

6
7 Andrew Cress stated the lot combination discussion surprised him and if it was
8 eliminated, he wouldn't be able to renovate his home appropriately. He didn't think
9 amending the code would solve the issue.

10
11 Jessica Loya, Latinos in Action Vice President, spoke for those working families who
12 couldn't speak for themselves. They needed affordable housing to work and live in Park
13 City.

14
15 Angela Moschetta read a statement requesting Council to hold the resorts accountable.
16 She reviewed the Park City Mountain base efforts for their PEG project. She also noted
17 Alterra was developing. She and some neighbors met and appealed the administrative
18 action of the Planning Commission and she prevailed. She stated staff helped
19 applicants and asked who helped residents who opposed these projects. She thought
20 there were flaws in the code and it was frustrating to see the oversight bodies make
21 decisions they didn't feel good about.

22
23 Council Member Rubell stated it was frustrating to hear these comments and he wanted
24 a Land Management Code (LMC) discussion. Moschetta discussed the LMC regarding
25 applications and stated some of the applications were inactive and could be denied.
26 She stated the Fox Tail Trail and PEG applications were not active according to code.
27 The Alterra application was also inactive. She thought applicants should be active in
28 their project progress. She stated Council had obligations now that they knew about
29 these code violations.

30
31 Mayor Worel closed the public input portion of the meeting.

32 33 IV. CONSIDERATION OF MINUTES

34 35 1. Consideration to Approve the City Council Meeting Minutes from November 3, 36 10, and 17, 2022:

37 Council Member Rubell referred to the November 3rd minutes and noted the summary at
38 the end of the pickleball discussion noted RAB would discuss booking priority and he
39 thought there was also direction for them to look at varying the times of day. It was
40 indicated the audio would be reviewed to see what the direction was.

41
42 Council Member Doilney moved to approve the City Council meeting minutes from
43 November 10 and 17, 2022 and continue the minutes from November 3, 2022. Council
44 Member Gerber seconded the motion.

RESULT: APPROVED AND CONTINUED

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

V. NEW BUSINESS

1. Consideration to Approve Resolution 24-2022, a Resolution Welcoming the Return of Winter in Park City:

Jenny Diersen stated this resolution would welcome winter to the funky town that Park City was.

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

Council Member Doilney moved to approve Resolution 24-2022, a resolution welcoming the return of winter in Park City. Council Member Toly seconded the motion.

RESULT: APPROVED

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

2. Discuss the Upper Main Street Improvement Project - Including the Intersections of Main Street, Swede Alley, Park Avenue, Daly Avenue, and King Road:

John Robertson, City Engineer, and Linda Jager, Community Engagement Manager, presented this item. Robertson stated traffic had significantly increased on Park Avenue and Upper Main Street and he felt the proposed improvements would help resolve some of the problems. Jager indicated there would be a large public outreach effort for this project. She wanted to collaborate with residents and businesses in the area and related a committee was formed with representatives from these groups. They had six meetings and heard the following challenges: lack of separation between residential and commercial areas, commercial traffic in residential areas, no separation between cyclists and/or pedestrians and vehicles, diverse users in the area with minimal knowledge of area and rules, large vehicles causing damage to signs and properties, and lack of resources for enforcement.

Robertson stated his team drafted several options to solve the concerns, slow down traffic, and increase safety. The proposed solution would widen sidewalks on Upper Main and Hillside. He noted there were trails in that area, but there was not good access to those trails, so connections to the trails would be constructed. Jager stated this proposal would achieve the desired goals of balancing the separation of commercial and residential areas, improve walkability, control speed and provide reliable transit.

Robertson reviewed Phase Two of this project would evaluate improvements at Swede Alley and Main Street. He asked if Council supported splitting the project into two phases and indicated the estimated cost for Phase One would be \$1 million.

Council Member Toly asked if the open space would be a trolley turnaround or remain as open space. Robertson stated it was currently a parking lot and would continue to be a turnaround. He thought some landscaping could be put in as well.

Council Member Rubell asked if Phase One would overlap with Swede Alley Phase II. Robertson stated there was a little overlap with the improvement of curb and gutter at the intersection of Swede Alley. Council Member Rubell asked if the sidewalk would be plowed to which Robertson affirmed that, it would be plowed in the winter after it was widened.

Mayor Worel opened the item for public input.

Clive Bush thanked staff for their work on this project and noted the community committee met six times and there were lengthy discussions. He supported Phase One because the LMC supported it for the Historic Residential 2 (HR2) zone. It would minimize the visual impacts of vehicles. He also thanked the consultants. Phase Two would include what would be done with the Brew Pub Plaza and he encouraged the City to decide what that space would be used for.

Mayor Worel closed the public input.

Council Members Rubell, Dickey, and Gerber agreed to proceed with Phase One now. Council Member Doilney supported Phase One and noted the neighborhood had been patient and now they would get what they asked for. Council Member Toly supported proceeding with Phase One and thought the challenge was to determine the future of the Brew Pub Lot. All of Council agreed on the preferred design option.

3. Consideration to Adopt Resolution 25-2022, a Resolution Adopting the Revised Personnel Policies and Procedures Manual, Effective January 1, 2023, for Park City Municipal Corporation:

Sarah Mangano, Human Resources Manager, presented this item and stated this resolution would change the Vacation Policy effective January 1, 2023. This policy would start employees at three weeks' vacation and add a fifth tier for those employees who worked for the City 20 or more years. She stated employees worked for the City an average of nine years. Also, mid-career employees would receive vacation at the years of service they came to the City with, and noted this would be a great recruiting tool.

Mayor Worel asked why the City had a vacation accrual limit of 320 hours, to which Mangano stated it was in line with Salt Lake County. Council Member Rubell asked if employees should be pushed to take vacation rather than accruing it. Mangano stated it

could be left up to managers to decide, but some departments had seasons where employees could not take vacation. She also noted when employees accrued substantial hours, they could take off for a month, which some preferred.

Council Member Rubell asked about the financial liability associated with increased vacation accrual. Jed Briggs, Budget Manager, stated wages were paid whether the employee worked or used their vacation. He didn't think it would impact the City too much. Council Member Rubell asked if the liability would go up a certain percentage point. Mangano thought maybe two percent. Council Member Doilney asked that Mangano run the numbers with the retention impact.

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

Council Member Doilney was curious to know how these benefits would impact retention. Mangano stated it would help recruit and retain employees. Council Member Rubell stated he didn't think Council had the information to make a policy decision and hoped for more detailed information for future policy decisions. Council Member Gerber was glad this policy was being updated to stay competitive with other municipalities.

Council Member Gerber moved to adopt Resolution 25-2022, a resolution adopting the revised Personnel Policies and Procedures Manual, effective January 1, 2023, for Park City Municipal Corporation. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance No. 2022-46, an Ordinance Approving the 161 Park Avenue Plat Amendment Located at 161 Park Avenue, Park City, Utah:

Spencer Cawley, Planner II, presented this item and stated this was a historic structure. The applicant sought a lot combination to complete renovations.

Mayor Worel opened the public hearing.

Angela Moschetta opposed lot combinations for the purpose of building out larger homes in historic areas. She stated if the applicant expanded the house, an old tree would be removed. She thought if it remained a ski bum shack, it would be more affordable.

Mayor Worel closed the public hearing.

Council Member Toly asked for information on the encroachment. Cawley stated the retaining wall encroached onto City property. The owner could remove the wall or enter into an agreement with the City. Council Member Rubell stated the code currently

1 allowed lot combinations and asked if eliminating this from the code was being
2 considered for the future. Cawley couldn't speak for the future, but the code allowed it
3 today. Council Member Gerber noted direction from a previous discussion was to set
4 requirements so houses would not be built out to the limits. There were many homes
5 with lot lines down the middle of the homes and that was the reason for the code
6 allowance.

7
8 Council Member Gerber moved to approve Ordinance No. 2022-46, an ordinance
9 approving the 161 Park Avenue Plat Amendment located at 161 Park Avenue, Park
10 City, Utah. Council Member Dickey seconded the motion.

11 **RESULT: APPROVED**

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

13
14 **VI. OLD BUSINESS**

15
16 **1. Consideration to Approve the Second Addendum for a One-Year Extension of**
17 **the Park City Kimball Art Festival Special Event License/City Service Agreement:**

18 Jenny Diersen, Special Events Manager, and Aldy Milliken and Hilary Gilson, Kimball
19 Arts Center (KAC) were present for this item. Diersen reviewed the previous Council
20 discussion where KAC requested to extend their contract as-is for the 2023 festival. A
21 formal agreement would be worked on and brought to Council in the spring for future
22 years. Milliken thanked Council for their support.

23
24 Mayor Worel opened the public hearing.

25
26 Betsy Wallace, Sundance Institute Managing Director, stated these events were
27 essential arts and culture events and were needed for the wellbeing of Park City. She
28 supported this addendum and a contract for future festivals.

29
30 Mayor Worel closed the public hearing.

31
32 Council Member Dickey moved to approve the second addendum for a one-year
33 extension of the Park City Kimball Art Festival Special Event License/City Service
34 Agreement. Council Member Toly seconded the motion.

35 **RESULT: APPROVED**

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

37
38 **2. Thaynes Canyon Parking Update - White Pine Touring Proposed Parking**
39 **Mitigation Plan:**

40 Heinrich Deters, Trails and Open Space Manager, and Vaughn Robinson, Golf
41 Manager, presented this item. Council Member Toly reviewed she and Deters had
42 multiple meetings with White Pine Touring. She hoped to come up with a number of

1 parking spots. White Pine asked for 18 spots and Council Member Toly asked to see
2 carpooling. She wanted to ensure they received the same spots as golfers received in
3 the summer. The proposal included using the 12th tee for parking, encouraging the use
4 of carpooling, using signage, etc. She noted this was a temporary solution and a
5 permanent solution would be proposed later for Nordic skiers and golfers.

6
7 Council Member Gerber asked if there was concern for alpine skiers using the parking if
8 parking hours were 10:00 a.m.-6:00 p.m. Richard Hodges, White Pine Touring Director,
9 stated they determined carpool support would be adequate and it was a reasonable
10 approach to manage the parking. It also kept the parking consistent. He thought the
11 hours would preclude most alpine skiers because it would be challenging to come that
12 late.

13
14 Officer Comer stated he pulled accident statistics from the past 10 years for that area.
15 There were eight non-injury accidents and three injury accidents. There were no reports
16 related to the parking zone. Council Member Rubell stated there was a Neighborhoods
17 First meeting and a slide was shown with six accidents in that area. John Robertson
18 stated those accidents were 2011-2012, but there were no accidents in the parking
19 area.

20
21 Robinson felt the proposal was fair. They would come back in January to discuss a
22 long-term resolution. Council Member Rubell stated Golf removed the carpooling signs
23 because people would take the signs and say they were carpooling when they weren't.
24 Hodges stated his staff would do some patrolling of the area. Council Member Toly
25 noted there was discussion to lower the hours, but they decided to present the hours as
26 displayed.

27
28 Council Member Rubell asked how many Neighborhoods First program participants
29 from Thaynes Canyon were enrolled, to which Robertson stated 15-20. Council Member
30 Rubell stated the neighbors were concerned about the parking and the response from
31 the City was to enroll in the program. He asked how many took the golf survey, and
32 noted many people were concerned about the impact and were following the direction
33 given by the City. He asked if the safe routes to school complied with this proposal.
34 Robertson indicated he would have to research that. Council Member Rubell asked how
35 many transit lines served the area, and thought it was five. He asked if this solution was
36 an LMC non-conformance. Deters stated the pervious surface issue that made it non-
37 conforming. Council Member Rubell also thought the non-conformance included
38 landscaping, space dimensions, street access and circulation, and more. He asked if
39 staff had referred to the LMC for safety concerns. Deters stated the direction from
40 Council was to present a temporary plan until a long-term solution could be vetted.

41
42 Council Member Rubell asked if this was consistent with the General Plan statement.
43 Deters indicated he didn't read the General Plan, but noted the Resort Commercial
44 Zone was next to the Residential Zone. Council Member Rubell asked if this was in the

1 master planned development (MPD) in the Residential Commercial (RC) Zone or if the
2 MPD extended into the Urban Park Zone. Deters indicated the MPD was specific to the
3 RC Zone and the MPD was silent on the parking area. He stated the pervious surface
4 was a code violation and would be addressed in the Parking Plan, which would be
5 presented January 5, 2023.

6
7 Council Member Rubell stated it was not in the MPD so the MPD didn't apply to this.
8 There was a note in the 1997 approval that stated, "The planning conditions to allow for
9 temporary parking along the edge of the driving range has been intentionally deleted."
10 This language was in the MPD.

11
12 Council Member Rubell stated at the Neighborhoods First meeting, data was shown that
13 traffic on Thaynes Canyon Drive was double its rated capacity in the winter. Also, 25%
14 of the traffic exceeded the speed limit by five miles per hour (mph). Robertson stated a
15 year ago, and the average speed was 28 mph in a 25 mph zone, but staff had since
16 lowered the speed limit to 20 mph and added a stop sign. He didn't agree it was over
17 capacity.

18
19 Council Member Rubell asked if there was a walkability component as part of the
20 proposal, to which Deters stated no but the long-term plan would address that. Hodges
21 indicated the access would be that people would walk on the snow from the vehicles.
22 Council Member Rubell stated it pushed the residents that walked around the
23 neighborhood into the street.

24
25 Council Member Rubell asked what staff was asking. Deters reviewed Council direction
26 from the last meeting and stated the proposal was straightforward. Council Member
27 Rubell asked if Council could subvert the Planning Commission side of this. Robinson
28 indicated the neighbors came to City staff over the years asking for parking next to the
29 driving range to open up the neighborhood, and an unofficial agreement took place.
30 Council Member Rubell stated that happened before all the congestion. He asked when
31 staff and White Pine began planning this, to which Deters stated October.

32
33 Council Member Rubell asked how the barricade would be managed. Hodges indicated
34 the City would provide cones and traffic candles for the mornings. Council Member
35 Rubell asked if the proposed parking zone was safe for buses and pedestrians. Deters
36 stated he reached out to the school district and they didn't have any concerns with the
37 location. Staff had also moved the transit stop to the west. Council Member Rubell didn't
38 want the parking to creep down the hill. Deters asserted the City would provide barriers
39 on each end of the parking area to ensure the parking didn't expand outside the
40 boundaries. He noted the rangers would patrol and a Golf staff member would also be
41 there to monitor parking.

42
43 Council Member Rubell asked if the candlesticks would keep cars from getting in.
44 Deters hoped a rope would be used in addition to candlesticks. Hodges indicated this

1 was an iterative process and they would meet regularly and make adjustments as
2 needed.

3
4 Council Member Rubell asked about the December 31 special event. Deters explained
5 the White Pine application for a special event and noted it was completed except for a
6 parking plan. If this proposal was approved, they would use the area. If the parking area
7 was not approved, they would have to find parking outside of the area.

8
9 Council Member Rubell asked if there were active provisions for pickup and drop-off.
10 Council Member Toly stated some pickup would be in the parking lot and some would
11 be in the drop and load zone. The City did not regulate that, so that would be the
12 responsibility of White Pine to ensure the teams using the parking were mitigating the
13 pickup and drop-off.

14
15 Council Member Rubell asked about satellite parking, to which Robinson stated it was
16 by Hole 12 and noted it would be groomed and staff would be put over there. Council
17 Member Rubell noted Golf only used this parking 33 days out of the 125 approved days.
18 He thought it was important to note since White Pine proposed to use this parking all
19 the time. He asked if there was a parking shortage since the beginning of the season, to
20 which Hodges stated people had to drive around multiple times as they looked for a
21 parking spot. Council Member Rubell felt that was a false answer because he had
22 walked around the area and there was always available parking. He stated the City
23 Engineer could make health and safety recommendations and asked Robertson if he
24 thought this was a safe solution, to which Robertson stated it was safe based on
25 accident history.

26
27 Council Member Toly indicated there were public comments complaining about not
28 enough parking for adaptive skiers, and asked if that could be modified. Hodges stated
29 visitation was on a case-by-case basis and they did whatever was necessary to make it
30 happen. If more spaces were needed, they would create more spaces, but he indicated
31 they were not needed every day. After some discussion, it was decided that three
32 spaces for adaptive skiers would be open 9:00 a.m.-6:00 p.m. and the others would
33 open 10:00 a.m.-6:00 p.m., and those rules would be followed.

34
35 Mayor Worel opened the item for public input.

36
37 Joan Thompson thought the cart was being put before the horse. The ski industry had
38 really grown. She felt a parking utilization study should be done before a plan was
39 approved. She was concerned about safety as parents dropped off their children.

40
41 Denise Gregg worked with the Trails program. Council Member Rubell gave a few ideas
42 on where adaptive skiers could park, but as she checked it out, it was not feasible. Most
43 people were in wheelchairs and they couldn't go through the snow.

1 Charlie Sturgis asked Council Member Rubell to recuse himself from these discussions
2 since he had significant conflict of interest and had conduct unbecoming of a Council
3 person. He noted there were many Council members who had done that previously.
4

5 Angela Moschetta stated Vail was the elephant in the room. This was a ski operator that
6 had to accommodate drop-offs. It sounded like this included some different needs. This
7 also reminded her of Park Silly Sunday Market. That was a great event, but it grew too
8 big. Maybe this should go out to RFP. She agreed tonight was not the time to make big
9 decisions. She supported the LMC.
10

11 Christie Hind, Director of Park City Ski and Snowboard, stated her nonprofit supported
12 low-income families. Next week 111 kids would be in the program.
13

14 Bill Ciraco indicated this situation had become adversarial because White Pine had
15 outgrown their space. He didn't think Council Member Rubell should recuse himself
16 because everyone had a right to advocate for their neighborhood. Ciraco had been
17 working with Deters to help him get trailhead parking for his neighborhood. Likewise, it
18 would be nice for everyone to work together to solve this issue. He also sent the
19 following eComment: "It has come to the attention of the Board of Aspen Springs Ranch
20 HOA that the parking situation at White Pine Touring (Hotel Park City) has become
21 untenable with respect to the neighboring community. I have been to most City Council
22 meetings over the past year including for the recent presentation of the White Pine
23 Touring winter parking plan a few weeks ago. I also attended the meeting in April/May
24 where the golf course presented (with you) on the very same issue. Additionally I have
25 served in the NTMP program for Thaynes Canyon tasked with working towards
26 solutions to ease the burden of resort and guest traffic through these residential
27 neighborhoods, all to make these neighborhoods safer and more livable. It has become
28 obvious to even a casual observer that White Pine Touring is seeking accommodation
29 that no private entity would likely have a chance of being granted - (i.e. The Peaks Hotel
30 outdoor dining, see link below.) There are several homeowners in Aspen Springs that
31 are White Pine Cross Country patrons, the trail network maintained by White Pine
32 Touring abuts our HOA. I myself am a loyal White Pine customer (mountain biking) and
33 my wife skied with the Betty's last year and she also serves on the board of USA Nordic
34 - we are ardent supporters of the sport of Nordic skiing and believe it is an important
35 and differentiating part of Park City, our HOA is doing our part, just in case our concern
36 is mischaracterized in the current charged climate. Despite our predilection to support
37 cross country our first and paramount concern is with our community. It is in this regard
38 that we need to discuss the our shared effort to construct an off street trailhead parking
39 area on Meadows Drive in Aspen Springs. Witnessing the lack of compromise and the
40 recent adversarial posturing gives us great pause with regards to pursuing this parking
41 option in our community which could open the door to overuse or misuse as seen on
42 Thaynes Canyon Dr. Yes, the easement we negotiate would lay out the uses and
43 restrictions, but I assume there is also some legal zoning document in place at the Hotel
44 Park City (MPD, CUP) which I would presume does not allow for overflow parking on

1 the side of the property? Our point being that the operators of both the Golf Course
2 (PCMC) and White Pine Touring Cross Country as well as their landlord (the City)
3 appear not to be bound by legal documents or agreements with respect to this issue.
4 Therefore we would have concerns with regards to entering into an agreement with the
5 City. I believe you have been working hard on this and as you recently mentioned will
6 have an update for us soon. Please include in your update some language regarding
7 the current situation at White Pine Touring and the provisions that will be made to
8 protect us from a similar fate (for example, no parking signs on Meadows Drive are
9 great in theory but if the city neglects to police and ticket, then overflow from the lot that
10 is constructed will park on Meadows Dr. with no consequences.) The Covenants, Codes
11 and Restrictions that were recorded with the City when the ASR Plat was recorded
12 empower our HOA Board as "Guardians of the Meadow" (see attachment), we take that
13 role seriously and do our best to preserve this beautiful entry corridor into Park City.
14 We are not seeking to import a business operator's problems into our neighborhood. In
15 summary our board would like to see a reasonable compromise and solution to address
16 the parking issue at White Pine Touring and for the City to provide language which
17 addresses our concerns for overuse here to help us feel comfortable in giving a final
18 approval to move forward with a 20-space trailhead parking project in Aspen Springs."

19
20 Jon Weinberg stated he had two children in the White Pine program and enjoyed skiing
21 there. He supported approving the White Pine proposal. He agreed Rubell should
22 recuse himself because the public only had three minutes to give their input yet Council
23 Member Rubell could talk as long as he wanted.

24
25 John Greenfield stated he was a fan of free parking at ski resorts. He noted this was a
26 temporary plan and there were no accidents in that area. He thought if the Park City
27 image was a cool ski town, there would be parking on the side of the road. He asked for
28 the people passionate about this to tone it down. The Council heard all the points and
29 he trusted Council to make the right decision.

30
31 Thomas Cooke didn't think Nordic skiing could be compared to Vail. He used to work at
32 White Pine as an instructor and indicated many youth programs there helped kids
33 become Olympians. The Kickers and Gliders programs were for low-income children
34 who didn't have opportunities for winter sports. He felt the White Pine proposal was
35 accommodating. He had never seen alpine skiers use that parking so he did not think
36 that should be a concern.

37
38 Max Bozner had children in the program and supported the parking proposal. He
39 thought driving over the speed limit argument meant nothing.

40
41 Deb Rentfrow asked Council to uphold the LMC. She didn't want Council to keep
42 approving temporary solutions for skiing and golf. Skiers with a lot of gear wasn't ideal
43 for public transit. Since parking wasn't working, she wanted to see a permanent plan
44 that was consistent with the LMC.

1 Julia Geisler eComment: "This past week I witnessed adaptive skiers trying to access
2 the White Pine Touring track and was disappointed to see that the most easily
3 accessible parking to the track on Thaynes was closed and these athletes were having
4 to scramble around the already full hotel lot with adaptive equipment. I myself also
5 created a bigger traffic problem discovering the lot was closed and had to circle around
6 and around the area to eventually find a spot in the hotel lot. I felt bad about parking in
7 the hotel lot and displacing hotel guests. The parking on Thaynes should have an
8 (equitable) alternative in place before it is closed. In light that an alternative was not
9 identified this summer before the short nordic season began, the council should open
10 this parking this season and find an alternative solution to implement next season,
11 including bringing the Thaynes road access into compliance. This lot has been open for
12 many years and works. Improvements such as painting the crosswalk to alert traffic to
13 slow down (construction trucks included) in this area would help; as I would surmise that
14 traffic speed would be the majority of complaints the city has for this area. NIMBY
15 complaints should be weighed with public access at the forefront of the council's
16 consideration. Maintaining available parking for human powered sports in this town is
17 important."

18
19 Jennifer Adler eComment: "I am writing to ask you to reject White Pine Touring's
20 request for temporary parking along Thaynes Canyon Drive. This is not a safe location
21 for parking, particularly if a justification is accommodating children and the Adaptive ski
22 community. The winter traffic along Thaynes Canyon Drive can be heavy, and includes
23 winter transit in two directions (with stops immediately along the proposed overflow
24 parking area), and large vehicles servicing the commercial tenants at Silver Star. White
25 Pine Touring is seeking to expand the overflow parking arrangements in contrast to their
26 previous proposal and the direction from Council in prior discussions to further mitigate
27 their original plan. White Pine Touring is not acting in good faith, particularly when
28 temporary overflow parking capacity has already been granted to them within the Hotel
29 Park City complex. We should not be establishing a principle that the Council can be
30 compelled to go against an initial decision, and against resident interests, by groups
31 using "strong-arm" tactics. Further, by demonstrating that they are unwilling to operate
32 within constraints, what confidence do residents have that White Pine Touring will be a
33 good-faith partner working towards a long-term solution for parking at the Nordic Center
34 that doesn't include parking along Thaynes Canyon Drive? The hours White Pine are
35 proposing are egregious and I am skeptical that even more limited hours will be properly
36 managed, but that is neither here nor there. Thaynes Canyon Drive is not zoned for
37 parking. This is an ideal opportunity for White Pine Touring to wean themselves off the
38 use of this area for overflow parking. I urge the Council to deny White Pine Touring's
39 application so that White Pine Touring can adapt to other solutions. Thank you for your
40 attention and for supporting the local resident community."

41
42 Ron and Liz Yokubison eComment: "As a Parkite for the past 18 years and an avid
43 Nordic skier for the last 17, I am writing to request that the City Council approve the
44 ability for Nordic skiers to park along the side of the Nordic track on Thaynes Canyon

Road. I am merely asking that we be allowed by Council to park on the snow (not the road) as we have been doing during past seasons. I personally have seen the explosion of the sport of Nordic skiing in our town, especially since COVID. The camaraderie among the Nordies is something not to be missed as we say hello to each other while we boot up and gather our gear to embark on a day of skiing on the only Nordic track that is groomed every single day at the White Pine Nordic Center. Nordies offer wax suggestions to each other, discuss snow conditions and share a smile as we all reflect on how lucky we are in to live in Park City and skate or classic ski on the greatest snow on earth. If permission isn't given to park on the side of the track, I'm afraid that skiers will be forced to park in the neighborhood streets which would be a nuisance for all involved. Please approve the ordinance to park along the side of the White Pine Nordic track and support the fellowship of Nordic skiers in Park City."

Sheldon Thieszen eComment: "Please support this proposal for parking at Thaynes Cyn. As a long time user of the trails (over 20 yrs), I can't believe we are at this point where we have to "regulate" parking but here we are. There is insufficient parking available at the hotel for people who are simply there to ski. We almost always carpool and frequently enjoy a meal at the hotel after skiing. Eliminating parking will make this a nonviable option for us. We will simply not take public transportation to skate for 1-2 hrs - we will just go somewhere else. This is a huge loss for locals who enjoy the mountain lifestyle."

Amy Cairn eComment: "The parking for the White Pine Touring/Thaynes Canyon is a necessity for users of White Pine Touring Center. This parking has been established as precedence for over 30 years. The skiing community is thoughtful and considerate when using this parking. It makes accessing the ski track easier and safer for families and adaptive skiers. An alternative and equitable parking option needs to be determined before closing the historical parking area. Any council member that owns property near this area should recuse themselves on commenting or voting on this due to conflict of interest."

Eric Hermann eComment: "We strongly support White Pine's parking mitigation proposal for overflow parking. The facility is a boon for the community and the overflow parking does not reduce vehicle circulation on Thaynes Canyon Drive. Frankly, we are surprised that the community is spending so much time on codifying an arrangement that has worked well for years."

Closed public input

Mayor Worel closed the public input and stated she wanted to get a permanent solution by the beginning of summer.

Council Member Rubell thought it was great to get the facts out. He supported finding a permanent solution. The code bound the City to uphold health and safety and this proposal seemed to violate that code. The volume of sport participation had grown all

1 over town. This required cooperation and other entities worked with the City to mitigate
2 the volume. He wished a proposal had been presented like the golf parking solution. He
3 agreed nobody wanted to hurt the kids' programs. He stated in the retreat, the Council
4 agreed safe neighborhoods was a priority. The proposal was not safe and it
5 disconnected the neighborhood in favor of convenient parking. He did not support this at
6 the macro level. Because of the adaptive sports and kids programs, a solution needed
7 to be found. This area was close to transit and close to Silver Star. He proposed
8 amending the proposal to implement 1:00 p.m.-6:00 p.m. open hours, and have
9 adaptive skiing open 9:00 a.m.-6:00 p.m. with three parking spots. A safe walking path
10 should be incorporated into the plan by the tree line. There should be no double
11 parking. He proposed that any abuse of the plan would breach the contract and the deal
12 would be terminated.

13
14 Council Member Gerber was concerned that Park City Mountain skiers would use the
15 parking. She was fine having the 10:00 a.m.-6:00 p.m. hours with a two- or three-hour
16 parking limit. She wanted to collaborate for a permanent plan.

17
18 Council Member Doilney asserted this plan was broken and he didn't want another
19 temporary plan. He was okay with the 1:00 p.m.-6:00 p.m. hours, but thought the issue
20 would come back to Council for amendments if those hours were approved. He thought
21 signage would work and would have an impact. The safety discussion was valid, but
22 since there were no accidents to date, he supported the plan presented.

23
24 Council Member Toly wanted an enforcement plan for the 10:00 a.m.-6:00 p.m. hours.
25 She wanted to see mutual respect from Council and staff and other entities. She would
26 commit to meeting with White Pine once a month to resolve issues. She supported the
27 original plan presented.

28
29 Council Member Dickey preferred the open hours be 12:00 p.m.-6:00 p.m., but he
30 supported the temporary plan for the next three months. The majority of Council agreed
31 to the 12:00 p.m.-6:00 p.m. proposal.

32
33 Mayor Worel summarized the majority of Council approved a plan with open hours
34 12:00 p.m.-6:00 p.m., adaptive hours 9:00 a.m.-6:00 p.m., and ropes to mitigate
35 parking. Council Member Rubell asked about having a walking path by the driving range
36 to keep people off the street. Council preferred signage for no double parking. The
37 Council liaison would meet regularly with the concessionaire. Council Member Toly
38 preferred the original proposal.

39 40 VII. ADJOURNMENT

41
42 With no further business, the meeting was adjourned.

43
44
Michelle Kellogg, City Recorder



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

December 15, 2022

The Council of Park City, Summit County, Utah, met in open meeting on December 15, 2022, at 3:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss security at 3:05 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 3:17 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Discuss Park City's Water Supply and Potential Continuation of Leasing Surplus Water to Weber Basin through Provisions in the Western Summit County Project Master Agreement:

Clint McAfee, Public Utilities Manager, presented this item and displayed a chart of the City's water supply. He stated 45% of the water came from abandoned mine tunnels. Another third of the supply came from the intake of Rockport Reservoir. When 3Kiings Water Treatment Plant (3KWTP) was finished, all the water sources would be treated. He noted the untreated water would irrigate outside, serve the golf course, and remain in the streams.

Council Member Toly asked why the water demand went up and then was projected to go down in 2027. McAfee stated the City had a five-year contract to lease water to Weber Basin so the 2027 numbers did not reflect a contract renewal at this point. McAfee indicated July and August were the highest demands on water, and sometimes winter usage was high depending on snow making.

McAfee referred to the master agreement and indicated it was a cooperative agreement between the water suppliers to jointly monitor and track the water supply and deficiencies. In the short-term, they wanted all the systems to be interconnected to use the existing surplus among all the districts. The long-term water supply provision was that Weber Basin would construct the next water development project. The lease had a 10-year horizon. Each entity listed their surplus water. The first five years of the lease was binding. If there was a deficiency, it was perpetual. Park City currently had a surplus. If the surplus diminished, the City could back out of the contract.

Council Member Doilney asked if the City increased the amount of water it provided, to which McAfee stated the City was able to choose how much surplus to lease. He noted the contract was modified to include a provision regarding drought or a disaster. In those cases, the City could reduce the surplus amount it would lease.

Council Member Gerber asked if Weber Basin produced water or just leased Park City's water. McAfee stated they produced water wholesale. Council Member Gerber asked if the City was the only entity in the cooperative that had surplus water. McAfee stated each entity had their own sources, but there wasn't enough water to meet their demands. McAfee reviewed that leasing water was a significant revenue source for the City and indicated it accounted for 25% of the water revenue. The Council was in favor of continuing to lease water.

Discuss the Temporary Winter Balcony Enclosure Pilot Program

Caitlyn Tubbs, Planner, presented this item and reviewed the history of the pilot program. She indicated this item went to the Historic Preservation Board (HPB) and the members were in support of the program for winter only. The Planning Commission members were split. Some wanted stronger design guidelines and enforcement and they did not want to allow permanent enclosures. The Historic Park City Alliance (HPCA) favored continuing the program and making it permanent. Tubbs stated some concerns with keeping the enclosures year-round were about how they would affect the historic nature of Main Street.

Seth Adams, Riverhorse on Main, stated he used this program to enhance his business. Throughout COVID, it became a semi-permanent structure. They worked with the HPB and Planning to make the enclosure design work for Main Street. It didn't add to the sewer or water demands since people were going to eat somewhere on Main Street.

Tubbs asked for direction on traffic mitigation if Council decided to continue the program. Adams stated Riverhorse was not responsible for the traffic problem. The enclosure was a great addition to Main Street and he wanted to continue to use it.

Mayor Worel reviewed when this discussion first came to Council in 2015, there was concern on lost energy from the temporary structures, and she asked if the enclosure

1 was more energy efficient. Adams stated the windows could be upgraded, but radiant
2 heat was on the deck and blinds were used so he thought it was well maintained.

3
4 Council Member Toly asked if HPB and the Planning Commission had been asked if
5 this would be allowed in historic buildings. Tubbs stated the question presented was if
6 the program should be expanded to buildings with balconies on Swede Alley. There was
7 some support for it, but many felt it would not be used due to there not being many
8 balconies on Swede Alley. They also discussed enclosing historic balconies but both
9 entities agreed it would not be a benefit to the City. Adams stated the rule when he
10 designed his enclosure was that the structure couldn't damage the building. He noted
11 the program was only for restaurants at the time.

12
13 Council Member Rubell asked why the Planning Commission didn't give a
14 recommendation and asked to see a recommendation from them. Council Member
15 Dickey asked if the lack of a recommendation was really a recommendation not to
16 change the Land Management Code (LMC). Tubbs stated no recommendation was
17 sought because there was no application for it. She indicated the standards for the
18 program had been codified, so the LMC would be amended if Council wanted to
19 discontinue the program. Council Member Dickey asked about the discussion with the
20 HPB. Tubbs stated the sentiment was that the enclosure still had the historic elements
21 with regard to coloring and the simplistic design. It distinguished itself from the historic
22 building with glazing and the use of modern materials. Council Member Dickey asked if
23 tents would be allowed if the enclosures were denied. Tubbs stated there was a
24 separate process for leaving a tent up.

25
26 Council Member Doilney agreed the Planning Commission and HPB needed to give a
27 recommendation on making this a permanent program. He asked if this was a Council
28 driven initiative. Mayor Worel stated she was on the Planning Commission in 2015 and
29 at that time they gave a negative recommendation. Then it went to Council. Council
30 Member Gerber stated Council allowed the enclosures to stimulate economic vitality on
31 Main Street and energy efficiency was part of it. Former Council Member Matsumoto
32 didn't think the enclosures were a big deal because the enclosure was more energy
33 efficient than a tent and it looked nicer. The decision was made to support the
34 businesses and at the same time protect the historic buildings. She thought it shouldn't
35 be a pilot program any longer and she hoped there was a way allow it during winter
36 months.

37
38 Council Member Toly thought the program should continue but she thought it should be
39 extended to all restaurants. She thought restaurants in non-historic buildings had an
40 unfair advantage. The program should be for everyone or nobody. Council Member
41 Doilney understood the program was Council driven, but now it should go back to the
42 HPB and Planning Commission for an evaluation and recommendation. He stated this
43 program was not about fairness because historic buildings had to deal with different
44 rules and regulations.

Council Member Dickey agreed with Council Member Doilney, but he was open to continuing the program for another year. He wanted to hear the HPB's recommendation. Council Member Doilney asked how long it took for Riverhorse to build the design, to which Adams stated two years. Council Member Doilney thought if they were required to build a new enclosure, they would need another year.

Mayor Worel summarized the item should go back through the process and Council requested a recommendation from the Planning Commission. Council favored extending the program an additional year. Council Member Rubell suggested holding off with extending the program until Council knew if that was needed. The structure in question might meet the stricter regulations. He had a hard time with jumping ahead of the process on an issue if it was not needed at this point. Council Member Dickey asked Planning Commission to give a timeline and then bring it to Council. Council Member Doilney thought it should only come back to Council if needed because staff knew how Council felt about it.

It was indicated the Planning Commission would give a timeline for this item to go through the process and they would give a recommendation. If the program needed to be extended due to the timeline, there was Council support to extend it.

Empire Pass Master Owner Association (EPMOA) Mining Structure Historic Preservation Update:

Caitlyn Tubbs, Planner, and Doug Ogilvie, representing EPMOA, presented this item. Tubbs stated this was an informational presentation to fulfill requirements by the EPMOA agreement. She explained the City and EPMOA updated the MOA and each entity was required to provide \$40,000 each year for 10 years to preserve the mining structures on Flagstaff.

Tubbs reviewed recent preservation projects. The Daly West Headframe was restored and moved 20 yards from its original location. The nearby hydrant shacks were also restored. The King Con Ore Bin partially collapsed and was restored. Upcoming projects included revegetation and signage. She noted there were other structures not on the property that needed restoration and she asked for Council feedback on restoring those.

Ogilvie stated the Kings Con Ore Bin project was a Friends of Ski Mining project. The EPMOA had almost finished the Daly West Headframe and he indicated the budget was overspent. The way the MOU was written, the EPMOA was able to advance money to get the project completed, so the funding committed to date would take them through 2024. If both entities advanced funding three years, they could complete the renovation projects. He noted there were other structures not on the Flagstaff annexation area, but they were important structures.

Ogilvie explained the funding requirements and stated after the first 10 years, the funding would decrease to \$20,000 per year for ongoing preservation. He asked to advance the annual payments three years to complete the projects. He indicated the City did not have to pay out-of-pocket, but the funds would be deducted from the real estate transfer fees that EPMOA allocated to the City.

Mayor Worel asked if Council favored bringing this back for further discussion. Ogilvie clarified the transfer fees were for open space and transit. The mining resources were on open space so this was an appropriate use of funding. Council Member Rubell asked for the funding element to be clearly laid out for the next discussion. It sounded like the EPMOA historic preservation side had a cap on it. He would like clarity on if that was correct. Tubbs stated this would come back early next year.

Military Installation Development Authority (MIDA) Presentation by Paul Morris, MIDA Executive Director:

Paul Morris indicated MIDA was a state authority and an economic development entity with a military focus. He reviewed the purpose of MIDA was to create project areas to facilitate land development to support the U.S. military mission in Utah, issue bonds, provide municipal services, distribute legislative appropriations, levy taxes to support the project area development, assist in long-range planning and serve as trustee for the Air Force payment-in-kind account. He displayed a slide showing the economic impact that the military had on Utah. He showed the Falcon Hill project that spanned various cities in Northern Utah, and noted 4,000 jobs were created as a result of that project.

Morris discussed the current project in Wasatch County. He reviewed the Air Force owned property on Red Maple, but Park City didn't want them to build a hotel there. So MIDA transferred their ownership to Wasatch County. Dave Williamsen, MIDA, gave the history of making the resort work and stated it took a minimum of 175 rooms to pay for the resort oversight and management. Heather Kruse, MIDA, displayed the area established by Wasatch County for recreation and the area of Hideout. She stated the parcels within the boundaries had to have the landowners' consent to construct the project. This took time to achieve. Some of the project achievements included the Jordanelle Parkway. Also, 500 parking spaces were completed at the resort. They had 140 new residences and 815 new subdivision lots. They would also create 5,000-7,500 new jobs. They estimated tourists would spend \$4 million per year. She indicated the Mayflower Hotel would have 387 rooms and part of those would be reserved for military personnel only. There was conference space as well. There would be a skier services complex that would include hotels, condos, and skier services, such as a ski school and retail outlets. Things they knew they needed in order to make the project viable was transit and affordable workforce housing. She was grateful for the roll out of transit in Wasatch County. There were four buildings in the project designated for short-term and long-term rentals. This was the first phase and more affordable housing was planned in the future.

Kruse indicated they would offer skiing, fly fishing, mountain biking, and water recreation. They worked with the National Abilities Center (NAC) and smaller groups in the area. On the east side, they worked with Sky Ridge for golfing. The NAC would open golfing as a programming option for their clients. Sky Ridge would open an equestrian center that would be open to the public. She discussed the infrastructure projects they were involved with as well.

Council Member Rubell asked what the concept for the recreation project was. Morris stated it was a booking priority in favor of retired and active military. The public could reserve any remaining rooms. Council Member Rubell noted the public would pay more so the military personnel could get better rates.

Council Member Toly asked if they would be expanding into Park City, to which Morris stated they would not. Council Member Gerber thanked them for considering transit and affordable housing and stated 600 affordable units would not be sufficient. Morris stated 600 units were planned offsite, but that didn't count with what would be built in the village. Council Member Gerber hoped to hear the total number of affordable units provided in the future. Kruse stated they exceeded the affordable housing requirement asked of them. They were also contributing to a fund for first-time mortgages.

Council Member Doilney thought the information was clear and it was nice to know the impacts coming to the area. He asked for clarification for plans on Part Seven of the project, which was around Hideout. Morris stated that was around the lake and the legislature would have to approve that part.

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	Absent

II. SWEARING IN CEREMONY

1. Peace Officer Swearing-In Ceremony:

Chief Carpenter stated Mike McComb, Emergency Manager, completed the Peace Officer Standards and Training (POST) and would be sworn in. Other officers being sworn in included Shawn Ray, Cole Reidhead, and Adam Butler. Mayor Worel swore in the officers and the officers' families pinned badges on them.

III. APPOINTMENT

1. Appoint Jess Griffiths to the Park City Public Art Advisory Board Effective Immediately through June 30, 2025:

Jenny Diersen stated one board member moved out of state and three candidates applied to fill the vacant position.

Council Member Gerber moved to appoint Jess Griffiths to the Park City Public Art Advisory Board effective immediately through June 30, 2025. Council Member Toly seconded the motion.

RESULT: APPROVED

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

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Gerber wished the community a happy holiday season. She indicated there was a KPCW article on Recycle Utah that indicated one of the reasons they needed to move was because they had to pay to have cardboard stored until they could have it recycled. They needed a bigger location to better serve the community.

Council Member Rubell stated people applied values differently. He encouraged the community to focus on actions instead of words. He stated there was language in the Utah State Code regarding the administration of government that prohibited harassment, intimidation, attempts at incitement, etc. He indicated he went to Shop with a Cop and it was great. The Richardson Flat Park and Ride was active with Transit as of Sunday. He thanked the City staff who worked over the holiday period.

Council Member Toly indicated this was the year of recreation. She was grateful to work with her fellow Council members. Mayor Worel recapped Shop with a Cop. Santa would come down the Town Lift on Saturday. She also reviewed Park City was recognized as one of the Merriest Main Streets in America on the Today Show. One hundred people showed up to be on national television and support the community.

Staff Communications Reports:

1. Wreaths Across America Ceremony:

2. LMC Case-by-Case Determination:

Council Member Rubell thought there was great information in this. He proposed the Planning Commission review the document and propose modifications to Council. Council Member Gerber wanted to give Planning Commission some prioritization in the list. Council Member Rubell didn't want to dissect it prior to having them look at it. Council Member Dickey agreed this list should be looked at in relation to the code amendments going through the process and prioritized accordingly. Council Member Toly agreed with Council Member Dickey. Mayor Worel summarized the majority of Council wanted to send this to Planning Commission to prioritize the list. Matt Dias, City Manager, stated the Planning Commission would prioritize it with their current workload and current LMC amendment processes.

Council Member Gerber asked what the goal with these items was. Council Member Rubell stated the Planning Commission expressed concern on how certain things were written. This was a great opportunity to update the code. Council Member Doilney asked how far out Council wanted to see these things. He thought Council should relate how big of a priority these were. Based on the Planning Commission workload, he wanted to be fair to them. Council Member Rubell didn't want to dictate the level of authority and he wanted them to see the document. Capacity shouldn't drive the approach to government. He wanted them to decide if these sections of code were appropriately written. Council Member Doilney thought the Planning Commission work was over capacity. Council Member Toly stated the best time to have them look at LMC amendments would be after the legislative session since other amendments would be needed anyway. Council Member Doilney thought the consultants could look at them if Planning Commission stated it was beyond their scope. Dias stated these were complicated cases. He summarized Planning Commission could look at the list and see if it was a high priority for them.

Gretchen Milliken, Planning Director, explained the document outlined when case-by-case determinations were made and she wanted to know how the Planning Commission should go about determining what was most important. Council Member Rubell wanted the Planning Commission to discuss when and if they could look at it, or they could determine that a consultant should look at it. They should look at both documents to see if the authority, recommendations and final action were appropriate. Then look at the determinations to see if any of those should be amended.

V. 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.

Megan McKenna, Mountainlands Community Housing Trust, thanked Council for their support. They just launched the Workforce Employer Rental Incentive program. Deer

Valley was the first employer participating and next year they hoped to have more employers participate. She also noted she rode transit from PC Heights and thanked the City for transit.

Mayor Worel closed the public input portion of the meeting.

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from November 3, 2022:

Council Member Doilney moved to approve the City Council meeting minutes from November 3, 2022. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

VII. CONSENT AGENDA

1. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival:

2. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2023 Sundance Film Festival:

3. Request to Approve and Accept the Fiscal Year 2022 Draft Annual Comprehensive Financial Report (ACFR):

Council Member Gerber wanted everyone to look at the end of the ACFR for interesting facts. Council Member Rubell asserted this was more than an audit report.

Council Member Toly moved to remove Item One from the Consent Agenda. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

Council Member Doilney moved to approve Consent Agenda Items Two and Three. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

1. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival:

Mindy Finlinson, Finance Manager, stated a line on the list needed to be corrected. The address 950 Main should be 950 Ironhorse.

Council Member Doilney moved to approve the Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival as amended. Council Member Toly seconded the motion.

RESULT: APPROVED

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

VIII. OLD BUSINESS

1. 516 Marsac Avenue (Old Peace House) Project Update:

Brown Sebright, Housing Program Manager, presented this item with Derek Moe, Architect. Sebright reviewed Council direction to use this property as employee rental housing and maximize the units. He brought designs for a triplex and a duplex for consideration. To accomplish a triplex, a 450 square foot addition within the setbacks in the back would be needed. The duplex option could be accommodated within the existing building envelope. The triplex would have two - two bedroom units and a three bedroom unit. He stated a triplex was a conditional use and when the application was made, they could request reduced parking. Sebright stated the estimated cost for the triplex was \$1,318, 711 but that could be reduced if the parking was reduced. The cost for the duplex was estimated to be \$960,092.

Council Member Gerber asked if cars were not able to be parked outside with both options, to which Sebright stated it only applied to the triplex. Council Member Rubell asked if there was a construction timeline difference with the two options, to which Sebright stated no. Council Member Rubell asked what would happen if a renter no longer worked for the City. Sebright stated they would have to move out. Council Member Rubell clarified on parking that a variance could be requested by asking the Planning Commission for a conditional use for it, to which Sebright affirmed. Council Member Rubell asked if the LMC could be looked at to make it more generic so the City wasn't granted something that others would not be allowed to do. Sebright stated the condition could be applied for by anyone.

Council Member Toly asked if a lease requirement could be to only have one car, to which Sebright affirmed. Council Member Toly asked if the leases would be awarded via lottery. Sebright indicated he was working on that. Council Member Toly requested a construction plan for vehicles.

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

The Council favored moving forward with the triplex design. Council Member Rubell didn't want the City to have special privilege through the process. He suggested

1 reviewing the LMC to ensure the process was appropriate given where the project could
2 land.

3
4 Mayor Worel summarized the Council agreed to move forward on the triplex. Matt Dias
5 asked if this was one request or two to include the Planning Commission. Council
6 Member Doilney stated the City didn't want special treatment, but he didn't want the
7 process held up until there was an LMC amendment. Council Member Rubell stated a
8 request for a variance was separate from the conditional use process. He wouldn't
9 support the variance route if it only benefited the City. Council Member Gerber indicated
10 anyone could request a variance. Council Member Dickey noted the board would apply
11 the request to a standard. The majority of Council favored the variance request.

12 13 IX. NEW BUSINESS

14 15 **1. Consideration to Approve Ordinance 2022-47, an Ordinance Amending the** 16 **Annexation and Zoning Ordinance No. 2012-12, for Approximately 20.46 Acres** 17 **of Property Located at 3981 Kearns Boulevard, in the Quinn's Junction Area,** 18 **Known as The Park City Film Studios First Amended Subdivision Lot 1B, Park** 19 **City, Utah. The Site was Previously Zoned Community Transition (CT) with a** 20 **Regional Commercial Overlay (RCO) Designation:**

21 Alex Ananth, Senior Planner, Jason Glidden, Housing Manager, Justin Keyes,
22 representative of the developer, and Trent Smith, Modern Out West, were present for
23 this item. Ananth reviewed the history of this project. She noted the project had an
24 affordable housing requirement of 42.4 affordable unit equivalents. There was an
25 amendment to the master planned development (MPD) that would allow for mixed-
26 use commercial. A subdivision was approved on the site and would not be part of the
27 MPD. There would be a commercial core in the center of the project and the
28 retail/commercial uses were on the ground floor of those buildings. Phase One had
29 all affordable housing buildings. Phase Two consisted of all commercial buildings.
30 Phase Three was planned for market rate townhouses, and Phase Four was for the
31 hotel and another building at the back of the site.

32
33 Ananth stated the building heights varied, which was appealing for this development.
34 The commercial buildings and townhouses were 25 feet tall, the market rate building
35 and the mixed-use with affordable buildings were 40 feet tall, and the building set
36 farthest from the street was 45 feet tall. There was precedence for height variances
37 from the film studio and the buildings across SR 248. Of the 42 required affordable
38 unit equivalents (AUE), 64 units would be constructed in a mix of sizes and rented up
39 to 80% area median income (AMI) in Phase One. In addition to the required units,
40 the developer proposed building 120 more affordable units in a mix of sizes and
41 rented up to 80% AMI but available to households earning up to 120% AMI. All of the
42 studio units would be rented for 60%-70% AMI.

1 Ananth noted there was a condition of approval that required a parking study for any
2 commercial uses that had intense parking requirements, such as office, retail, or
3 service. The applicant asked for an 89 stall parking waiver and Planning Commission
4 approved that.

5
6 Keyes indicated many of the affordable units were 60% AMI, which was below the
7 City's requirement. He reviewed the original plan for the property and compared it to
8 the proposed plan. Smith stated there were stepped heights that would lead to the
9 film studio height of 60 feet. The four-story affordable housing building would be the
10 tallest on the campus. There were no buildings in the sensitive overlay zone. He
11 explained the mixed modal aspect of the development including trail access, bus
12 access, and interior pedestrian circulation. Keyes indicated there would be a total of
13 185 affordable units. He noted the other affordable units would have rents starting at
14 80% AMI but allowing an AMI of 120%, so if the renters got a pay raise, they
15 wouldn't have to move out.

16
17 Keyes discussed the nightly rental units and indicated he needed these to make the
18 development profitable. He reviewed the Planning Commission was concerned about
19 the impact of nightly rentals on the surrounding residents. Smith stated the amenities
20 were part of the development. One thing was a three-season plaza that included a
21 playground, farmer's market, pickleball courts and other courts. A bus stop would be
22 constructed as well as pocket parks. Covered bike storage would be provided for
23 every unit.

24
25 Mayor Worel asked if all 185 units would be deed restricted, to which Keyes affirmed.
26 Council Member Toly asked how they would prevent this parking lot from becoming a
27 park and ride. Smith stated there was a guard at the entrance to the film studio.
28 There would be a little park and ride for those who used the trail system. Keyes
29 stated the residential and commercial parking would be shared. He didn't want
30 overparking, but they had the space to add more parking if it was needed. He hoped
31 the parking would not be a park and ride. Council Member Toly asked how the
32 parking was designated. Keyes stated the parking would not be by permit, but each
33 townhome would have a garage. The other units would have underground parking
34 designated for users. It was indicated the swimming pool was only for the market
35 rate units. The sport courts were available for all in the Studio Crossing community.
36 Council Member Toly asked what the construction timeline was. Keyes stated the
37 project was planned for six years, but they hoped to accelerate the timeline once
38 approvals were received.

39
40 Council Member Rubell asked if the public safety agencies had approved this. Smith
41 stated the Fire Department meetings were being set up now. Ananth indicated she
42 didn't expect any major issues with the Fire District. Council Member Rubell
43 reviewed code required 655 parking spots and the development offered 565 stalls.
44 Shared parking required 527 spots so the development was overparked. Keyes

1 stated they could put in additional parking, but the Planning Commission concluded
2 565 stalls were sufficient. Council Member Rubell asked to learn more about the
3 nightly rental zone in the area. Keyes stated this project was in the community
4 transition zone with the RCO overlay zone which allowed nightly rentals. Council
5 Member Rubell asked for consistency in staff report communications. He asked why
6 this project was not eligible to be processed as an affordable master planned
7 development (AMPD). Keyes stated the AMPD capped retail at 10,000 square feet
8 and for this project, 60,000 square feet of commercial was needed. He also thought
9 the AMPD prohibited nightly rentals.

10
11 Council Member Dickey stated the commercial full-time employee (FTE) assumption
12 was 211 and he estimated 353 occupants were assumed to occupy affordable
13 housing. He looked at the net impact of affordable housing and thought it was a 35–
14 40-unit net gain. He expressed concern about the small benefit compared to the big
15 impact those additional residents and employees would have on the entry corridor.
16 The benefit wasn't that big from an affordable housing perspective. Glidden stated
17 the old MPD had zero affordable housing and had a 100-room hotel plus additional
18 retail. Council Member Dickey stated there was uncertainty on the old plan that was
19 being compared to the current plan. Keyes indicated he was about to pull the
20 building permit on the hotel when they offered to change the plan. There wasn't
21 uncertainty. The code-based requirement was 20% affordable housing and they
22 were building 50% affordable housing. Council Member Dickey asked if a transit stop
23 would be built, to which Smith asserted he met with the Transportation team to get
24 the plans and figure out how the route would work.

25
26 Council Member Rubell asked if the hotel was permitted and approved, to which
27 Ananth stated it was considered allowed. Council Member Gerber stated this was a
28 fully private project and she asked if additional affordable units could be considered if
29 the City contributed funds. Glidden explained there were preliminary conversations
30 and the developer was open to that, but the developer wanted to see where the
31 market landed first. Council Member Gerber asked if the garages would be fitted for
32 electric vehicles and if the project would fit with the City's sustainability goals. Smith
33 stated electric vehicle chargers would be installed. Council Member Gerber asked if
34 heating would be efficient, to which Smith stated they were discussing having all
35 electric units. Mayor Worel thought the townhomes would be great for seniors
36 looking to downsize.

37
38 Mayor Worel opened the public hearing.

39
40 Megan McKenna, Mountainlands Community Housing Trust, indicated she supported
41 this project and the ordinance. In evaluating a project, they looked at the net impact
42 to the community. This project wasn't perfect, but this plan was a net gain. She was
43 pleased to see the deeper affordability. She also welcomed the amenities that
44 surrounding neighborhoods could access.

1 Rena Jordan saw the success of Newpark and she supported this development. She
2 was optimistic it would be a success.

3
4 John Greenfield was grateful that many of the affordable units were under 80%.

5
6 Helen Nadel thanked Council for their hard work. She supported this project. It fit
7 Council's affordable housing goal. Growth would continue to happen in the City and
8 that would require good planning. Projects like this would ensure people from all
9 walks of life could live here.

10
11 Alex Butwinski via Zoom stated he was on the Council when the proposal was
12 approved in 2012. He supported the new proposal.

13
14 Megan McKenna added that Council Member Gerber's suggestion to partner with
15 developers on affordable housing was good.

16
17 Mayor Worel closed the public hearing.

18
19 Council Member Doilney explained the process the project went through to get it to
20 work. He stated they met all the requirements and then some. That should be
21 considered as discussion took place tonight.

22
23 Council Member Toly thought this would bring workforce into the community. She
24 was hopeful to bring the commuters into the community. She hoped it would not
25 become a park and ride. She favored the support commercial and as many pickleball
26 courts as possible.

27
28 Council Member Rubell asserted it didn't make sense not to have the Fire District's
29 stamp of approval and thought their approval should precede Council's approval. He
30 was fine with the proposed parking reduction, but wanted to know the impact of the
31 parking reduction since people would lean on other modes of transportation. He
32 asked for more parking conversations. He wanted the conflicting information on
33 nightly rental zoning to get cleared up before this was approved and for the maps to
34 be updated. There was also a discussion on property owners who got business
35 licenses for nightly rentals and he stated property owners had nightly rentals and
36 didn't get business licenses so he expected the numbers of nightly rentals with
37 business owners would be low. He favored a nightly rental cap on the project and the
38 amount needed if the City partnered with the owner on this project. He thought
39 60,000 square feet of commercial was acceptable for this project and thought
40 Council could look into updating the AMPD to allow that. It didn't have to be before
41 the project approval, but it could be concurrent. He wanted to continually improve
42 instead of giving one offs. Council Member Rubell thought it would be nice to have
43 some for-sale units in the project. He stated the workforce range was close to 60%
44 AMI, but the only units offered at that range was studio units. He asked the

1 developer to look at a range so other units could be offered at a lower price. He
2 didn't want transient housing for film studio workers. He didn't think that was the
3 intent, but it would be nice to put some restrictions on that.

4
5 Council Member Dickey indicated the FTE issue was concerning and thought all the
6 extra density would be for an additional 16 affordable units. He thought the
7 development could deliver so much more. Glidden stated there was a lot of density
8 and they were maxing it out. If the City allowed more density, the developer would
9 build more. The workforce in that area would have priority in the waterfall. Council
10 Member Dickey was okay with height and the parking reduction. He was concerned
11 with the lack of integration of the market rate units and affordable units.

12
13 Council Member Doilney asked if it was a normal process to have public safety
14 approval before Council approval. Ananth stated she overlooked sending it to the
15 public safety agencies, but she had years of experience and she knew it would work.
16 Council Member Doilney reviewed the applicant maximized affordable housing. He
17 thought many of the residents would work at the entities located across SR 248 and
18 although the net impact might be small, the feel of the impact seemed to be big. He
19 supported the project as-is.

20
21 Council Member Gerber agreed with Council Member Dickey's concern of mixing
22 affordable with market rate units, but she knew there were HOA issues. She asked if
23 the additional units that went up to 120% would be mixed AMIs, to which Glidden
24 affirmed. She hoped to create additional deed restrictions. She was confident they
25 could work through issues with the Fire Department. She asked if there was time to
26 discuss additional deed restrictions. She didn't want to drag the discussions out and
27 she supported the project. She felt the issues were minimal and the opportunity was
28 big.

29
30 Mayor Worel stated this project was much better than the original plan and there was
31 a lot of community benefit. She thought there was still a possibility for a master lease
32 for parts of this project.

33
34 Council Member Doilney moved to approve Ordinance 2022-47, an ordinance
35 amending the Annexation and Zoning Ordinance No. 2012-12, for approximately
36 20.46 acres of property located at 3981 Kearns Boulevard, in the Quinn's Junction
37 area, known as The Park City Film Studios First Amended Subdivision Lot 1B, Park
38 City, Utah. Council Member Gerber seconded the motion.

39
40 Council Member Rubell stated they were in no position to approve this when public
41 safety agencies hadn't reviewed it. Ananth stated there were conditions in the
42 ordinance that worked for the public safety agencies.

Council Member Dickey thought there was time for the public safety agencies to look at this first. He wanted to see an analysis of the net impact and the FTEs created by the commercial and the residential. If there was only a 16-unit net impact, he would want to go back to the drawing board. Glidden noted he didn't have a way to calculate ratios of FTEs derived from nightly rentals or residential units. Council Member Dickey stated there were tables with FTEs generated by industry class. Keyes asked if Council Member Dickey understood the impact of the original plan that was ready to go if this fell through. Council Member Dickey understood the current project was better than the original but he wanted to see the analysis.

Council Member Toly asked if there was a 12-month lease for the rentals. Keyes stated the minimum lease required was a six-month lease, but they normally offered 12-month leases. The film studio employees would not qualify for leases since they were transient.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, and Toly

NAYS: Council Members Dickey and Rubell

2. Consideration to Approve a Level Five Special Event Permit for the 2023 Sundance Film Festival in a Form Approved by the City Attorney:

Jenny Diersen, Special Events Manager, and Betsy Wallace, Sundance Institute Managing Director, presented this item. Diersen reviewed the longstanding relationship between Sundance and Park City. She listed the proposed changes, including a 10 day in-person festival with virtual participation the last five days, an updated drop and load zone and Lyft staging, Transit and parking plans, a midnight noise variance request for the Bob Wells Plaza, updated health protocols, and an outreach plan.

Wallace was excited for Sundance to come back in-person to Park City. This festival was the top film festival and one of the top five in the world. She thanked staff for working with her as they prepared for the festival. Some sustainable efforts included reusable water bottles and water stations in the theatres. She noted the festival no longer required masks, but they were suggested for theatres. In addition to the City's outreach efforts, Sundance would perform outreach as well. She indicated she would return in May to debrief the festival with Council.

Mayor Worel asked if the load in/out would be restricted to certain days and times, to which Diersen affirmed. Mayor Worel asked if Lyft would use the same part of Bonanza Park as the Transit to Trails program used. Diersen reviewed the areas where the vehicles would be located.

Council Member Gerber asked if the Galleria box office would still be open for ticket pickup. Diersen stated the pickup was at the Flagpole Lot. It was indicated there were 10

spots reserved for ticket pick up and the rest was for employee parking. Wallace clarified the tickets were digital and so the parking spots would be for people who had problems with their accounts. Council Member Gerber asked if permitted employee parking permits were allowed in China Bridge, to which Diersen stated it was allowed but she preferred employees to park in the Homestake Lot or Richardson Flat.

Council Member Rubell asked if the cash contribution to Sundance and the Kane Security reimbursement was in the Master Festival License (MFL) or in the Supplemental Plan, to which Diersen stated the cash contribution was part of the MFL. Kane Security started in 2014 and 2015 to consolidate services previously performed by five departments. At that time, the City took on those costs. Council Member Rubell asked to discuss that when the MFL was renewed.

Council Member Toly asked about the one-way traffic. Diersen explained Swede Alley would be one-way south, Main Street and Park Avenue would be one-way north, and Hillside would be one-way into town (west). She clarified there would be residential passes for those streets.

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

Council Member Rubell moved to approve a Level Five Special Event Permit for the 2023 Sundance Film Festival in a form approved by the City Attorney. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

3. Consideration to Authorize the Following Annual Insurance Premiums to Fund the City's Insurance Placements for the 2023 Calendar Year: Property Insurance: \$316,267 and Auto Physical Damage: \$98,568 to Liberty Mutual; Public Entity Liability Insurance: \$264,233 to States Self-Insurers Risk Retention Group, Inc.; Workers' Compensation Insurance: \$243,820 for the Workers Compensation Fund; Crime Insurance: \$4,427 to Travelers Insurance Co., and \$4,500 for a special Treasurer's Bond; and Drone Insurance: \$1,688 to Global Aerospace:

Matt Dias, City Manager, explained these coverages took a lot of work. A broker bid out the policies to get the most favorable rates. Over the years, the premiums were managed well, but this year assets had gone up, inflation increased, and the City had more employees and as a result, incurred more accidents. He noted western wildfire risks also contributed to the increased premiums.

Mayor Worel asked what crime insurance covered. Dias explained this insurance would cover loss if an employee stole funds.

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

Council Member Toly moved to authorize the following annual insurance premiums to fund the city's insurance placements for the 2023 calendar year: property insurance: \$316,267 and auto physical damage: \$98,568 to Liberty Mutual; public entity liability insurance: \$264,233 to States Self-Insurers Risk Retention Group, Inc.; workers' compensation insurance: \$243,820 for the Workers Compensation Fund; crime insurance: \$4,427 to Travelers Insurance Co., and \$4,500 for a special Treasurer's Bond; and drone insurance: \$1,688 to Global Aerospace. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

X. ADJOURNMENT

PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

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

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

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

III. NEW BUSINESS

1. Consideration to Approve the Studio Crossing Housing Mitigation Plan to Fulfill the Affordable Housing Obligation Generated by the Proposed Studio Crossing Project:

Jason Glidden, Affordable Housing Manager, reviewed the mitigation plan was covered in the regular meeting as the ordinance was discussed. Board Member Dickey clarified the plan was approved and the housing requirements met the housing resolution, to which Glidden affirmed. Justin Keyes reiterated that when the construction costs were locked in, they would discuss a City contribution and affordable housing expansion.

Glidden stated the Housing Resolution was updated every two years and a consultant was being hired to help evaluate employee generation numbers for hotels. Glidden would request that employee generation numbers based on nightly rentals be evaluated as well.

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

Board Member Doilney moved to approve the Studio Crossing Housing Mitigation Plan to fulfill the affordable housing obligation generated by the proposed Studio Crossing Project. Board Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Board Member Rubell

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Finance & Accounting

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival

Suggested Action:

Attachments:

[Special Event Temporary Alcoholic Beverage Licenses Staff Report](#)

[Exhibit A: January 5 2023 Liquor List](#)



City Council Staff Report

Subject: Request for Approval of Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival
Author: Sadie Hennefer, Business Licenses Specialist
Department: Finance
Date: January 5, 2022
Type of Item: Consent

Recommendation

We are requesting Council approval of the Special Event Temporary Alcoholic Beverage License (License) applications listed in Exhibit A for operation during the 2023 Sundance Film Festival (Festival).

Executive Summary

Exhibit A lists all License applicants to date pending approval. All requirements for application, including insurance requirements and applicable license fees, have been submitted and paid. All locations in Exhibit A have been considered vibrant or meet one of the one-year vibrancy exceptions listed in the code and are eligible to be approved for a Single Event Temporary Liquor permit. We are requesting approval of the attached applicants to serve alcoholic beverages during the 2023 Festival.

Analysis

As stated in Municipal Code [4-6-2-\(B\)1](#), all Single Event Temporary Liquor permit applications for the dates during the Sundance Film Festival are required to obtain Council approval no later than the last regularly scheduled meeting in the month of December.

After the Finance Department accepts completed applications, the applications are reviewed by multiple departments. After approval, the applications must receive City Council approval. Municipal Code [4-6-2\(B\)2](#), allows City Council to hear no more than twelve (12) applications for late approval after the December deadline noted above.

In accordance with [4-2-15: Vibrant Commercial Storefronts](#), locations that have been deemed “dark” for two or more consecutive quarters and which do not meet any of the one-year allowed exceptions will not be eligible for a Single Event Temporary Liquor permit at that location. All the locations listed in Exhibit A are either vibrant or have met one of the exceptions to vibrancy and are eligible to be approved for the Single Event Temporary Liquor permit.

Exhibits

Exhibit A- List of locations

Event Name	Event Address	Regular Tenant
Slamdance	255 Main	TMI
Slamdance	255 Main	TMI
Susan Swartz/Done to Your Taste	260 Main	Susan Swartz
Precious Entertainment/Music Lodge	268 Main	Rockwell Offices (working BL)
Egyptian Theatre	328 Main	Egyptian Theatre
Egyptian Theatre	328 Main	Egyptian Theatre
Egyptian Theatre	328 Main	Egyptian Theatre
ChefDance LLC	427 Main	ChefDance (working BL)
Canon Creative/Copa Bar Services	528 Main	PC Museum
Gold House/Sunrise Collective	540 Main	Riverhorse
Canada Goose Lounge	558 Main	PC Fine Arts
Chase Sapphire/Brilliant Consulting	573 Main	Old Towne Gallery
Chase/LA Times Media/Brilliant Co.	580 Main	Old Towne Gallery
Vulture/Vox/Top Shelf	591 Main	Lunds Fine Arts
White Claw Shore Club/Top Shelf	608 Main	Montomery Fine Arts
IndieWire Sundance Studio	625 Main	Summit Sotheby's
Sundance Sponsor Colab/Top Shelf	660 Main	Arts Council of Utah
MACRO/Storied Management	201 Heber Ave	Courchevel
Acura/Top Shelf	475 Swede	-
Apple TV/Culinary Crafts	657 Park Ave	Big Moose Yacht Club
Sundance Institute	950 Ironhorse	-
Sundance Institute	950 Ironhorse	-
1497 South Asian Lodge	1167 Woodside Ave	The Shop Yoga Studio
Gathering Space/Done to Your Taste	1283 Deer Valley	Christian Center
TAO/Top Shelf	4001 Kearns	Utah Film Studio

Late Liquor Applications

Kimball Art Center	1251 Kearns Blvd	Kimball Art Center
Project Green	580 Main	Willie Holdman Gallery
Meredith Marks	511 Main	Meredith Marks
Meredith Marks	511 Main	Meredith Marks
Meredith Marks	511 Main	Meredith Marks

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Finance & Accounting

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Approve Type 2 Convention Sales Licenses for Operation during the 2023 Sundance Film Festival

Suggested Action:

Attachments:

[Type 2 Convention Sales Licenses Staff Report](#)

[Exhibit A: January 5 2023 CSL List](#)



City Council Staff Report

Subject: Request for Approval of Type 2 Convention Sales Licenses for Operation during the 2023 Sundance Film Festival
Author: Sadie Hennefer, Business License Specialist
Department: Finance
Date: January 5, 2022
Type of Item: Consent

Recommendation

Review and consider approving the Type 2 Convention Sales License (CSL) applications listed in Exhibit A for operation during the 2023 Sundance Film Festival (Festival) contingent on passing the Final Inspection Post Application (FIPA).

Executive Summary

Exhibit A lists all the Type 2 Convention Sales License applicants to date pending approval. The applicants have obtained a pre-inspection prior to application (PIPA), provided a site/floor plan stamped by a design professional with occupant load, and paid the applicable license and trash fees. We are requesting approval of the applications for Convention Sales Licenses during the 2023 Sundance Film Festival.

Analysis

The Festival attracts an increasing number of businesses/entities which conduct business within the Park City (City) limits on a short-term basis. These entities are not affiliated with the Festival, nor are they official sponsors. The increase in the number of these entities has created health, safety, and wellness concerns for the City and its residents, including the City's ability to provide basic Police, safety, and emergency services. The Finance Department, as well as other departments, are inundated with Type 2 Convention Sales License applications in the months and weeks before the Festival starts.

The Municipal Code for Type 2 CSLs allows the City to address issues related to adverse impacts or carrying capacity issues related to the licensed activity and volume. It also allows service departments, event staff, and public safety to obtain a more adequate picture of the total public service demands for the Festival in a timeframe that provides for service level and cost adjustments.

Municipal Code [4-7-3 \(B\)\(2\)](#) states that Council retains authority to approve Type 2 CSL license applications. Prior to Council's consideration of the Type 2 CSL license applications, the applicant must have a pre-inspection prior to application (PIPA). This inspection will highlight any issues related to the space prior to their final inspection. The inspection must accompany the license application along with accurate floor plans stamped by a design professional, including the occupant load.

The process for a Type 2 CSL is as follows:

1. Obtain floor plans stamped by a design professional
2. Obtain a PIPA
3. Obtain receipt showing payment to Republic Services in the amount of \$100 to cover trash impacts (one receipt *per applicant*).
4. Submit application with site plan, PIPA, and pay the appropriate fee
5. Finance requests approval from City Council
6. Obtain Council approval
7. Obtain a FIPA
8. Issue license

All of the attached applications have met the Municipal Code standards and have completed department review.

Exhibits

Exhibit A - List of Locations

Event Name	Event Address	Regular Tenant
Precious Entertainment	268 Main	Rockwell Offices
Liquid Media Group LTD	268 Main	Rockwell Offices
Montana Film Commission	268 Main	Rockwell Offices
UCLA School of Theater	268 Main	Rockwell Offices
University of Pennsylvania	268 Main	Rockwell Offices
UNICEF Entertainment	268 Main	Rockwell Offices
Sylviana/Ledvance LLC	268 Main	Rockwell Offices
Alliance for Women Composers	268 Main	Rockwell Offices
Slamdance	255 Main	TMI
NYU Tisch /Eating Establishment	317 Main	Eating Establishment
Hollywood Reporter	625 Main	Downstairs
Go Inspo Corp	625 Main	Downstairs
American Civil Liberties (IndieWire)	625 Main	Summit Sotheby's
Showtime Networks Inc (VOX)	591 Main	Lund's Fine Art
Kimball Art Center	1251 Kearns Blvd	Kimball Art

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Sustainability

Item Type: Work Session

Agenda Section: OLD BUSINESS

Subject:

Review Thaynes Canyon Drive/Hotel Park City Parking Study
(A) Public Input

Suggested Action:

Attachments:

[Thaynes Canyon/Hotel Park City Parking Study Staff Report](#)

[Exhibit A: Kimley-Horn Thaynes Canyon Drive/Hotel Park City Parking Study](#)

[Exhibit B: Hotel Park City Development History Specific to Parking](#)



City Council Staff Report

Subject: Thaynes Canyon/Hotel Park City Parking Study
Author: Heinrich Deters, Vaughn Robinson, Michelle Downard
Department: Trails and Open Space, Golf, Executive
Date: January 5, 2023
Type of Item: Administrative

Recommendation

Review, discuss, take public input, and consider providing initial direction regarding the Thaynes Canyon Drive/Hotel Park City (HPC) Parking Study (Study) (Exhibit A). After Council deliberation, we recommend consideration of three different long-term parking strategies for the area:

- 1. Forego any process to consider permanent parking improvements on City-owned property along Thaynes Canyon Drive and eliminate any future temporary parking (beyond the winter 2023 temporary approval) and require Hotel Park City, Golf, and Nordic concessionaires to implement 'Parking Management' and Transportation Demand Management (TDM) actions.**
 - this is the least expensive option and does not require a land use process or construction period;
 - requires the property to "park within its means";
 - likely requires the Golf and Nordic concessions to recalculate revenue projections, eliminate outside tournaments and events, and renegotiate contractual agreements; and
 - does not address parking shortages associated with Hotel Park City, Golf and Nordic concessionaire, and requires considerable enforcement resources.
- 2. Explore a public/private partnership with Hotel Park City to initiate a public planning process to construct underground parking within the Hotel Park City MPD.**
 - initiate discussions with Hotel Park City, similar to previous efforts associated with the development;
 - would require an extensive public planning process including significant public involvement;
 - the most expensive and resource dependent option;
 - will have extensive construction impacts;
 - will not be determined or implemented in a timely manner;
 - Hotel Park City will likely request additional density associated with any planning application; and

- if implemented correctly will address the parking shortage for Hotel Park City, Golf and Nordic concessionaire.
- 3. Initiate a public involvement process and design surface parking and walkability improvements on City-owned Golf Course property, located along Thaynes Canyon Drive and require Hotel Park City, Golf and Nordic concessionaires to implement parking management and TDM actions.**
- allows for ongoing public input during the design process and allows Council to weigh in prior to final project implementation;
 - requires reprioritization of funding and resources and requires a Conditional Use (CUP) land use approval;
 - addresses the growing need to balance additional recreation parking with walkability improvements and neighborhood mitigation;
 - requires Hotel Park City and Recreation concessionaires to implement parking management and TDM actions outlined in the Study;
 - while we support TDM programs, their success lies in the operators' commitment to implementation and enforcement.
 - this option does not address overall parking shortages associated with the Hotel Park City MPD and is not subject to the Hotel Park City MPD; and
 - will require significant construction along Thaynes Canyon Drive if ultimately approved.

Executive Summary

Council will review and consider a complex policy question involving parking related issues associated with competing residential, commercial, and recreational goals within the Thaynes Canyon Neighborhood. The goal of this meeting is to introduce the new study information and resulting options, but staff does not necessarily expect a final decision. This meeting is likely the first of several meetings in which Council will discuss, take public input, and consider providing direction regarding a long-term parking solution associated with Hotel Park City, the Golf Course, and the Nordic concessionaire.

The Parking Study consultants, Kimley-Horn (KH), will present information collected this summer and identify the following:

- A parking supply and demand analysis of the property;
- Recommended parking management and TDM strategies; and
- Potential walkability improvements and parking alternatives and analysis.

Golf, Transportation Planning, Engineering, Trails and Open Space, Parking, and the Planning Departments are available to answer questions about long-term parking options and potential impacts. Hotel Park City representatives will also be in attendance and available to answer questions about future partnerships and property operations.

Background

Two distinct areas are reviewed as part of the Study, each subject to differing ownership and land use variables.

1. Hotel Park City Residential Condo Plat is roughly five acres in size and is subject to the 1997 Golf Course Hotel MPD. A background of the parking requirements associated with the Hotel Park City development is provided in Exhibit B.
2. Informal parking along Thaynes Canyon Drive is located partially within the 50' Thaynes Canyon Drive right of way (ROW) and on the City-owned Municipal Golf Course property which is subject to the "Park City Golf Course Back Nine Subdivision."



Since 2015, PCMC has participated in several discussions and received a variety of public input, both for and against overflow parking, in the general area. More recently, PCMC created a new website, hosted on <https://engageparkcity.org/thaynes-parking>, to receive additional input and held a neighborhood open house on June 2, 2022.

On [April 28, 2022](#), Council supported researching long-term strategies to address overflow parking along Thaynes Canyon Drive, in collaboration with the neighborhood and Hotel Park City. Additionally, this summer, the Golf Team implemented a temporary parking overflow plan to reduce and mitigate parking impacts. A [June 9, 2022](#), Staff Report outlined the temporary parking management approach authorized by Council, pending the outcome of the Kimley-Horn Study.

On [July 21, 2022, City Council](#) authorized Kimley- Horn to study the Hotel Park City property, including a review of parking supply, demand, and conditions related to overflow parking on Thaynes Canyon Drive. The scope included an assessment of the property's existing entitlements and TDM strategies.

Parking Study Stakeholders, Data Collection and Modelling

The City hosted an initial kick-off meeting with KH, which included representation from Hotel Park City, Jans/White Pine, and Golf. Each stakeholder met with KH and provided historical data and operational information. Below is an overview of the information provided:

- Hotel Park City – Hotel occupancy, special events, employee transportation trends, visitation transportation trends, off-site parking arrangements, spa, and restaurant visitation;
- Jans/White Pine – Annual passes sold, day tickets, rental packages, youth programming, and special events;
- Golf Course – Annual golf rounds played, local programming, tournaments, and special event attendance; and
- PCMC – The Hotel Park City MPD application, Development Agreement, staff reports, and TDM strategies.

Over the summer, KH conducted three (3) site visits (August 17, 20, and 24) to collect parking data. On October 17, 2022, KH conducted a final site visit to collect additional walkability data to consider those improvements concurrently with a future parking improvement.

KH utilized software modeling derived from the Urban Land Institute's (ULI) *Shared Parking, 3rd Edition*, and the Institute of Transportation Engineers' (ITE) *Parking Generation Manual, 5th Edition*, to determine usage. The model was adjusted for site-specific conditions, including occupancy, spa, restaurant, shuttles, rideshare, and transit, as well as employees (service and office).

Spa, Golf, and Nordic land use ratios were based on historical data and programmatic insights provided by the managers and concessionaires.

Analysis

Parking Supply and Demand

The Study identified a deficiency in both summer and winter 'on-site' parking. (Figure 1 below). The good news is the analysis is fairly consistent with the original LMC parking requirements. The 'Supply' analysis includes the number of physically identified 'striped spaces' (191 summer/185 winter), and seasonally dependent 'off-site' parking (40 summer/10 winter) arrangements Hotel Park City utilizes for employee parking.

Based on a shared-parking model and property observation, KH recommends the on-site hotel businesses maintain **275 parking stalls in the summer and 199 in the winter** to meet projected peak demand:

- The model shows an existing summer parking deficit of **±44 stalls** (231 spaces supplied versus demand for 275 spaces), including off-site employee parking. Excluding off-site parking, the summer deficit is **±84 stalls**.
 - The projected deficit explains the historical spillover into the surrounding neighborhood streets on peak visitor days.
- The model shows demand for 199 peak winter weekday parking, a modest deficit of **±4 stalls** compared to winter supply of 195 spaces.
 - During the winter, approximately 6 garage spaces are occupied by snow removal equipment and 30 off-site Hotel employee spaces are unavailable
 - Excluding the 10 off-site spaces available during the winter, the winter deficit is projected at **±14 stalls**, or 185 available stalls versus demand for 199 stalls.

Season	Projected Peak Demand (spaces)	Scenario	Supply (spaces)	Deficit (spaces)
Summer	275	Onsite+Offsite supply (40 offsite spaces available)	231	-44
		Onsite only	191	-84
Winter	199	Onsite+Offsite (10 offsite spaces available)	195	-4
		Onsite only	185	-14

(Figure 1)

Based on the projected deficiency, the Study recommends operational (Parking Management, TDM, and Circulation) parking management and capital alternatives to address the shortages. A complete analysis can be found in the Study and will be presented in detail at the Council meeting. Below is a high-level list of recommendations and options:

- *Parking Management:* Several opportunities exist to maximize existing parking such that visitors are less likely to perceive parking shortages on-site that lead them to park in undesignated and/or illegal areas. These include additional striping, signage, valet program improvements, and reclaiming spaces utilized for Hotel Park City equipment and miscellaneous storage.
- *Transportation Demand Management:* Operational and TDM measures can reduce visitor and employee parking demand by incentivizing and supporting alternative transportation and low-occupancy vehicles. It is a heavily underutilized tool for Hotel guests and employees working and visiting the property.
- *Traffic Circulation/Drop Off Area:* While more of a circulation issue rather than parking, the Hotel, Nordic, and Golf managers expressed concern that the

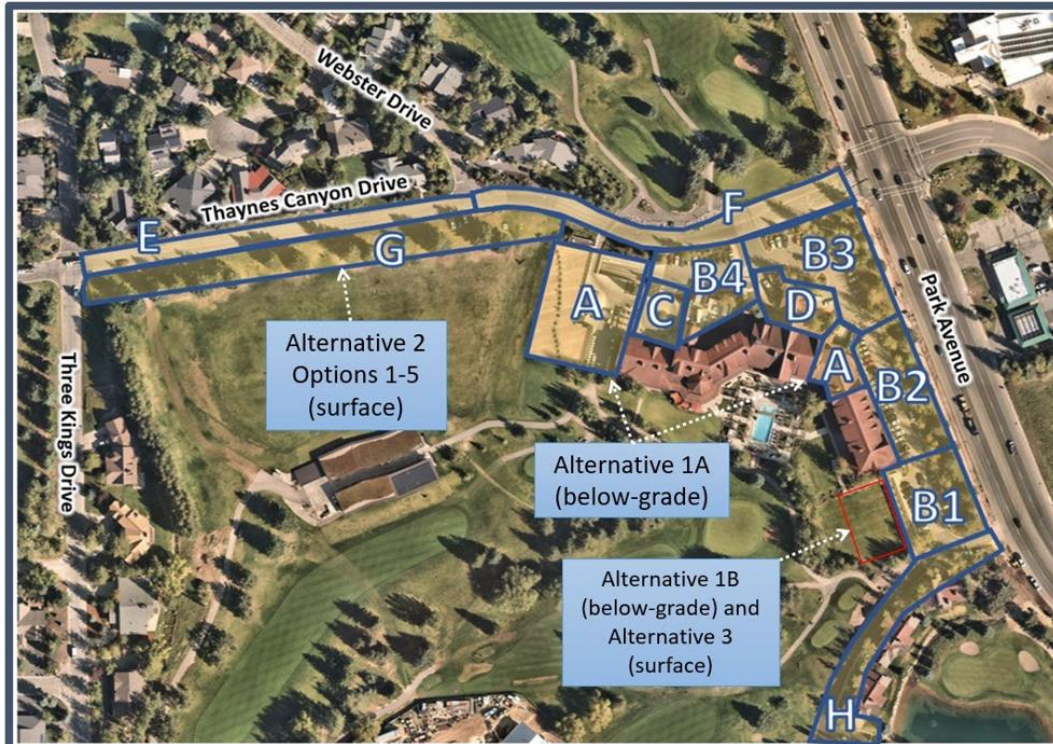
roundabout does not accommodate safe and efficient pick-up/drop-off. This is particularly acute during winter and summer special events, when many shuttles and other oversized vehicles are present.

- Viable areas to stage more vehicles and shuttles on property are limited due to space constraints.
- *Parking Alternatives:* The Study identifies several capital project alternatives and conceptual costs that would add parking. They include two (2) underground parking alternatives and five (5) surface options along Thaynes Canyon Drive. A third surface option on HPC property is also provided.

Each option provides an estimated cost and net gain to the total parking supply. (Figure 2 and supporting Map)

Alternative	Net Added Spaces	Estimated Cost	Notes
1A	30+	\$1,050,000 - \$1,650,000+	\$35,000-\$55,000/space
1B	88	refer to contractor	
2 Option 1	39	\$319,784 - \$499,592	Pull-in from west; street narrowed from 26' to 24'; \$7,500 - \$12,000/stall + \$4.75 - \$5.50/shared use path sq. ft.; 45-degree stalls; 520 ft. lot shared use path + 198 ft. additional shared use path to Site; 8 ft. shared use path width
2 Option 2	18	\$175,926 - \$263,388	" "; Parallel stalls; 12 ft. shared use path width
2 Option 3	35	\$289,784 - \$451,592	" "; One row 45 degrees; 13.5 ft. aisle
2 Option 4	68	\$537,284 - \$847,592	" "; Two rows 45 degrees; 15.5 ft. aisle
2 Option 5	22	\$194,165 - \$297,770	" "; One row retaining trees; 13.5 ft. aisle; 10 ft. additional shared use path width of 198 ft.
3	14	\$105,000 - \$168,000	\$7,500 - \$12,000/stall; 90-degree stalls; 18' X 9' stall; 2 rows

(Figure 2)



(Map)

Parking Alternatives Summary

Figure 3 is a summary of the parking alternatives and accounting to meet the seasonal 'Projected Demand (275 summer/199 winter)' in Figure 1. The table considers the seasonal offsite parking numbers and reclamation of existing spaces through recommended 'Parking Management' practices.

Alternative	Net Added Spaces	Net Total Spaces							
		Summer (includes offsite)		Summer (excludes offsite)		Winter (includes offsite)		Winter (excludes offsite)	
		Including Reclaimed Spaces	Excluding Reclaimed Spaces	Including Reclaimed Spaces	Excluding Reclaimed Spaces	Including Reclaimed Spaces	Excluding Reclaimed Spaces	Including Reclaimed Spaces	Excluding Reclaimed Spaces
1A	30+	269-278+	261+	229-238+	221+	230-250+	225+	220-240+	215+
1B	88	327-336	319	287-296	279	288-308	283	278-298	273
2 Option 1	39	276-287	270	238-247	230	239-259	234	229-249	224
2 Option 2	18	257-266	249	217-226	209	218-238	213	208-228	203
2 Option 3	35	274-283	266	234-243	226	235-255	230	225-245	220
2 Option 4	68	307-316	299	267-276	259	268-288	263	258-278	253
2 Option 5	22	261-270	253	221-230	213	222-242	217	212-232	207
3	14	253-262	245	213-222	205	214-234	209	204-224	199

Notes:

Green counts meet or exceed projected parking demand (275 spaces in summer and 199 spaces in winter). Red counts do not meet projected demand.

Offsite parking = 40 spaces in summer and 10 spaces in winter.

Reclaimed spaces = 8-17 summertime stalls and 5-25 wintertime identified onsite in Parking Management Recommendations section.

(Figure 3)

Neighborhood First Committee Review of Parking Alternatives

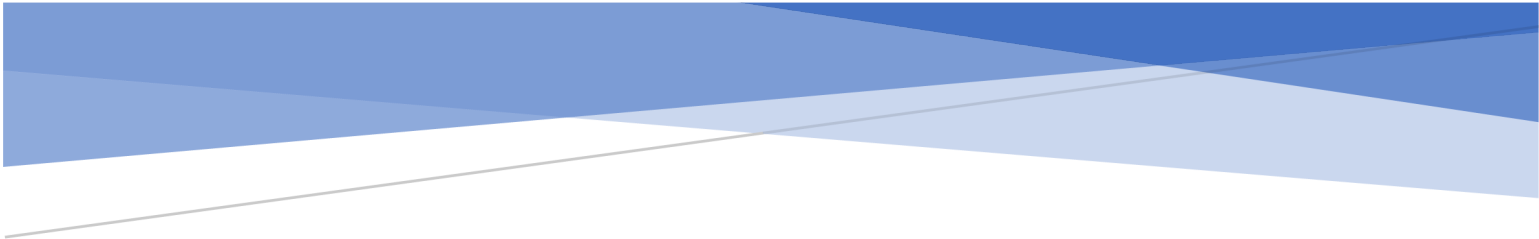
The Neighborhood First Committee (Committee), consisting of Police, Streets, Engineering, Transportation Planning, Parking, Trails and Open Space, Fire District,

and Peak Traffic Manager met on December 20, 2022, to review the KH Study. The Committee finds each option presented along Thaynes Canyon Drive requires additional public input, surveying, engineering, planning, and budgeting prior to final consideration. The Committee will be present at the Council meeting to walk through parking options presented in the Study.

Exhibits

Exhibit A- Kimley-Horn Thaynes Canyon Drive/Hotel Park City Parking Study

Exhibit B- Hotel Park City Development Background Specific to Parking



Thayne's Canyon Drive / Hotel Park City Parking Study

Park City, UT

December 21, 2022

Prepared by

Kimley»Horn

111 E. Broadway, Suite 600, Salt Lake City, UT 84111

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MEMORANDUM

To: Mr. Heinrich Deters
Trails & Open Space Program Manager
445 Marsac Avenue
Park City, UT 84060

From: Jeremiah Simpson, Kimley-Horn and Associates, Inc.
Brent Crowther, Kimley-Horn and Associates, Inc.

Date: December 21, 2022

Re: **Thayne's Canyon Drive / Hotel Park City Parking Study, Park City, Utah**
Kimley-Horn Project: 196572000

Kimley-Horn and Associates, Inc. ("We" or "Kimley-Horn") is pleased to submit this memorandum to Park City Municipal Corporation ("PCMC") documenting our analysis of current and future parking needs for the area including Thayne's Canyon Drive and Hotel Park City ("Hotel") referred to collectively as the "Site." The Park City Golf Club ("Golf Club") and the White Pine Touring Nordic Center ("Nordic Center") facilities are also located on the Site and share parking resources.

The memorandum includes the following: a Site parking supply and demand analysis, recommended parking and transportation demand management strategies, and recommended parking expansion options and analysis.

Background

PCMC is interested in addressing a current overflow parking issue that periodically occurs along Thayne's Canyon Drive between Park Avenue and Three Kings Drive west of Hotel Park City. The overflow parking conditions are generated during certain peak activity periods when the Hotel parking lot is filled and/or when visitors seek to park closer to the Golf Club driving range or cross-country ski terrain. Peak parking periods are generally associated with winter ski events and holidays, as well as weddings and summertime golf tournaments.

According to Hotel staff, there has been a notable increase in Hotel Park City condo owners residing onsite year-round in recent years that has reduced the parking supply available to Hotel, Golf Club, and cross-country ski visitors. Further, the growth in recreational activities throughout the City and specific to golf and cross-country skiing has impacted the ability of the facilities parking infrastructure.

Unauthorized and informal overflow parking in this area has become an issue for the community and an ongoing concern for nearby residents. On-street parking along Thayne's Canyon Drive is neither permitted or prohibited under the existing master planned development (MPD) approvals for Hotel Park City. The area is in violation of LMC 15-3-3:

15-3-3 General Parking Area And Driveway Standards

Off-Street parking shall meet the following standards:

B. SURFACING. Parking Areas and driveways must be Hard-Surfaced, impervious, maintained in good condition, and clear of obstructions at all times. See Required Setback Exceptions in Chapter 2 for further drive and parking requirements in specific Zoning Districts.

In April of 2022, City Council requested City staff to procure a parking study for the area and return with practical options by which the issue could be resolved.

Existing Parking Supply & Demand

The MPD approvals associated with Hotel Park City and other onsite commercial uses require 210 stalls be provided. These approvals acknowledge shared use of the stalls between the Hotel and the Golf Club/Nordic Center concessionaire.

The onsite parking supply aims to provide all daily parking needs for both the Hotel (including the onsite Ruth's Chris Steak House, Bandannas Grill, and spa) and the Golf Club/Nordic Center. The primary parking lots include a parking garage underneath the Hotel (with entrances in Zone A in Figure 1) and surface parking on the north and east sides of the Hotel (Zones B1-B4 in Figure 1).

Figure 1: Site Map with Parking Zones



Figure 2 shows the usable onsite parking supply consisting of 191 spaces throughout Zone A and Zone B1-B4. The scope of this parking study includes identifying all 'striped or marked' parking stalls. Kimley-Horn staff found during their August 2022 site surveys days that there are approximately 14 garage spaces permanently occupied by equipment or otherwise functionally unusable in addition to the 191 usable spaces for a total of 205 identified stalls. The other 5 stalls of the 210 MPD-approved parking supply may have existed at some point in time in Zone H near the cottages, Zone B2 along what is now the fire lane, or within the Zone A below-grade garage, but Kimley-Horn was unable to locate them or learn about their locations from Site staff or available documentation.

There are currently 4 time-limited (15-minute) spaces adjacent to the cottage spaces in Zone H, and approximately 8 unstriped parallel spaces in Zone B2 that are often utilized. These unusable stalls are not included in the existing parking counts referenced throughout this study, although we recommend exploring striping for 8 parallel spaces in Zone B2. See Parking Management Recommendations for further discussion.

Additionally, roughly 6 Zone A garage stalls are occupied by snow equipment and unusable in the winter.

Figure 2: Existing Usable Onsite Parking Supply

Parking Zone	Summer Supply	Winter Supply
A (Valet)	18	18
A (Non-Valet)	93	87
B1	20	20
B2	22	22
B3	24	24
B4	14	14
Total Onsite	191	185
Offsite nearby	10	10
Offsite commercial	30	0
Total Onsite + Offsite	231	195

Note: Zones with no usable supply are not shown.

According to the Hotel, employees routinely use roughly 40 offsite parking spaces including ~30 stalls available in summer months via an informal agreement with a nearby commercial property and roughly 10 additional nearby spaces. Note that these two sources of off-site parking are subject to continued excess capacity. In particular, the commercial space parking may not be a long-term parking option if this property is sold, redeveloped, or its parking needs change. Roughly 6 spaces in the Zone A garage are occupied by snow equipment in the winter months, yielding 87 stalls in the Zone A non-valet area instead of 93 spaces. Figure 2 shows parking supply with these seasonal scenarios taken into consideration.

SUMMER SURVEY DAYS

Kimley-Horn analysts completed site parking demand surveys on 8/17/22 (Wed), 8/20/22 (Sat), and 8/26/22 (Fri) to establish a present-day usable parking inventory and to gather parking counts during summer peak conditions. The summertime parking surveys were structured to capture the peak hours of both weekdays and weekends as described by Hotel and Golf Club management. The tables and observational notes from these survey dates are included in Attachment A.

On 8/17/22, parking counts were gathered hourly from 3:00 pm to 7:00 pm. Conditions were clear and ideal for golfing. The surface parking zones were near or beyond full capacity throughout the afternoon. Meanwhile, the parking garage had availability in the valet and non-valet areas. Zone B2 had excess parked vehicles along the curb that is not designated parking.

By 6:00 pm, there were 189 parked vehicles, close to the 191-space combined usable parking capacity. Between 1-4 vehicles were observed to be parked, most likely for short periods, at Zones C and D, which are not a designated parking areas as they are the golf club and Hotel entrances. No vehicles were observed parked on Thayne's Canyon Drive (Zones E, F, G).

On 8/20/22, parking counts were gathered hourly beginning at 10:00 am since golfing activity generally begins earlier on weekends and there was a golf tournament scheduled for this date. The parking garage non-valet area was nearing capacity with 85 parked vehicles at 10:00 am. Zone B2 again had 8 vehicles parked in unmarked spots.

Parking demand began to dwindle between 11:00 am - 12:00 pm and then rainy conditions persisted from 12:00 pm for the remainder of the 4-hour survey period, so the parking survey was concluded early. No vehicles were observed parked in Zones E-G between 10:00 am and 12:00 pm. The full extent of golf tournament parking demand likely did not materialize due to these weather conditions.

On 8/26/22, parking counts were performed hourly 3:00 pm - 7:00 pm. Parking garage non-valet demand peaked around 4:00 pm with 91 parked vehicles. Demand peaked between 6:00 pm - 7:00 pm with 196 vehicles parked throughout all zones. During this period, Zones B2 and B4 were overparked by 9 vehicles occupying undesignated spaces. Zone H, which has no designated parking, had one illegally parked vehicle. Zones C and D had 3 parked vehicles, one of which was parked for two hours. There were 2 illegally parked vehicles along the grass in Zone G at 6:00 pm.

The parking garage valet area had consistently lower observed demand than the 18-space usable supply throughout the 3 survey days.

ULI / ITE Parking Demand Projections

The various land uses at the Site tend to have complementary parking demand patterns throughout a given day. For example, Hotel visitors may leave for day activities, providing open parking stalls in the parking garage and surface parking areas for use by golfers and cross-country skiers.

To illustrate this shared parking dynamic, the Site land uses were applied to a model derived from the Urban Land Institute's (ULI) *Shared Parking, 3rd Edition* and the Institute of Transportation Engineers' (ITE) *Parking Generation Manual, 5th Edition*. Spa, Golf Club and Cross-Country Ski Course land use ratios were based off historic attendance data and programmatic insights provided by spa, Golf Club, and Nordic Center management.

The model was adjusted for site-specific conditions: captive Hotel visitor usage of the spa facilities and restaurants, restaurant hours, and expected shuttle, rideshare, and transit usage. Employees (service and office) were assigned a 95% driving rate based on local transportation usage statistics; 5% are assumed to commute by carpool, transit, or drop-off.

Restaurant, spa, meeting room, and hotel adjustments were primarily informed by guest data provided by the Hotel. The non-captive spa visitor ratio was adjusted to 40% as described by hotel management. All non-captive spa visitors are assumed to drive to the Site.

The Hotel driving adjustment were discussed with the hotel manager and are typically higher in the summer peak months than the winter. Based on data received from the Hotel, the assumed drive ratio was revised from the national median of 50%, for similar resort hotels, to 75% in summer because: 1) Park City is a relatively remote and affluent vacation destination and 2) there has been a reported increase in the number of Hotel condo owners living onsite year-round in recent years that tend to bring a vehicle to the site. The winter Hotel driving ratio was adjusted lower to 65% because the Hotel reports a slightly higher rate of carless hotel guests who rely on ski shuttle service to get around during their stays.

The restaurant driving ratio was kept at the 63% ULI/ITE base rate based on assumed usage from on- and off-site guests. Likewise, the restaurant non-captive ratio was left unchanged from a ULI/ITE base ratio of 90%.

The meeting/banquet space driving adjustment and non-captive ratios were kept at 68% and 60% ULI/ITE rates, respectively.

The cross-country ski course drive ratio was adjusted to 40% because of the historically high shuttle use amongst tourists attending winter cross-country ski events. Meanwhile, the golf course visitor driving ratio (which includes assumed volunteers) was kept at 100% because Golf Club staff have described a very high rate of single-occupancy vehicle (SOV) use at golf tournaments.

Employees of all Site land uses were assigned a 95% driving ratio to account for some carpool and transit usage.

SUMMER PROJECTIONS

The weekday and weekend projected peak hour parking demands are similar, with 275 weekdays stalls needed (shown above) versus 264 weekend stalls needed (shown in Figures 3 and 4 below). The weekday is projected to be slightly higher due to the percentage of restaurant visitors parking onsite that is calculated by the model. However, since the projected peak demands are similar, we conclude that either a weekday or a weekend would have a similar probability of generating the peak demand, simply based on the specific amount of guest, hotel, and golf activity for a given day.

It should be noted that Figures 3 and 4 do not display any parking demand for the cross-country ski course land use because the Nordic Center is inactive in the summer. The annual peak parking demand projection occurring in the summer is the result of a higher base parking demand ratio and a higher driving ratio applied to the golf course land use compared to the cross-country ski course land use. The summer months have the compounding factors of high hotel occupancy rates, slightly higher onsite vehicle rates amongst hotel guests (as shown in historic Hotel parking data), weddings and other events utilizing the meeting/banquet space, and large golf tournaments, particularly in July and August. Hotel, Golf Course, and Nordic Center staff report a significantly lower prevalence of charter buses, vans, and other shared transportation vehicles onsite during summer golf tournaments compared to winter cross-country ski use and programming.

Figure 3: Projected Peak Parking Demand by Hour – Weekdays (Summer)

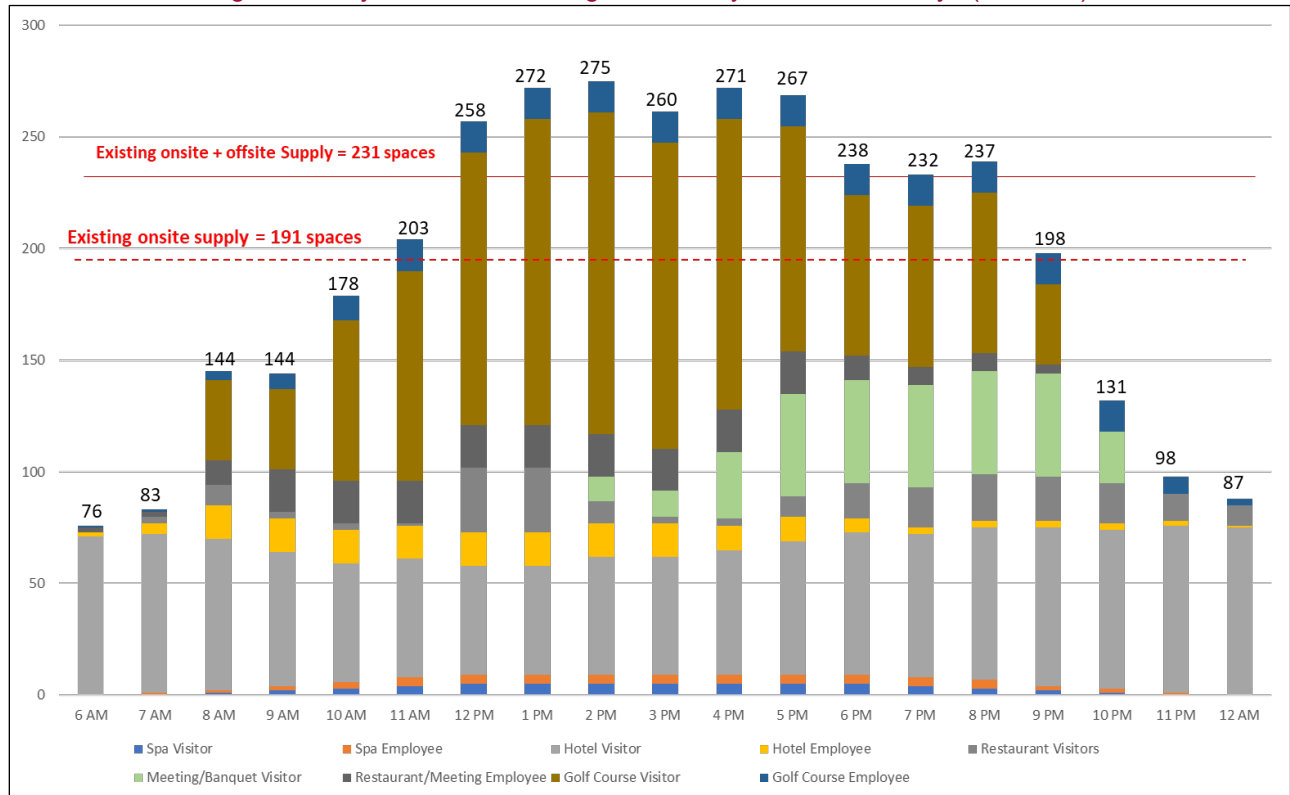
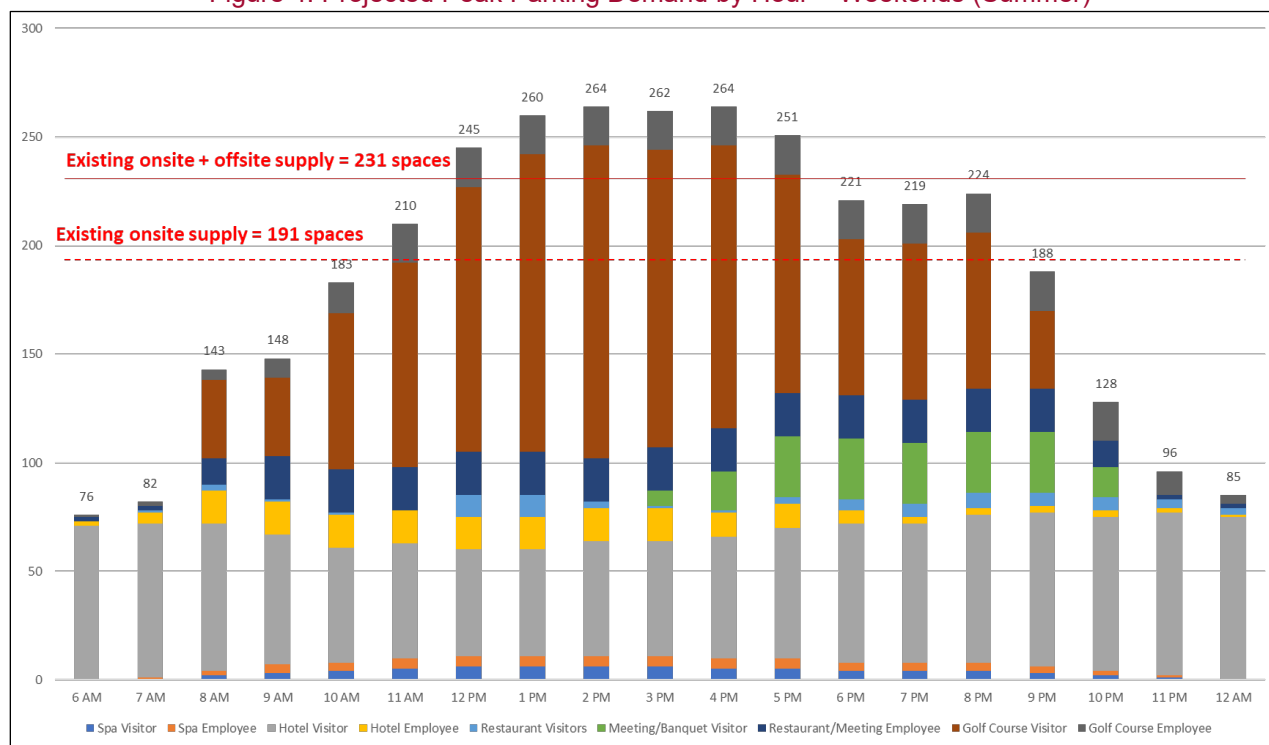


Figure 4 below shows projected hourly demand during peak weekends in the summer, when demand is expected to peak at 4:00pm at 264 spaces based on the parking ratios and adjustments.

Figure 4: Projected Peak Parking Demand by Hour – Weekends (Summer)



Based on the ULI/ITE shared parking model and onsite observations, we recommend that the Site businesses maintain a capacity of **275 parking stalls** to meet projected peak demand conditions.

The model results show an existing summertime onsite parking deficit of **±44 stalls** (231 spaces supplied versus demand for 275 spaces) when including the offsite employee parking in the parking supply. Excluding offsite parking, the summertime deficit is **±84 stalls**. This projected deficit explains the spillover into the surrounding streets on the highest peak visitor days. Since these events peak in the early afternoon, there is a moderate amount of parking that becomes available onsite when hotel guests leave with their vehicles for daytime activities.

The summer and winter parking demand model charts, including all base ratios and adjustments, can be found in Attachment B.

WINTER PROJECTIONS

Winter parking demand analysis was derived from qualitative data provided by the Nordic Center and quantitative occupancy data provided by the Hotel. This data was compiled into parking estimates that reflect historical peak conditions November-April.

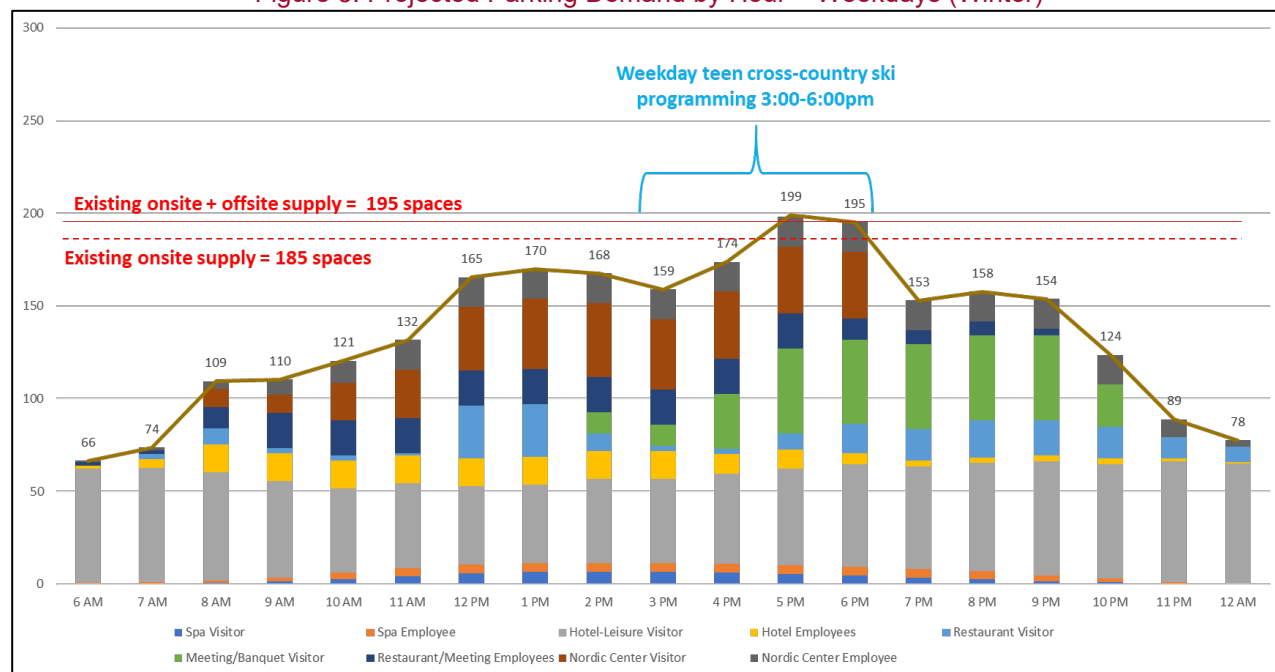
November and April are shoulder-season months with variable winter/snow conditions. During these months there is low cross-country skiing activity and the Golf Club is closed, although some golfers free play the course on fairer weather days. High parking demand and associated pressure for drivers to seek parking on Thayne's Canyon Drive are generally not observed during the shoulder season.

December to March is the busy season with regular cross-country ski use and programming held at the Site coupled with high nightly Hotel occupancy rates.

Youth programming at the Nordic Center runs throughout the winter season on weekdays 3:00pm-6:00pm. Approximately 20-50 vehicles arrive for child dropoff and pickup during these programs. Some of these vehicles park onsite during the programs, which is reflected in Figure 5 below. A vehicle queue tends to form at the roundabout in Zone C that causes traffic circulation issues during these winter weekday afternoon periods. The roundabout was not designed to accommodate traffic volumes observed onsite by Site staff.

Although traffic and circulation analysis is outside the scope of this parking study, some of the Zone G options outlined in the Parking Expansion Alternatives section of this report present an opportunity to direct Nordic Center pickup and dropoff activity to a designated area adjacent to Thayne's Canyon Drive.

Figure 5: Projected Parking Demand by Hour – Weekdays (Winter)

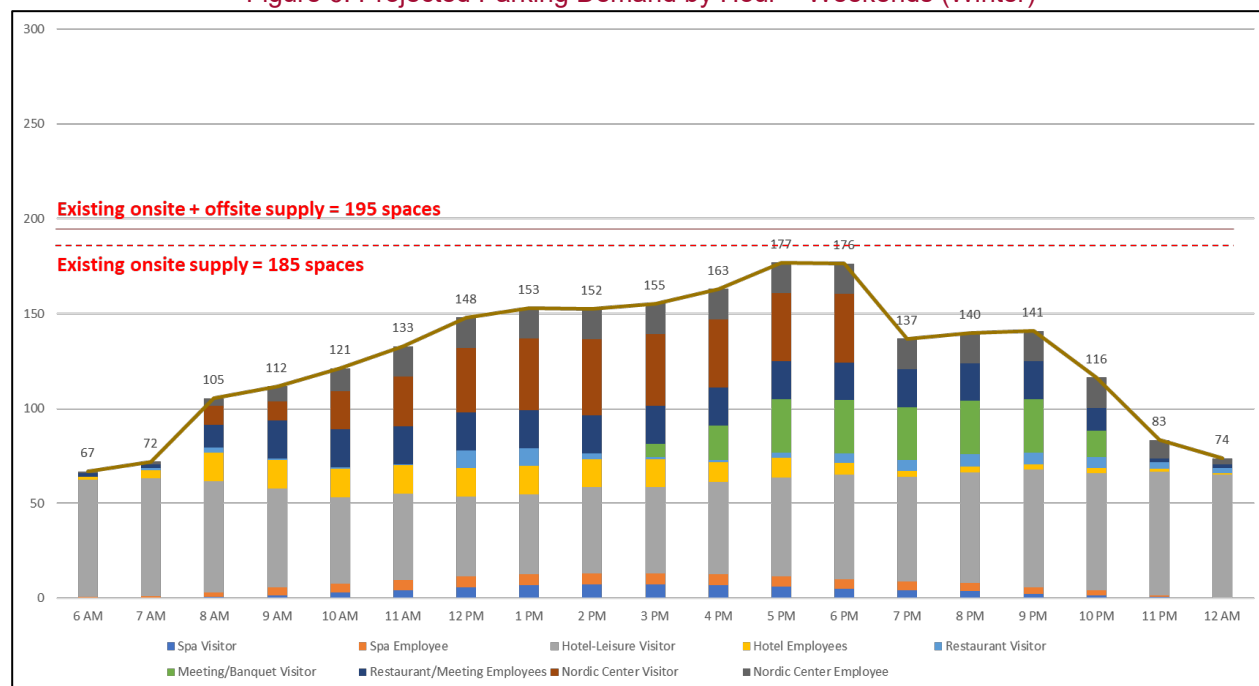


The shared parking model projects a modest parking spillover during large weekday cross-country youth ski programming in winter when the meeting/banquet space is also being utilized and the Hotel is fully occupied for the winter high season. Notice the relatively moderate ski course parking demand that is due to the aforementioned carpooling and child dropoff behavior that was accounted for in the adjustments as well as the slightly lower Hotel parking demand due to a higher rate of carless Hotel guests in winter months who rely on ski resort shuttles to get around. This projected demand for 199 peak winter weekday parking spaces indicates a modest parking deficit of **±4 stalls** compared to the winter parking supply of 195 spaces when ~6 garage spaces are occupied by snow equipment, 30 offsite Hotel employee spaces are not available, and the 10 offsite nearby spaces are usable. Excluding the 10 offsite nearby spaces, the wintertime deficit is **±14 stalls**, or 185 available stalls versus demand for 199 stalls. Accounting for natural driving choice fluctuations, this projection indicates the possibility of modest real and/or perceived parking deficits on some peak winter days when the parking lots approach 100% occupancy.

Not included in these deficit counts are the 4-5 stalls occupied by plowed snow at certain times in winter. The snow pile removal recommendation mentioned in the Parking Management Recommendations section will help maximize available wintertime parking in the B Zones with 4-5 more spaces after snowfall.

The model projects demand for 177 peak winter weekend parking spaces, shown in Figure 6 below. Onsite supply can generally meet this amount of projected parking demand.

Figure 6: Projected Parking Demand by Hour – Weekends (Winter)



The summer and winter parking demand model charts, including all base ratios and adjustments, can be found in Attachment B.

Parking Management Recommendations

The Summer 2022 parking surveys revealed a tendency for drivers during higher-demand periods to park in undesignated spaces in the Hotel parking area Zones A-B or along Thayne's Canyon Drive Zones E-G. This reflects the concerns raised by PCMC that peak parking conditions at the Site involve spillover that negatively impacts the surrounding neighborhood and may be a nuisance to nearby residents.

There are several opportunities onsite to maximize existing parking such that visitors are less likely to perceive parking shortages onsite that lead them to park in undesignated and/or illegal areas. These combined recommendations yield **5-25 additional stalls in winter and 8-17 additional stalls in summer**.

STRIPE PARALLEL PARKING STALLS IN ZONE B2

The frequent use of the east side of the drive aisle in Zone B2 for undesignated parallel parking is an example of unmanaged parking behavior onsite. If necessary, the Hotel consider may consider conducting a site structural review to determine whether there is adequate passenger and emergency vehicle clearance in the drive aisle to designate these stalls with striping.

By bringing these currently undesignated spaces into managed parking status, the Hotel can add additional parking spaces that are already functioning as de facto spaces on a regular basis. This parking supply can be added at a very low cost compared to the building of new parking infrastructure. New paint striping costs roughly \$10 per stall, much less than the \$7,500-\$12,000 per stall rate for newly built surface parking.

Clear stall striping would serve to clearly delineate each individual parallel space so that 1.) drivers can easily identify the area as a parking option and 2.) vehicles are more likely to be parked efficiently, which maximizes the available supply of parking compared to the existing unstriped conditions in this area.

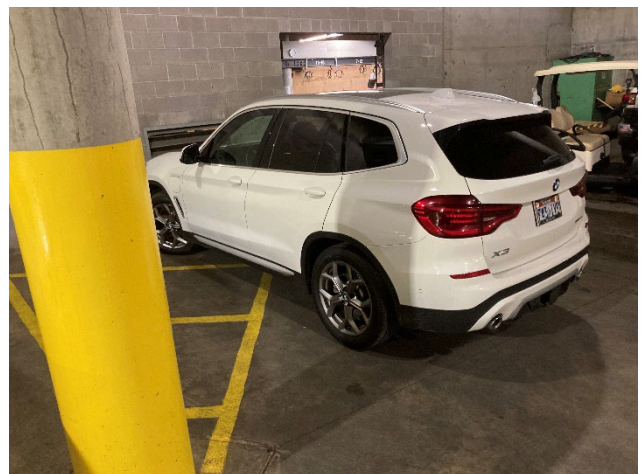
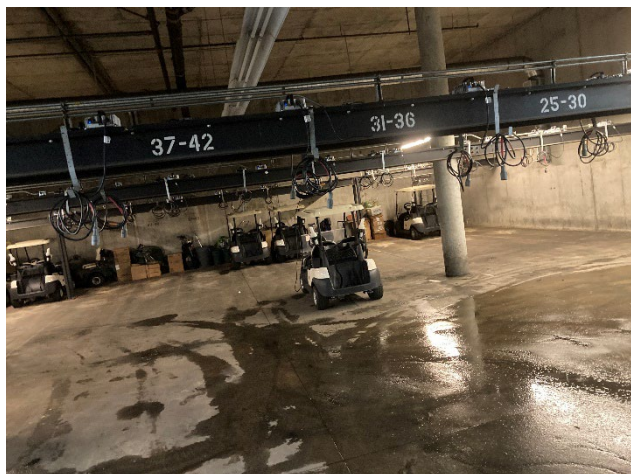
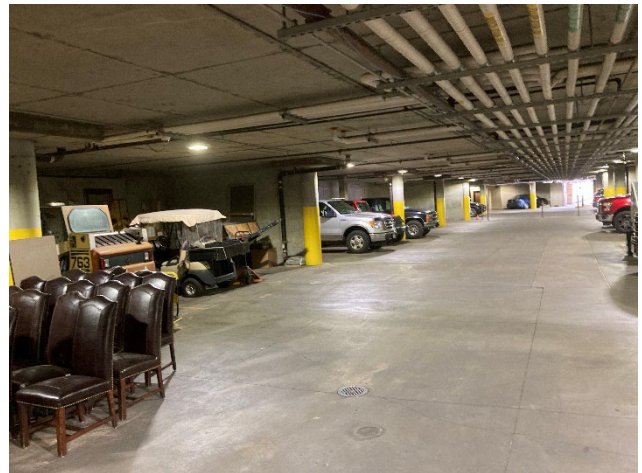
With 22-ft. stall lengths, these new striped spaces would add approximately **8 additional spaces** to Zone B2's parking supply between the existing fire lanes.

RECLAIM PARKING SPACES

There are currently 125 striped parking spaces in the parking garage at Zone A. The August 2022 parking surveys showed that approximately 11 stalls are unusable because they are occupied by various Hotel and Golf Club supplies and equipment. 9 of these stalls are in the valet-only area. *An additional 3 stalls in the non-valet area are striped but functionally unusable because they are located too close to utilities and other structures.*

The Nordic Center uses 5-6 stalls in the parking garage from November to April for the storage of snow equipment, rendering these spaces unusable during the winter months.

Figure 7A-7D: Parking Zone A (Parking Garage) Observed Conditions (August 2022)



Hotel and Golf Club management may consider relocating this equipment to another area of the Site so that these valuable spaces can be returned to the usable parking supply. High-quality, prefabricated storage structures can be added onsite for \$1,500-\$15,000, depending on the size and materials selected. These structures are significantly more cost-effective option for parking maximization than constructing new below-grade parking, which can cost \$35,000-\$55,000 per stall. Fully enclosed storage buildings can also provide more security for high-value equipment than publicly accessible parking garages.

This parking management recommendation provides **11-17 additional parking spaces**, depending on the season. Along with the B2 stall striping recommendation for roughly 8 stalls, these recommendations present low-effort opportunities to reclaim usable space onsite for parking.

After significant snowfall, roughly 4-5 parking spaces in Zone B1-B4 may be occupied by snow piles created after the lots are plowed. These spaces may remain unusable for multiple days until the snow melts. We recommend Hotel or Nordic Center staff clear these snow piles from the lots as promptly as possible, especially in advance of high hotel occupancy periods and/or large cross-country ski tournaments. We included these sporadically unusable parking spaces in the standard winter parking capacity referenced throughout this study since their usability is weather-dependent.

Dynamically Adjust Valet Parking

The parking surveys revealed a chronic underutilization of parking capacity within the valet-only in the parking garage (Zone A), even during peak times such as golf tournaments and dinner hours. The observed peak valet-only parking occupancy rate was 6:00 pm-7:00 pm on 8/26/2022, with 13 of 18 stalls occupied.

This excess capacity presents an opportunity for valet staff to dynamically manage individual valet-only stalls with cones or other markers based on historic demand patterns while leaving the excess supply for non-valet parking use. Survey data suggests this valet stall management change could provide approximately 12 additional non-valet parking spaces during the daytime period and 5 spaces during the evening period. Valet stacking of vehicles in the drive aisles may also be considered for additional peak capacity if needed.

While this shift in stall designation should not be considered additional to the overall parking supply, the change would serve to increase the unreserved parking supply onsite, which decreases the likelihood that the average driver will perceive an onsite parking shortage and instead park on Thayne's Canyon Drive, Webster Drive, or other nearby streets illegally.

ADD PARKING GARAGE AVAILABILITY SIGNAGE

Visitors will naturally gravitate toward straightforward surface parking in lieu of below-grade parking, except perhaps during inclement weather conditions. It is therefore recommended for the Hotel and Golf Club to use signage, managed by the valet team, to indicate park garage stall availability during high-demand periods so that visitors more readily recognize this parking area as an option.

Signage options include:

- An illuminated sign above the parking garage ingress/egress that displays "available" or "full" status and is centrally controlled by the valet team
- A high-quality sandwich board-style sign placed on the sidewalk between Zone B3 and Zone B4 facing the parking lot ingress/egress to Thayne's Canyon Drive that displays "available" or "full" status, managed by the valet team

One or both signage options could be implemented to communicate availability to visitors. This simple signage scheme will ensure the parking garage capacity is efficiently used during high-demand periods, minimizing spillover onto the shoulder of Thayne's Canyon Drive.

CONSIDER ADDITIONAL DROP-OFF / PICK-UP AREA

Managers at the Hotel, Nordic Center and Golf Club have expressed concerns that the roundabout in Zone C is not large enough to accommodate pick-up/drop-off demand during large winter and summer events, especially when many shuttles and other oversized vehicles are present. Viable areas to stage these vehicles onsite are very limited due to space constraints and the existing built environment.

Kimley-Horn has identified an opportunity to direct pickup and dropoff vehicles to a designated portion of the new paved area created by expansion alternative 2 options 1-5. Coning off some of the parking stalls or actively managing the drive aisles could allow vehicles to stop in the paved area for safe pick-up and drop-off without interrupting Thayne's Canyon Drive or parking lot drive aisle traffic flow.

See the Parking Expansion Alternatives section and Attachment D of this report for further information about these expansion options.

Transportation Demand Management Recommendations

This section provides transportation demand management (TDM) measures that can reduce visitor and employee parking demand by incentivizing and supporting alternative transportation modes to low-occupancy vehicle driving.

Housing costs are extremely high in Park City and surrounding Summit County, and there are currently no dedicated nearby workforce housing options available to Hotel, Golf Club or Nordic Center staff. Most employees are likely to commute from areas 30+ minutes away from the Site, necessitating motorized transport modes.

Regional transit is limited, but Utah Transit Authority's PC-SLC Connect provides coach bus service from Salt Lake City and Jeremy Ranch to nearby Kimball Junction, from which riders could transfer to the High Valley Transit 101 - Kimball Junction Shuttle bus and deboard near Thayne's Canyon Drive. Thus, transit commuting is feasible but inconvenient. PC Transit and High Valley Transit provide transit options to visitors and staff staying or living in Summit County. Several routes, including the PC Transit micro-transit pilot, provide service to the area.

Considering these conditions, we recommend the following TDM measures aimed at influencing visitor and employee transportation behaviors year-round:

- Employee commuter benefit program, which provides a pre-tax savings on monthly commute costs for employees and payroll tax deductions for employers
 - Option to offer bonus incentives for those who consistently opt to carpool or use transit rather than park onsite to "gamify" employee commute choices
- Advertise the "Ride On" platform that is provided for free by PCMC and the Park City Chamber of Commerce, which allows for carpool matching, incentive-based programs for carpooling and transit, and monitors employee use of alternative modes and parking demand
- Promote the use of the Ecker Hill Park & Ride as an off-site park-and-ride facility, at which the Golf Club could require employees to park during large Site events and allow them to clock in once they enter the park-and-ride lot
- Link Site employees to the Site's parking management programs through active outreach, handouts, newsletters, etc.
- Increased promotion of airport shuttle options and ski resort shuttles on the Hotel, Golf Club, and Nordic Center website

- Dedicated "Getting There" and "Getting Around Town" webpages, with links to these webpages in emails related to Hotel bookings and Golf Club/Nordic Center events
- Provide a UTA van share to employees

We also recommend the following seasonal TDM strategies:

- Temporary or permanent covered bike parking for visitors in convenient areas (summer season)
- Hourly + daily bike rental program for visitors (summer season)
 - A small bike rental program can be scaled up to meet growing demand
- Continuation of golf benefits (free range balls) for carpool and transit users
- Carpool requirements for golfers during peak times
- Explore a reservation system for peak winter times/events
- Rideshare (Uber, Lyft) promos for golf tournaments to encourage competitors and spectators staying at Hotel Park City or in nearby lodging to come to the Site without parking their own vehicles
 - Promos can be arranged by contacting rideshare company marketing departments directly

Furthermore, the Site's various management teams should remain engaged with their staff, City officials, and the local community as the public discourse regarding a greater need for workforce housing in and around Park City develops.

Parking Expansion Alternatives

The following parking expansion alternatives are proposed, all of which include input from PCMC, Hotel, and Golf Club management:

- 1.) Expand below-grade parking structure
 - a. Westward under the driving range (Zone A); variable stall count.
 - b. Additionally, the Hotel has previously worked with Think Architecture to expand the hotel onto what is currently the outdoor event grass area to the west of parking Zone B1. This proposed addition includes a below-grade parking garage expansion of roughly 99 spaces that connects to the existing parking garage below the Hotel, with a garage entrance that would remove approximately 11 spaces in zone B1. See Attachment B for a sketch of this conceptual design.
- 2.) Add surface parking along the south side of Thayne's Canyon Drive adjacent to the golf driving range (Zone G) with a shared use path connecting to the paved Golf Club area
 - Option 1 - 39 angled stalls with west approach.
 - Option 2 - 18 parallel stalls.
 - Option 3 - 1 row of 35 total angled stalls with west approach; drive aisle in place of trees on Driving Range.
 - Option 4 - 2 rows of 68 total angled stalls with west approach; center drive aisle in place of trees on Driving Range.
 - Option 5 - 1 row of 22 angled stalls with west approach; pavement cutouts retain existing trees.
- 3.) Pave the outdoor event grass area west of Zone B1; ~14 stalls.

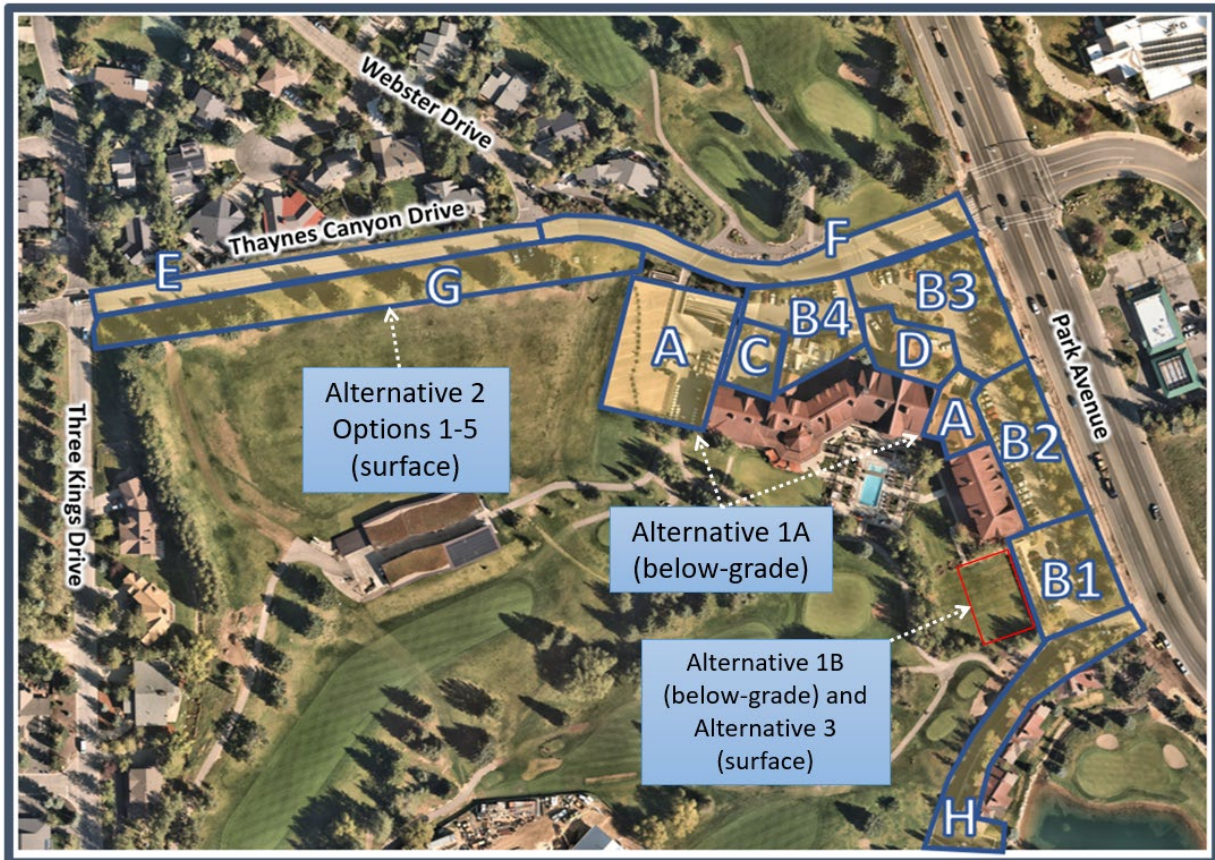
All Alternatives include an 8-12 ft. shared use path for pedestrian access to the rest of the Site, which would also connect to the proposed Three Kings Drive shared use path detailed in Attachment E and F. These redesign options benefit parking users as well as nearby neighborhood residents utilizing Thayne's Canyon Drive and Three Kings Drive for recreation and pedestrian movement.

Figure 8 below shows an overview of these parking expansion Alternatives. Figure 9 shows these Alternatives by Site location.

Figure 8: Parking Expansion Alternatives At-A-Glance

Alternative	Net Added Spaces	Estimated Cost	Notes
1A	30+	\$1,050,000 - \$1,650,000+	\$35,000-\$55,000/space
1B	88	refer to contractor	
2 Option 1	39	\$319,784 - \$499,592	Pull-in from west; street narrowed from 26' to 24'; \$7,500 - \$12,000/stall + \$4.75 - \$5.50/shared use path sq. ft.; 45-degree stalls; 520 ft. lot shared use path + 198 ft. additional shared use path to Site; 8 ft. shared use path width
2 Option 2	18	\$175,926 - \$263,388	" "; Parallel stalls; 12 ft. shared use path width
2 Option 3	35	\$289,784 - \$451,592	" "; One row 45 degrees; 13.5 ft. aisle
2 Option 4	68	\$537,284 - \$847,592	" "; Two rows 45 degrees; 15.5 ft. aisle
2 Option 5	22	\$194,165 - \$297,770	" "; One row retaining trees; 13.5 ft. aisle; 10 ft. additional shared use path width of 198 ft.
3	14	\$105,000 - \$168,000	\$7,500 - \$12,000/stall; 90-degree stalls; 18' X 9' stall; 2 rows

Figure 9: Parking Expansion Alternatives Locations



RECOMMENDED ALTERNATIVES

After an analysis of the benefits and drawbacks of the above identified parking expansion options, it is Kimley-Horn's recommendation that the various Site parties consider **Alternative 1A-1B or 2 Option 1, 3, 4, or 5** to address the combined Hotel, Golf Club, and Nordic Center parking needs discussed in this study.

Figure 10: Parking Expansion Alternatives Net Total Spaces Summary

Alternative	Net Added Spaces	Net Total Spaces							
		Summer (includes offsite)		Summer (excludes offsite)		Winter (includes offsite)		Winter (excludes offsite)	
		Including Reclaimed Spaces	Excluding Reclaimed Spaces	Including Reclaimed Spaces	Excluding Reclaimed Spaces	Including Reclaimed Spaces	Excluding Reclaimed Spaces	Including Reclaimed Spaces	Excluding Reclaimed Spaces
1A	30+	269-278+	261+	229-238+	221+	230-250+	225+	220-240+	215+
1B	88	327-336	319	287-296	279	288-308	283	278-298	273
2 Option 1	39	276-287	270	238-247	230	239-259	234	229-249	224
2 Option 2	18	257-266	249	217-226	209	218-238	213	208-228	203
2 Option 3	35	274-283	266	234-243	226	235-255	230	225-245	220
2 Option 4	68	307-316	299	267-276	259	268-288	263	258-278	253
2 Option 5	22	261-270	253	221-230	213	222-242	217	212-232	207
3	14	253-262	245	213-222	205	214-234	209	204-224	199

Notes:

Green counts meet or exceed projected parking demand (275 spaces in summer and 199 spaces in winter). Red counts do not meet projected demand.

Offsite parking = 40 spaces in summer and 10 spaces in winter.

Reclaimed spaces = 8-17 summertime stalls and 5-25 wintertime identified onsite in Parking Management Recommendations section.

Figure 10 indicates that Alternative 1A, 1B, 2 Option 1, 2 Option 3, and 2 Option 4 will more adequately address peak parking demand at the Site, particularly in summer. Modest deficits may persist if employee access to the offsite spaces is lost and/or not all the parking management recommendations that reclaim and stripe potential stalls are implemented.

The Alternative 2 options integrate with the Three Kings Drive shared use path concepts Kimley-Horn is preparing for the City in tandem with this parking study. See Attachment E for these illustrations.

Conclusions & Summary

As we have illustrated herein, there is unused parking capacity onsite at Hotel Park City that we recommend the Hotel, Nordic Center, and Golf Club bring under parking management using the steps detailed in this report.

Kimley-Horn identified an estimated existing parking need of **±275 stalls** and a deficit of approximately **±44-84 stalls** onsite during peak summertime conditions and a need of **±199 spaces** with a deficit of **±4-14 stalls** in the wintertime based on our site survey, shared parking model projections, and data provided by the Client and the Site businesses. The deficit causes drivers to park in undesignated and illegal parking areas at peak times such as during busy summer golf tournaments.

Figure 11: Projected Seasonal Peak Demand & Existing Estimated Deficits

Season	Projected Peak Demand (spaces)	Scenario	Supply (spaces)	Deficit (spaces)
Summer	275	Onsite + Offsite supply (+40 offsite spaces)	231	-44
		Onsite only	191	-84
Winter	199	Onsite + Offsite (+10 offsite spaces)	195	-4
		Onsite only	185	-14

This ongoing problem, a nuisance for residents near the Site, can be remedied with the parking resource maximization, active parking management, and optional capital expansion recommendations we have provided.

- Attachments:
- A. August 2022 Kimley-Horn Parking Survey
 - B. Summer & Winter Peak Parking Demand Model Charts
 - C. Hotel Park City Addition Remodel Illustrative Sketch (provided by Think Architecture)
 - D. Parking Expansion Alternatives 2 Options 1-5 Illustrative Sketches
 - E. Three Kings Drive Shared Use Path Illustrative Sketches
 - F. Three Kings Drive Shared Use Path High Level Engineer's Estimates
 - G. Golf Course Pathways Case Studies

Attachment A: August 2022 Kimley-Horn Parking Survey

Date:	Wednesday, August 17, 2022
Weather:	Sunny / Clear Skies

Parking Zone	Supply	Parking Demand			
		3PM-4PM	4PM-5PM	5PM-6PM	6PM-7PM
A (Valet)	18	7	4	4	12
A (Non-Valet)	93	72	80	84	86
B1	20	17	16	17	19
B2	22	23	23	24	29
B3	24	22	22	22	23
B4	14	14	14	14	15
C	0	0	0	0	2
D	0	2	1	4	3
E	0	0	0	0	0
F	0	0	0	0	0
G	0	0	0	0	0
H	0	0	0	0	0
Total	191	157	160	169	189

Notes:

1. Guest said parking has been much better since June meeting, mentioned employees parking off site
2. Lot B4 from 6PM-7PM, one of the counted vehicles was illegally parked in front of dumpster

Date:	Saturday, August 20, 2022
Weather:	Overcast / Rainy

Parking Zone	Supply	Parking Demand			
		10AM-11AM	11AM-12PM	12PM-1PM	1PM-2PM
A (Valet)	18	10	8	Rain, not counted	
A (Non-Valet)	93	85	81		
B1	20	19	19		
B2	22	30	26		
B3	24	22	22		
B4	14	11	11		
C	0	1	1		
D	0	2	1		
E	0	0	0		
F	0	0	0		
G	0	0	0		
H	0	0	0		
Total	191	180	169		

Notes:

1. Rain started and 12PM to 2PM was not counted
2. I was not able to tell if golf championship was still being held or not

Date:	Friday, August 26, 2022
Weather:	Sunny / Clear Skies

Parking Zone	Supply	Parking Demand			
		3PM-4PM	4PM-5PM	5PM-6PM	6PM-7PM
A (Valet)	18	5	6	6	13
A (Non-Valet)	93	80	91	77	89
B1	20	20	20	18	20
B2	22	27	28	26	30
B3	24	22	22	23	23
B4	14	13	13	11	15
C	0	0	1	1	1
D	0	2	1	5	2
E	0	0	0	0	0
F	0	0	0	0	0
G	0	1	1	1	2
H	0	1	1	0	1
Total	191	171	184	168	196

Notes:

1. Parked vehicle in area C from 5 PM to 7 PM was a motorcycle

Attachment B: Summer & Winter Peak Parking Demand Model Charts

SUMMER WEEKDAY

Land Use	Project Data		Weekday					Weekday		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit						2 PM	July	
Spa	6,500	sf GLA	2.90	100%	40%	1.16	ksf GLA	95%	70%	5
Employee			0.70	100%	100%	0.70		100%	80%	4
Hotel-Leisure	100	keys	1.00	75%	100%	0.75	key	70%	100%	53
Hotel Employees	100	keys	0.15	100%	100%	0.15	key	100%	100%	15
Restaurant/Lounge	7,800	sf GLA	6.67	63%	90%	3.78	ksf GLA	33%	98%	10
Meeting/Banquet (50 to 100 sq ft)	8,000	sf GLA	14.00	68%	60%	5.71	ksf GLA	25%	100%	11
Restaurant/Meeting Employees	15,800	sf GLA	1.20	100%	100%	1.20	ksf GLA	100%	100%	19
Golf Course	18	holes	8.00	100%	100%	8.00	holes	100%	100%	144
Employee			0.75	100%	100%	0.75		100%	100%	14
Cross-Country Ski Course	20	acres	5.00	40%	100%	2.00	acres	100%	0%	-
Employee			0.80	100%	100%	0.80		100%	0%	-
								Customer/Visitor		223
								Employee		52
								Total		275

SUMMER WEEKEND

Land Use	Project Data		Weekend					Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit						4 PM	July	
Spa	6,500	sf GLA	3.20	100%	40%	1.28	ksf GLA	90%	70%	5
Employee			0.80	100%	100%	0.80		100%	80%	5
Hotel-Leisure	100	keys	1.00	75%	100%	0.75	key	75%	100%	56
Hotel Employees	100	keys	0.15	100%	100%	0.15	key	70%	100%	11
Restaurant/Lounge	7,800	sf GLA	7.67	54%	30%	1.24	ksf GLA	10%	98%	1
Meeting/Banquet (50 to 100 sq ft)	8,000	sf GLA	7.30	68%	70%	3.47	ksf GLA	65%	100%	18
Restaurant/Meeting Employees	15,800	sf GLA	1.26	100%	100%	1.26	ksf GLA	100%	100%	20
Golf Course	18	holes	8.00	100%	100%	8.00	holes	90%	100%	130
Employee			1.00	100%	100%	1.00		100%	100%	18
Cross-Country Ski Course	20	acres	5.00	40%	100%	2.00	acres	90%	0%	-
Employee			0.80	100%	100%	0.80		100%	0%	-
								Customer/Visitor		210
								Employee		54
								Total		264

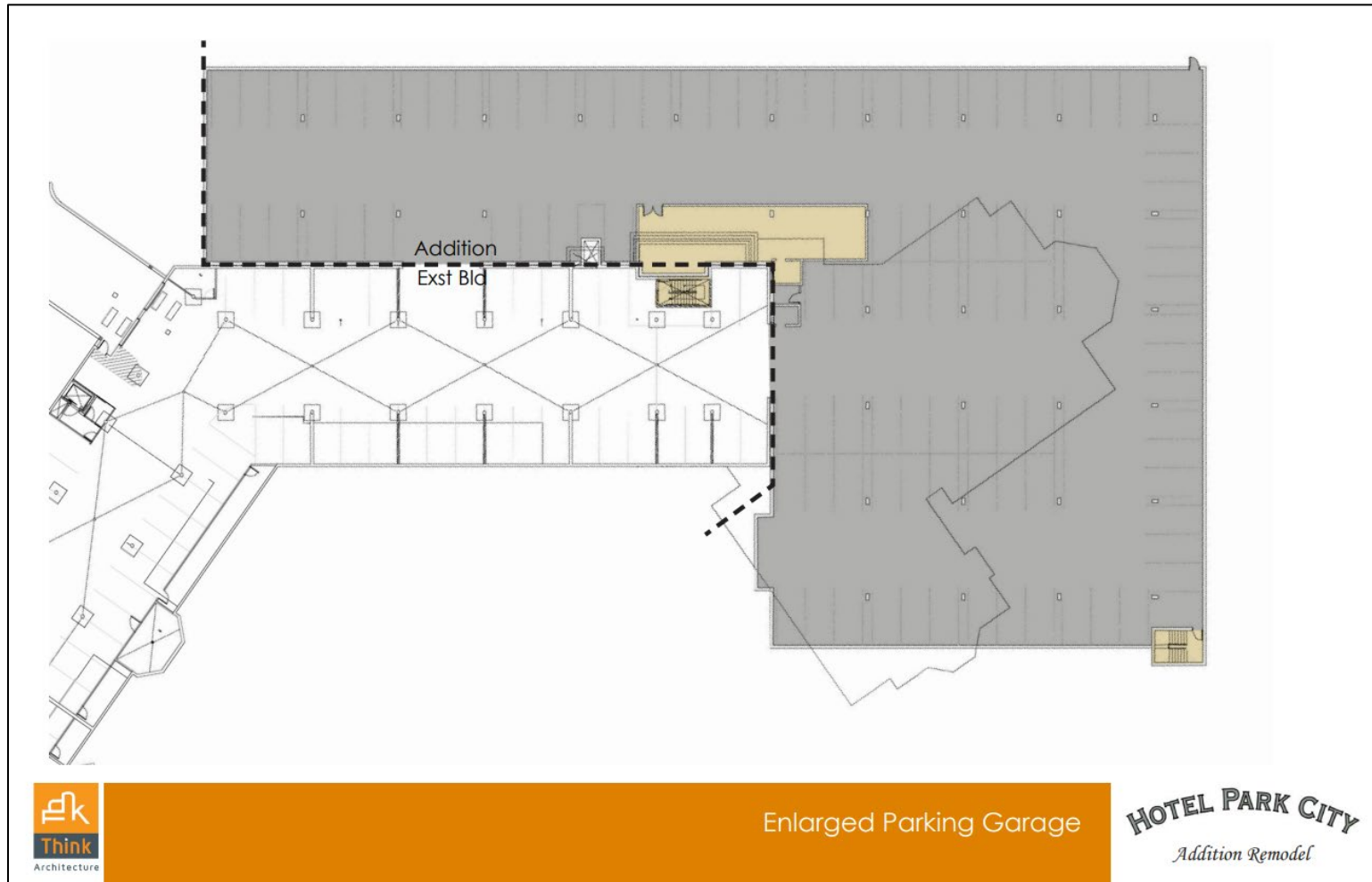
WINTER WEEKDAY

Land Use	Project Data		Weekday					Weekday		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit						5 PM	Late December	
Spa	6,500	sf GLA	2.90	100%	40%	1.16	ksf GLA	85%	85%	5
Employee			0.70	100%	100%	0.70		100%	95%	5
Hotel-Leisure	100	keys	1.00	65%	100%	0.65	key	80%	100%	52
Hotel Employees	100	keys	0.15	100%	100%	0.15	key	70%	100%	11
Restaurant/Lounge	7,800	sf GLA	6.67	63%	90%	3.78	ksf GLA	30%	95%	9
Meeting/Banquet (50 to 100 sq ft)	8,000	sf GLA	14.00	68%	60%	5.71	ksf GLA	100%	100%	46
Restaurant/Meeting Employees	15,800	sf GLA	1.20	100%	100%	1.20	ksf GLA	100%	100%	19
Golf Course	18	holes	8.00	100%	100%	8.00	holes	70%	0%	-
Employee			0.75	100%	100%	0.75		100%	0%	-
Cross-Country Ski Course	20	acres	5.00	40%	100%	2.00	acres	90%	100%	36
Employee			0.80	100%	100%	0.80		100%	100%	16
								Customer/Visitor		148
								Employee		51
								Total		199

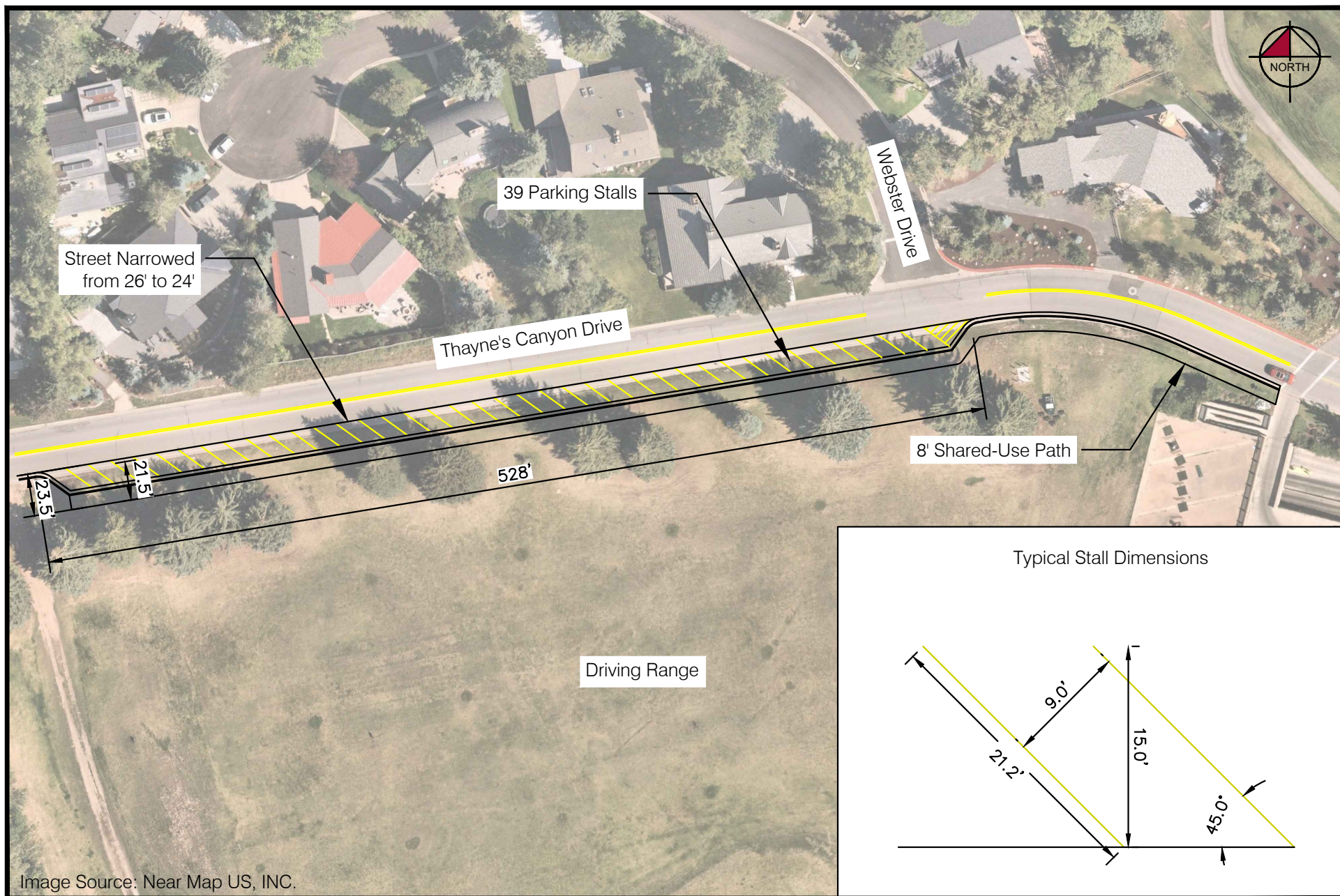
WINTER WEEKEND

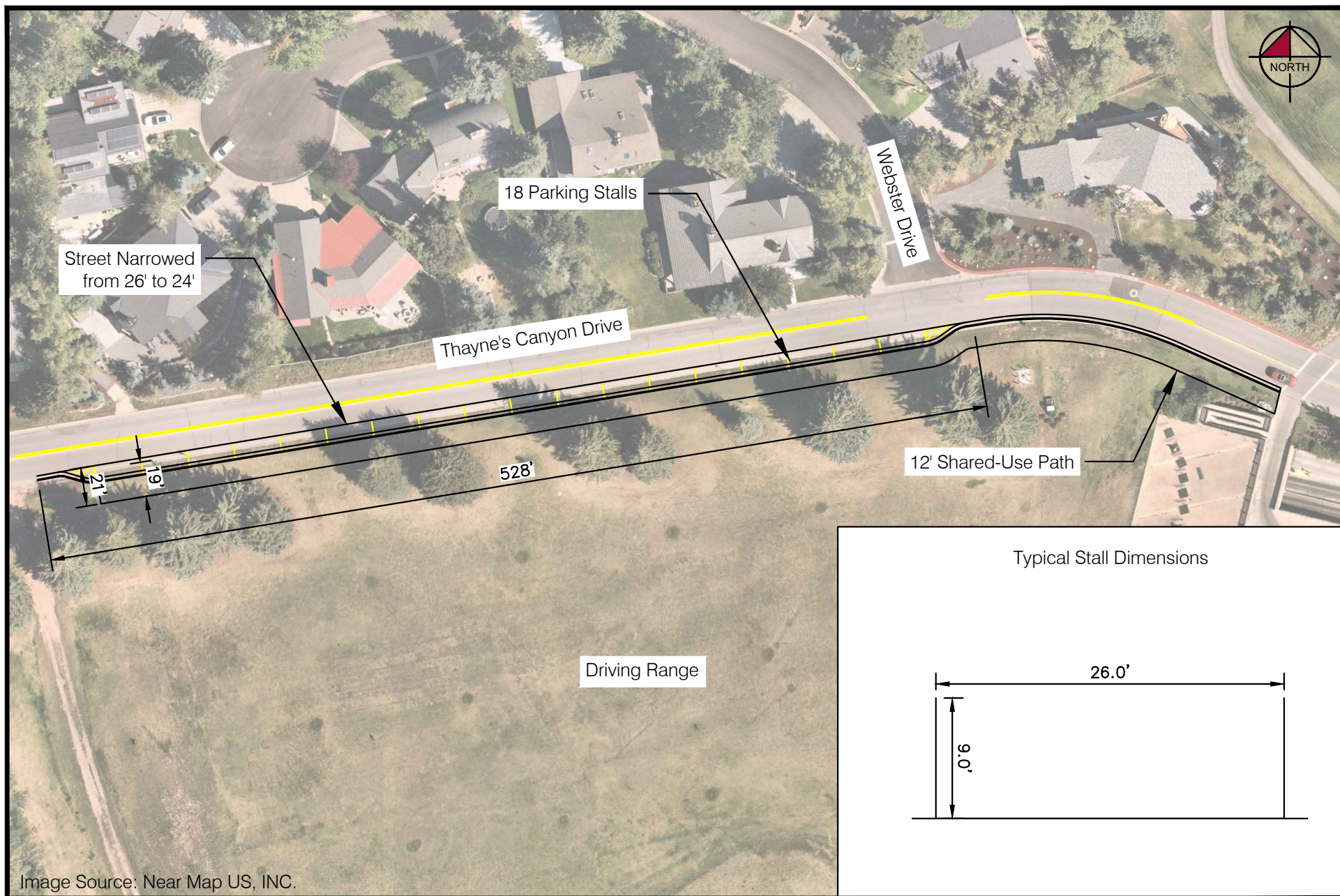
Land Use	Project Data		Weekend					Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit						5 PM	Late December	
Spa	6,500	sf GLA	3.20	100%	40%	1.28	ksf GLA	85%	85%	6
Employee			0.80	100%	100%	0.80		95%	95%	5
Hotel-Leisure	100	keys	1.00	65%	100%	0.65	key	80%	100%	52
Hotel Employees	100	keys	0.15	100%	100%	0.15	key	70%	100%	11
Restaurant/Lounge	7,800	sf GLA	7.67	54%	30%	1.24	ksf GLA	30%	95%	3
Meeting/Banquet (50 to 100 sq ft)	8,000	sf GLA	7.30	68%	70%	3.47	ksf GLA	100%	100%	28
Restaurant/Meeting Employees	15,800	sf GLA	1.26	100%	100%	1.26	ksf GLA	100%	100%	20
Golf Course	18	holes	8.00	100%	100%	8.00	holes	70%	0%	-
Employee			1.00	100%	100%	1.00		100%	0%	-
Cross-Country Ski Course	20	acres	5.00	40%	100%	2.00	acres	90%	100%	36
Employee			0.80	100%	100%	0.80		100%	100%	16
Customer/Visitor										125
Employee										52
Total										177

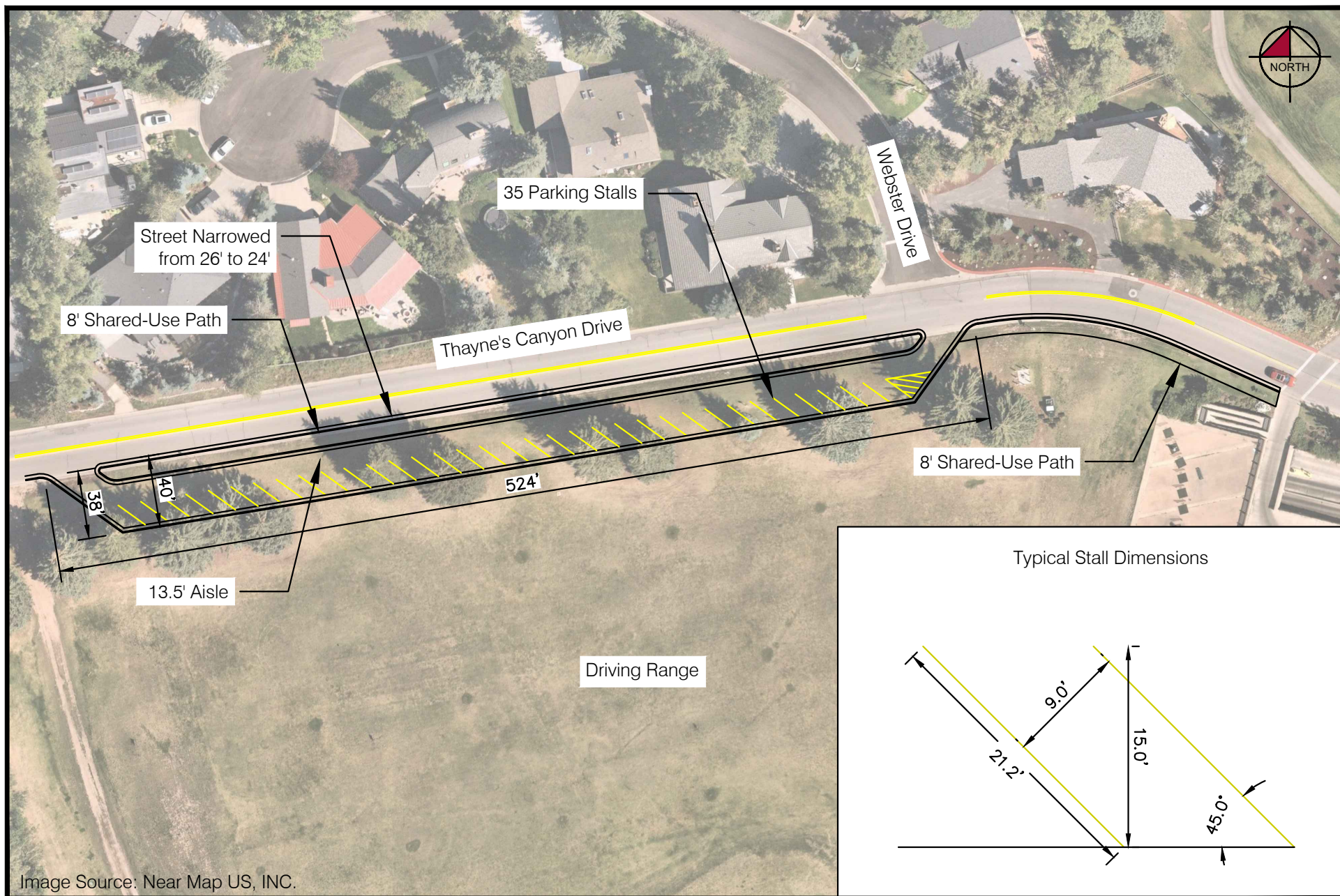
Attachment C: Hotel Park City Addition Remodel – Enlarged Parking Garage Illustrative Sketch (Provided by Think Architecture)

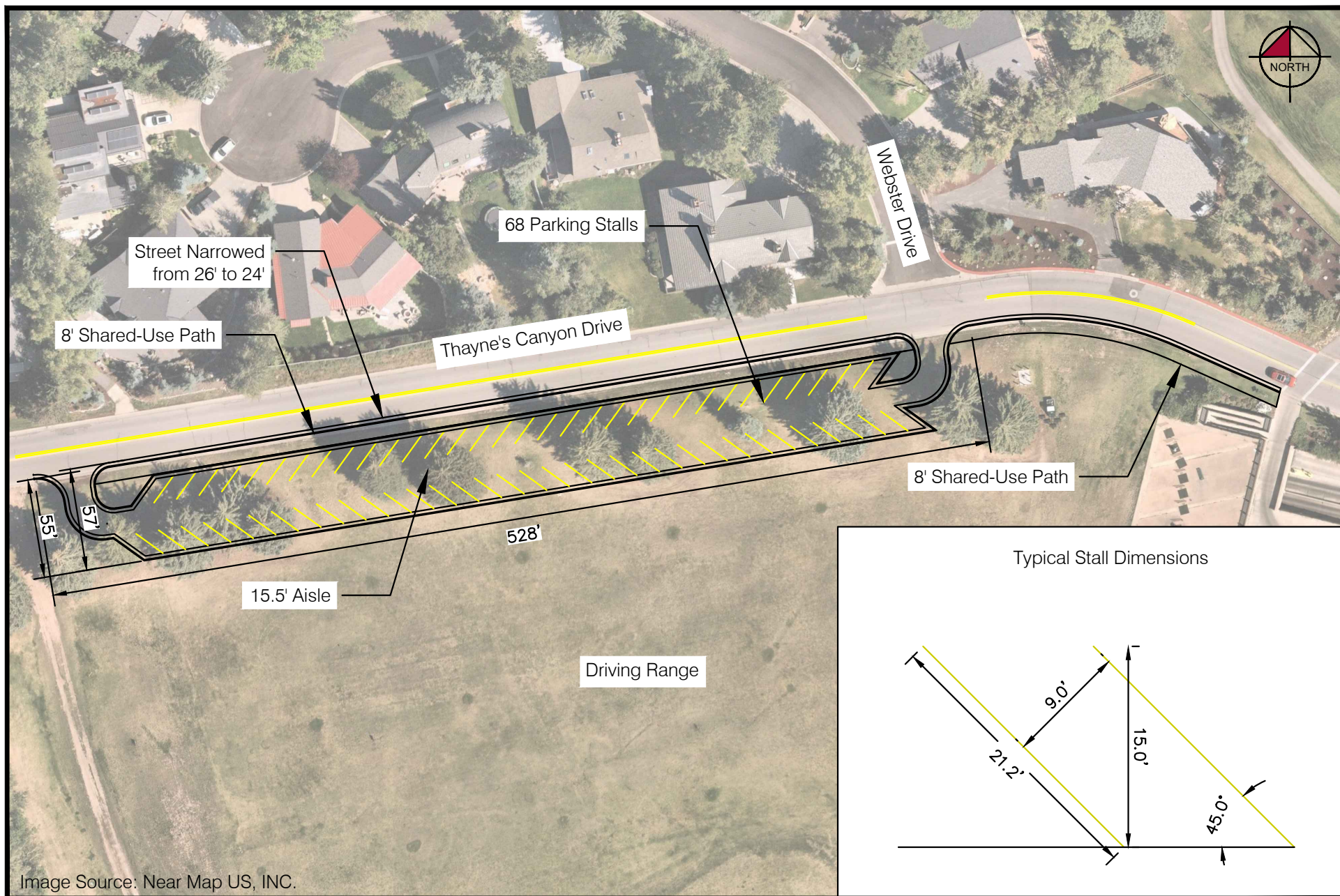


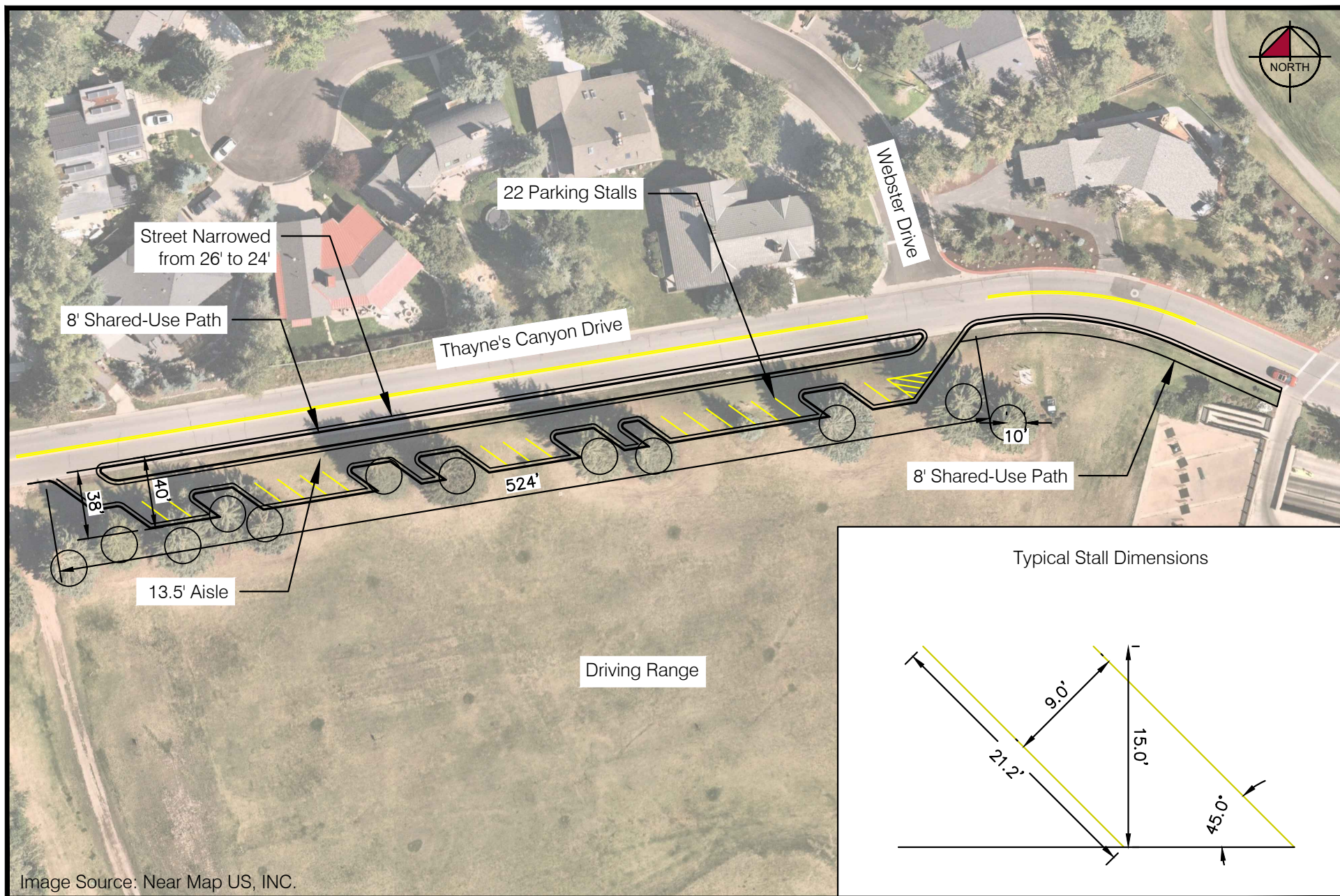
Attachment D: Parking Expansion Alternative 2 Options 1-5 Illustrative Sketches











Attachment E: Three Kings Drive Shared Use Path Illustrative Sketches

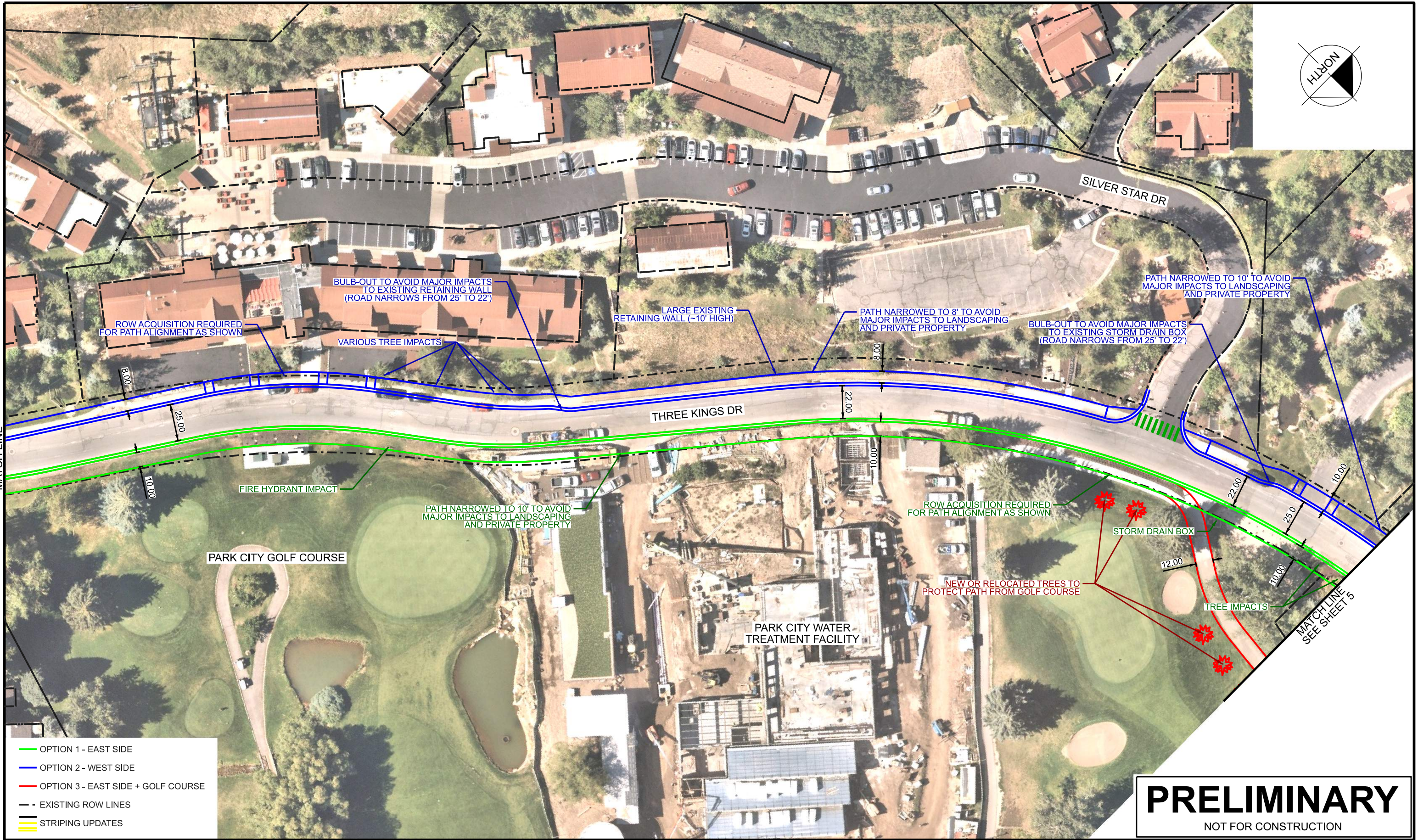


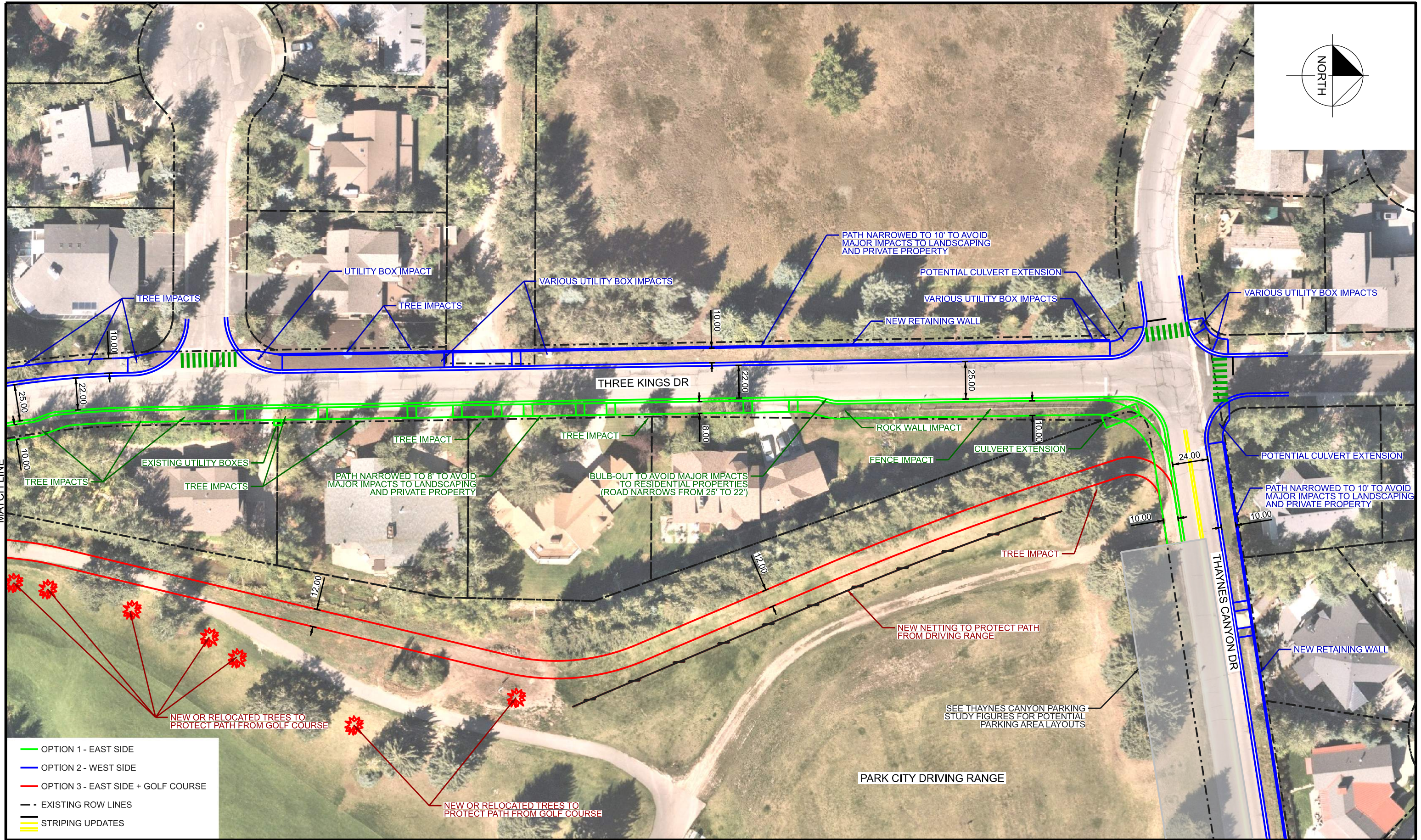
- OPTION 1 - EAST SIDE
- OPTION 2 - WEST SIDE
- OPTION 3 - EAST SIDE + GOLF COURSE
- - - EXISTING ROW LINES
- STRIPING UPDATES

POTENTIAL IMPACTS							
	Potential ROW Acquistions/TCEs	Driveway Impacts	Major Crossings	Minor Crossings	Culvert/Bridge Modifications	Length of Potential Walls (ft)	Length of Curb Bulb-Outs (ft)
Option 1	6	13	2	2	2	509	2651
Option 2	10	10	7	2	2	1316	771
Option 3	2	5	2	2	1	380	1547

PRELIMINARY
NOT FOR CONSTRUCTION









Attachment F: Three Kings Drive Shared Use Path High Level Engineer's Estimates

Option 1 - East Side

Item	Quantity	Unit of Measure	Unit Cost	Total Cost	Notes
ROADWAY					
LF of Trail	5,896	FT	\$ 155.00	\$ 913,804	Unit cost includes curb and gutter reconstruction (2'), roadway reconstruction, and concrete pathway (10' wide)
Retaining wall	2,543	SF	\$ 120.00	\$ 305,140	Height x Length (Assume 5' tall)
Driveway	13	EA	\$ 450.00	\$ 5,850	Assumed 6" thick concrete driveway (300 SQ FT EACH)
ROW strip take	777	SF	\$ 60.00	\$ 46,628	Total area of required ROW takes based on preliminary designs - does not include temporary construction easements
New Tree	-	EA	\$ 500.00	\$ -	
Major Crossing	2	EA	\$ 10,900.00	\$ 21,800	See calc table
Minor Crossing	2	EA	\$ 10,400.00	\$ 20,800	See calc table
Fence/Netting	-	EA	\$ 3,000.00	\$ -	Unit price assumes 20' wide by 100' tall sections
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
SUBTOTAL 1				\$ 1,314,021	
DRAINAGE					
Reconstruct Drainage Structure	1	EA	\$ 5,000.00	\$ 5,000	
Culvert Extension	304	SF	\$ 50.00	\$ 15,218	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
SUBTOTAL 2				\$ 20,218	
			Direct Subtotal	\$ 1,334,239	
Additional Calculated Construction Cost:					
			TESC (1%)	\$ 13,342	
			MOT (2.5%)	\$ 33,356	
			QA/QC (1.5%)	\$ 20,014	
			Total Direct Cost	\$ 1,400,951	
Indirect Construction Cost:					
			Contractor OH/Markup (20%)	\$ 280,190	
			General Escalation (5%)	\$ 70,048	
			Total Indirect Construction Cost:	\$ 350,238	
Other Indirect Costs:					
			Environmental (2%)	\$ 28,019	
			Design (10%)	\$ 140,095	
			Total Other Indirect Cost:	\$ 168,114	
			Contingency (20%)	\$ 280,190	Cost increases, Earthwork, Unidentified Items, Utility Impacts
			Total Cost	\$ 2,199,493	

Calculations					
Cost of LF of Trail					
	TRAIL	CG	ROAD		
	sq yd	ft	Excavation cu yd	UTBC cu yd	HMA ton
unit					
unit price	80.00	33.00	37.00	50.00	95.00
qnty	1.11	1.00	0.64	0.02	0.05
cost	88.89	33.00	23.68	1.23	4.69
sum	151.49				
Cost of Driveway					
	Driveway				
unit	sq yd				
unit price	13.00				
qnty	33.00				
cost	429.00				
Cost of Crossings					
	Major		Minor		
	Stripe	Ped Ramp	Stripe	Ped Ramp	
unit	ea	ea	ea	ea	
unit price	100.00	5,000.00	100.00	5,000.00	
qnty	9.00	2.00	4.00	2.00	
cost	900.00	10,000.00	400.00	10,000.00	
sum	10,900.00		10,400.00		

Option 2 - West Side

Item	Quantity	Unit of Measure	Unit Cost	Total Cost	Notes
ROADWAY					
LF of Trail	6,021	FT	\$ 155.00	\$ 933,273	Unit cost includes curb and gutter reconstruction (2'), roadway reconstruction, and concrete pathway (10' wide)
Retaining wall	6,581	SF	\$ 120.00	\$ 789,737	Height x Length (Assume 5' tall)
Driveway	10	EA	\$ 450.00	\$ 4,500	Assumed 6" thick concrete driveway (300 SQ FT EACH)
ROW strip take	2,032	SF	\$ 60.00	\$ 121,923	Total area of required ROW takes based on preliminary designs - does not include temporary construction easements
New Tree	-	EA	\$ 500.00	\$ -	
Major Crossing	7	EA	\$ 10,900.00	\$ 76,300	See calc table
Minor Crossing	2	EA	\$ 10,400.00	\$ 20,800	See calc table
Fence/Netting	-	EA	\$ 3,000.00	\$ -	Unit price assumes 20' wide by 100' tall sections
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
SUBTOTAL 1				\$ 1,946,533	
DRAINAGE					
Reconstruct Drainage Structure	1	EA	\$ 5,000.00	\$ 5,000	
Culvert Extension	246	SF	\$ 50.00	\$ 12,310	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
SUBTOTAL 2				\$ 17,310	
			Direct Subtotal	\$ 1,963,843	
Additional Calculated Construction Cost:					
			TESC (1%)	\$ 19,638	
			MOT (2.5%)	\$ 49,096	
			QA/QC (1.5%)	\$ 29,458	
			Total Direct Cost	\$ 2,062,035	
Indirect Construction Cost:					
			Contractor OH/Markup (20%)	\$ 412,407	
			General Escalation (5%)	\$ 103,102	
			Total Indirect Construction Cost:	\$ 515,509	
Other Indirect Costs:					
			Environmental (2%)	\$ 41,241	
			Design (10%)	\$ 206,204	
			Total Other Indirect Cost:	\$ 247,444	
			Contingency (20%)	\$ 412,407	Cost increases, Earthwork, Unidentified Items, Utility Impacts
			Total Cost	\$ 3,237,395	

Unit Cost Calculations					
Cost of LF of Trail					
	TRAIL	CG	ROAD		
	sq yd	ft	Excavation cu yd	UTBC cu yd	HMA ton
unit	80.00	33.00	37.00	50.00	95.00
unit price	80.00	33.00	37.00	50.00	95.00
qty	1.11	1.00	0.77	0.02	0.05
cost	88.89	33.00	28.50	1.23	4.69
sum	156.31				
Cost of Driveway					
	Driveway sq yd				
unit	13.00				
unit price	33.33				
qty	433.29				
cost					
Cost of Crossings					
	Major		Minor		
	Stripe	Ped Ramp	Stripe	Ped Ramp	
	ea	ea	ea	ea	
unit	100.00	5,000.00	100.00	5,000.00	
unit price	9.00	2.00	4.00	2.00	
qty	900.00	10,000.00	400.00	10,000.00	
cost	10,900.00		10,400.00		
sum					

Option 3 - East Side + Golf Course

Item	Quantity	Unit of Measure	Unit Cost	Total Cost	Notes
ROADWAY					
LF of Trail (Roadside)	4,148	FT	\$ 155.00	\$ 642,871	Unit cost includes curb and gutter reconstruction (2'), roadway reconstruction, and concrete pathway (10' wide)
LF of Trail (Golf Course)	984	FT	\$ 110.00	\$ 108,264	Unit cost includes concrete pathway (12' wide)
Retaining wall	380	SF	\$ 120.00	\$ 45,551	Height x Length (Assume 5' tall)
Driveway	3	EA	\$ 450.00	\$ 1,350	Assumed 6" thick concrete driveway (300 SQ FT EACH)
ROW strip take	412	SF	\$ 60.00	\$ 24,715	Total area of required ROW takes based on preliminary designs - does not include temporary construction easements
New Tree	11	EA	\$ 500.00	\$ 5,500	
Major Crossing	2	EA	\$ 10,900.00	\$ 21,800	See calc table
Minor Crossing	2	EA	\$ 10,400.00	\$ 20,800	See calc table
Fence/Netting	18	EA	\$ 3,000.00	\$ 54,000	Unit price assumes 20' wide by 100' tall sections
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
SUBTOTAL 1				\$ 924,852	
DRAINAGE					
Reconstruct Drainage Structure	1	EA	\$ 5,000.00	\$ 5,000	
Culvert Extension	100	SF	\$ 50.00	\$ 5,000	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
SUBTOTAL 2				\$ 10,000	
			Direct Subtotal	\$ 934,852	
Additional Calculated Construction Cost:					
			TESC (1%)	\$ 9,349	
			MOT (2.5%)	\$ 23,371	
			QA/QC (1.5%)	\$ 14,023	
			Total Direct Cost	\$ 981,595	
Indirect Construction Cost:					
			Contractor OH/Markup (20%)	\$ 196,319	
			General Escalation (5%)	\$ 49,080	
			Total Indirect Construction Cost:	\$ 245,399	
Other Indirect Costs:					
			Environmental (2%)	\$ 19,632	
			Design (10%)	\$ 98,159	
			Total Other Indirect Cost:	\$ 117,791	
			Contingency (20%)	\$ 196,319	Cost increases, Earthwork, Unidentified Items, Utility Impacts
			Total Cost	\$ 1,541,103	

Calculations					
Cost of LF of Trail (roadside)					
	TRAIL	CG	ROAD		
			Excavation	UTBC	HMA
unit	sq yd	ft	cu yd	cu yd	ton
unit price	80.00	33.00	37.00	50.00	95.00
qnty	1.11	1.00	0.77	0.02	0.05
cost	88.89	33.00	28.50	1.23	4.69
sum	156.31				
Cost of LF of Trail (Golf Course)					
	TRAIL	CG	ROAD		
			Excavation	UTBC	HMA
unit	sq yd	ft	cu yd	cu yd	ton
unit price	80.00	0.00	0.00	0.00	0.00
qnty	1.33	0.00	0.00	0.00	0.00
cost	106.67	0.00	0.00	0.00	0.00
sum	106.67				
Cost of Driveway					
	Driveway				
unit	sq yd				
unit price	13.00				
qnty	33.33				
cost	433.29				
Cost of Crossings					
	Major		Minor		
	Stripe	Ped Ramp	Stripe	Ped Ramp	
unit	ea	ea	ea	ea	
unit price	100.00	5,000.00	100.00	5,000.00	
qnty	9.00	2.00	4.00	2.00	
cost	900.00	10,000.00	400.00	10,000.00	
sum	10,900.00		10,400.00		

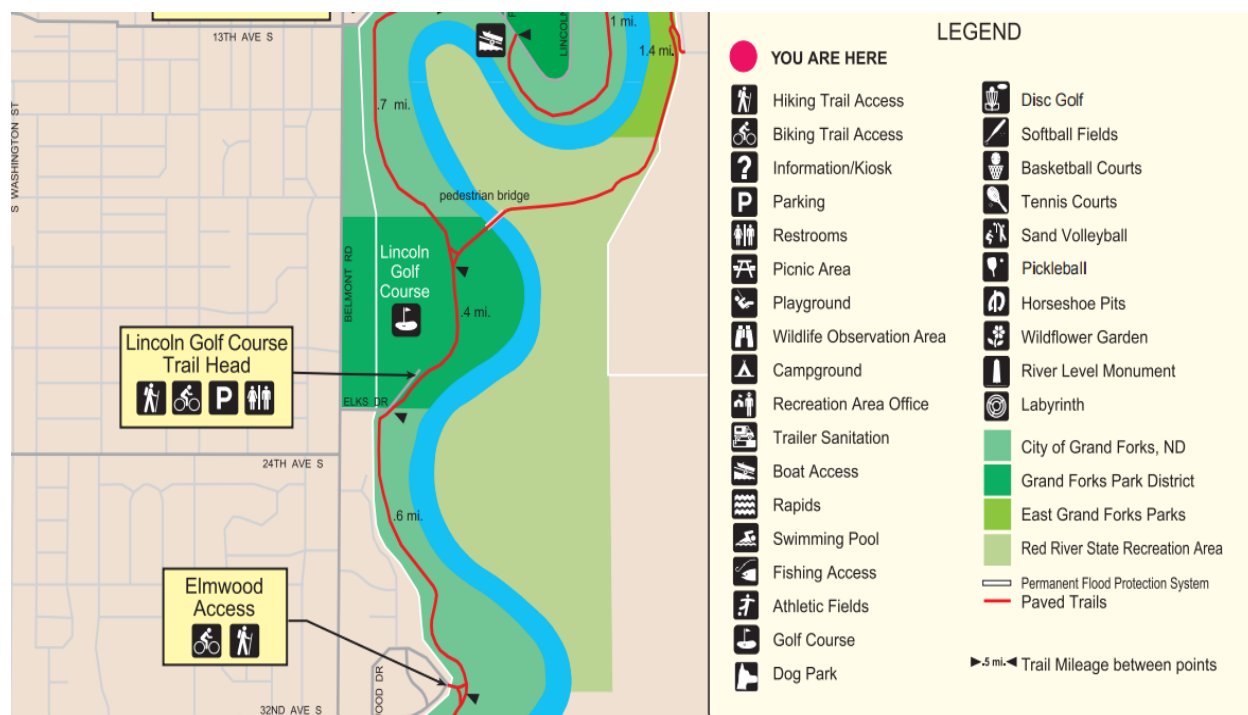
Attachment G: Golf Course Pathways Case Studies

Lincoln Golf Course

The Greenway- Grand Forks, ND

http://www.greenwayggf.com/uploads/2/0/1/8/20183519/finalgreenwaymap_april2012.pdf

In 2005, the City of Grand Forks and Corps of Engineers built a multi-use trail around and through Lincoln golf course. The Grand Forks Greenway Trail is riverward of the course getting as close as 50 ft. to one of the tee boxes. Segments of the trail through the course were constructed to connect to other parts of recreational areas where the greenway follows the river. Protective fencing (from golf balls) was not included in the design. Golfers do not need to cross the trail any area although they do go up and over an earthen levee built by the Corps of Engineers. There has been no known economic impact to the golf course as a result of the trail although the Park District has deemed the clubhouse as a trailhead. This 1/2-mile trail segment that goes through the course ties into about 20 miles of trail along the Red River in Grand Forks, ND and East Grand Forks, MN.



Regents Glen Golf Club

York County Heritage Trail, York County, PA

The York County (PA) Heritage Rail Trail Runs through the Regents Glen Golf Club. There are nine holes on each side of the trail. The golf course was under construction at the same time as trail construction. The trail receives about 300,000 user visits annually. There is no evidence that trail users "disturb" the golfers and there haven't been any accidents or injuries reported. Golf carts must yield to trail users and stop signs are located on the golf cart path on either side of trail. Crossing is "one way" only and golf course maintenance staff also cross the trail and occasionally travel up or down the trail. The golf club is not aware of any positive or negative economic impacts occurring from the interaction of the trail and the golf course. This trail continues before and after the golf course. Facilities along the trail include benches, picnic tables and restrooms. Communities along the trail offer more extensive services and facilities. Trail and restrooms are ADA accessible. While the trail is not fenced, there is natural buffer between the trail and the greens of the golf course.



Mt. Si Golf Course, Snoqualmie, WA
Snoqualmie Valley bike and pedestrian trail

The Snoqualmie Valley bike and pedestrian trail runs through the Mt. Si Golf Course. The section of the trail through the golf course has netting on both sides of the trail to protect against golf balls. The trail is a straight line that runs approximately half a mile through the golf course. The trail is a packed gravel pathway with the golf course sitting on both sides of the trail. Entrance to the trail is on the north and south sides of the course. It is not particularly accessible from the actual golf course due to the protective netting extending multiple feet into the air. The full trail is 31 miles in length from Snoqualmie to Duvall.



San Ramon Golf Club, San Ramon, CA
Iron Horse Regional Trail

This paved trail through the San Ramon Golf Course is meant for hikers, bikers and horseback riders. The pathway extends through the center of the golf course for about half a mile before entering into residential housing on each end of the golf course. Sections of the path have high fences paralleling the path, and other sections have a fully enclosed fence that protect the path from above and on the sides with periodic openings for golfers to walk through. While there are places for golf carts to cross this path, golf carts are not permitted on the pathway. The completed Iron Horse Regional Trail, as of 2014, spans a distance of 32 miles and connects residential and commercial areas, business parks, schools, public transportation (BART, County Connection), open space and parks, regional trails, and community facilities



Exhibit B- *Development Background and Agreements Specific to Parking*

In 1979 the land for a future municipal golf course was purchased by the City from Greater Park City Company (GPCC). A parcel, known as the 'Hotel Parcel' located on the southwest corner of Park Avenue and Thaynes Canyon Drive was retained by GPCC for a future development. The Hotel Parcel remained with GPCC as several development proposals were brought forward from 1979-1987.

1987 Agreement Golf Course Hotel

The Development Agreement was approved in August 1987 (known as Agreement Golf Course Hotel) which superseded all previous agreements.

- The 1987 Agreement, granted 68 residential UE, 15 commercial UE, and an allowance of 5% for hotel support commercial in accordance with the Land Management Code in effect at the time. The 1987 Agreement included a requirement that the hotel provide 25 surface parking spaces for golf.

1997 Development Agreement Golf Course Hotel MPD

On December 18, 1996, the Planning Commission approved a subsequent Master Planned Development for the Golf Course Hotel. Due to conditions of the MPD approval, certain amendments were necessary to the 1987 Agreement. A Development Agreement was subsequently approved on July 30, 1997, which serves as the current Development Agreement Golf Course Hotel MPD. Amendments relevant to parking were:

- A total of 210 parking spaces were required to be constructed under a 'shared parking' plan, with the City contributing 48% of the cost of parking construction and use. (Total City contribution \$1,056,000)
- The property was rezoned from RD to RD-MPD and the golf course was rezoned to ROS to address the density transfers that occurred with the MPD under the 1987 Agreement.

In the June 26, 1997 Council Minutes (page 15), City Council expressed concern about insufficient parking. Staff was concerned about parking not being over-built. The Applicant/Developer attorney, Tom Clyde, acknowledged that there may be "peak day problems, but both parties are better off than with old agreement (where only 25 spaces were to be provided for golf)."

The 1997 Agreement included a clause whereby the Applicant could request of the City an easement for additional underground parking, under the Golf Course driving range by January 1, 2003 and to commence construction of the additional parking within one year of grant of easement. The applicant did not make a request for an easement by the January 1, 2003 date and the option for grant of easement expired.

Construction of Park City Hotel

Construction commenced on the hotel and final certificates of occupancy were issued for Building A by December 2004. Construction of the cottages commenced in 2005 and final certificates of occupancy were issued in 2007.

Recordation of Condominium Plats

A condominium plat for Building A, memorializing constructed units, commercial, support commercial, meeting space as well as identifying private, common and limited common areas was recorded at Summit County on October 7, 2004. The first supplemental condominium plat for the cottages was recorded on February 2, 2006. Several interim condominium plat amendments were approved and recorded with the latest recorded on April 1, 2010.

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: OLD BUSINESS

Subject:

Consideration to Approve the Extension of the Park Silly Sunday Market (PSSM) City Service Agreement for One Year

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Park Silly Sunday Market One Year Extension Staff Report](#)

[Exhibit A: PSSM One Year Contract Addendum - Draft](#)

[Exhibit B: PSSM Proposal](#)

[Exhibit C: PSSM Survey Results & Community Feedback](#)

City Council Staff Report

Subject: Park Silly Sunday Market One-Year Contract Extension
Author: Jenny Diersen
Department: Special Events
Date: January 5, 2023
Type of Item: Administrative

Recommendation

Hold a public hearing and consider approving, denying, or continuing the extension of the Park Silly Sunday Market (PSSM) City Service Agreement for one-year (Exhibit A).

PSSM's new proposal is attached as Exhibit B. Changes to the one-year agreement include:

- Term: One-Year Contract Extension
- Days of the Week and Number of Days: 11 Sundays, a reduction of 3 days.
- Location: Lower Main Street Only. Eliminate 5th Street.
- Time: 10 a.m. to 5 p.m., with set up from 6 a.m. to 10 a.m. and breakdown complete no later than 7 p.m.
- Noise: No amplified sound until noon. From noon to 5 p.m., the maximum decibel level of 75.
- Vendor Mix: Immediately eliminate all importers/re-sellers. Continue the farmers market and allow all local Wasatch back vendors into the market. Keep the same numbers for jewelers, which is 12. Continue free booth space to nonprofits, City, HPCA, and PCPAA and discounted booths to kidpreneurs. This is a value of over \$25,000.
- Transportation: Additional shuttles on the two busiest days, guaranteed bike valet, continued bike, bus, and walk messaging. PSSM will manage pedestrians at the intersection of Heber and Main under the direction of the Police Department.
- Sustainability: PSSM will continue to maintain an 80% waste diversion rate or better. This expense costs PSSM \$43,000 annually.
- Working Group: As part of the last agreement, the City, PSSM, and HPCA have had a Working Group to work through issues as they arise throughout the course of the event. PSSM is willing to continue this requirement and requests that the City Council discuss the effectiveness and if they want to continue the Working Group as part of the one-year extension.
- Fees and Costs: In exchange for the City continuing to cover City Services estimated at \$61,311, PSSM will provide bollard and pedestrian management at no cost to the City (estimated expense to PSSM is \$24,600).

Based on Council direction at the November 3 Council Meeting, PSSM requests a one-year extension and will return in the spring for a separate Work Session regarding a future market for 2024 and beyond.

Executive Summary

Contractual special event agreements help to manage large events with predictability. For example, the PSSM Agreement provides a clear scope of service and expectations for each party, including:

- City Services and costs;
- Financial assistance or monetary exchange;
- Lease terms including City Property or Facilities;
- Locked-in dates over the term of the Agreement;
- Required performance measures; and
- Economic Impact studies.

PSSM started in 2006 on lower Main Street as a 17-day market. Over time, the event was reduced to 14 days. PSSM's goals include supporting and incubating local businesses and non-profits on what has traditionally been Main Street's slowest business day. PSSM's success has led to considerable event growth. To mitigate impacts, major changes were made to reduce the scope and costs and to manage residential impacts. Efforts were also made to facilitate collaboration with Main Street merchants and to align PSSM with community priorities. A [PSSM history is linked here](#).

PSSM has met [its Agreement](#), which expired on September 30, 2022. As required annually, PSSM presents a Supplemental Plan, Mid-Season Review, and Season Debrief. This did not occur in 2020 debrief because PSSM canceled their event due to COVID-19. PSSM had four years of a five-year contract (2018, 2019, 2021 and 2022, and therefore requests Council consider a one-year extension of the Agreement.

In anticipation of the Agreement expiring, a Work Session was held on April 28, 2022 ([report](#) p. 773 / [minutes](#) p. 17) to discuss the future Agreement. Council sought to continue discussions with a preference for a three- to five-year contract and directed community outreach before considering new terms.

On May 26, 2022, a [Staff Communication Report](#) detailed community outreach and engagement plans. Council Liaisons Dickey and Rubell worked with the Community Engagement and Budget Department to develop a community survey. The survey resulted in 2,072 responses (compiled results in Exhibit C):

- 785, or 38% identified Park City full-time residents (060), and another 626 or 30% were Summit County full-time residents (68% of respondents were from Park City and Summit County).
- On a scale of 1 to 100, the outcome was:
 - Importance of the event on Sunday: Average of 66 from all respondents: Average of 60 from Park City Residents.
 - Location on Main Street: Average of 74 from all respondents: Average of 66 Park City Residents.
 - Importance of Continuing a Market: Average of 77 from all respondents; Average of 67 Park City Residents.
- 76 Main Street business owners and 88 Main Street employees participated in the survey. Results specific to Main Street businesses and employees included:
 - 27% supported the market at 14 Sundays, 47% wanted the market to be fewer days; 12% wanted the market moved off Main, and 13% were indifferent.

- 42% liked the event hours, while 32% wanted the event shortened. 8% wanted the event longer, while 16% were indifferent.
- The average score for continuing a Sunday was 50 out of 100.
- 40% supported the number of days of the event as is, 12% requested the number of markets be increased, 47% said the number of markets should be reduced, and 13% were indifferent.
- Respondents identified areas for improvement including 36% for changing location, 25% for parking – options and pricing, 24% didn't think the event is needed anymore, and 22% said the market is great how it is.
- As far as aspects that are enjoyed, the farmers market, food and drink offerings, live music, vendors, and socializing rose to the top.
- The importance of the event being held on Main Street was 56 out of 100.
- The importance of PSSM continuing in Park City scored an average of 50 out of 100.
- The City received a letter from HPCA, and the organization produced its own survey with 98 responses. Based on the survey, HPCA opposes the event:
 - 37% supported the PSSM under the same parameters as 2022, while 63% did not support the PSSM under any circumstances.
 - Additional responses from HPCA included 12% would support PSSM if it was the entire length of Main Street, 8.5% said they would support PSSM if it was fewer days throughout the summer, and 59% said they would support the event if moved to another location.
 - HPCA also surveyed their association regarding Car Free Sundays.
 - 41% did not support Car Free Sundays.
 - 21% supported Car Free Sundays as they were in 2022.
 - 25% wanted to explore changes to Car Free Sundays so it could remain on Main Street.
 - 13% only supported Car Free Sundays if PSSM returned to Main Street.

After performing the additional community and business district outreach, on November 3 ([report](#) p. 100, [minutes](#) p. 8), Council held a debrief. As a result, PSSM submitted a new proposal. Some of the changes include reducing the number of days from 14 to 12, reducing noise, eliminating importers as vendors, and shifting within three years to all local vendors (Summit County/Wasatch Back).

Council provided direction for the Council Liaisons to work with PSSM to consider further refinements to a one-year contract extension for Council consideration.

Analysis

PSSM's new proposal for a one-year contract extension (Exhibit B):

- Timeline:
 - One-year contract extension.
- Day of the week:
 - PSSM requests holding the event on Sundays.

- In a future agreement, PSSM may consider changing the day of the week. Moving the event day is a considerable challenge for vendors, farmers, and staff who have other employment during the week.
 - Moving the event to a Friday or Saturday is difficult due to other events and activities.
- Dates:
 - 11 dates – June 4, 11, 18, 25, July 9, 16, 23, 30, September 3, 10, 17. No market held on July 2, August 6, 13, 20, 27, and September 24.
 - This is a reduction of 3 market dates. Note no market on July 2, typically the busiest Sunday of the summer.
- Location:
 - Lower Main Street only. Eliminate 5th Street.
 - Understanding HPCA opposition, PSSM proposes to redirect and reduce the footprint to lower Main Street (below Heber). This will allow parking and vehicle traffic in all areas above Heber Avenue.
 - PSSM cannot move the event to another location on short notice and desires to keep the event on Main Street for one additional year. PSSM is open to alternative locations in the future.
- Hours:
 - 10 a.m. to 5 p.m.
 - Set up will occur from 6 a.m. to 10 a.m., with breakdown complete by 7 p.m.
- Noise:
 - No amplified sound until noon. From 12 p.m. to 5 p.m., maximum decibel level of 75. Previously, PSSM's contract allowed up to 75 decibels from 10am to noon., and up to 90 decibels from noon to 5:00 pm.
- Vendor Mix:
 - Immediately eliminate all importers/re-sellers, a potential decrease of over \$19,800 in vendor revenue (\$300 x 6 x 11 market days).
 - PSSM understands the Farmers Market is an important part of the event. They request to allow farmers from outside of the Wasatch Back. Otherwise, it would be challenging to provide, as PSSM has worked for more than 15 years to develop relationships with local farmers across Utah to display their products on Sundays.
 - Local vendors: Allow all Wasatch Back vendors who apply to be accepted while keeping the same number of jewelers per market (12 or fewer).
 - PSSM will continue to offer free or discounted booth space to non-profits, HPCA, PCPAA, and kid-preneuers. This is a value of over \$25,000 per year.
- Transportation:
 - Additional shuttles on 2 busiest days (\$6,000 value)
 - Guaranteed bike valet (\$5,000 value)
 - Continued bike, bus, and walk messaging
 - PSSM will manage pedestrians at the intersection of Heber and Main under the direction of the Police Department. (\$13,200 / \$1,200 per market value).
- Sustainability:

- PSSM will continue to maintain an 80% waste diversion rate or better. This includes assisting other events and nonprofits with their sustainability plans. This expense costs PSSM \$43,000 per year.
- Working Group:
 - The City, PSSM and HPCA have had a working group to work through issues as they arise throughout the course of the event. When challenges arise, PSSM has done its best to address them. Over the last few years, the purpose of this group has been questioned by some participants. PSSM is willing to continue the working group, and requests the Council discuss how City, PSSM, and HPCA can better collaborate to address concerns and if they want to continue the Working Group as part of the one-year agreement.
- Fees and Costs:
 - In exchange for the City covering City Services estimated at \$61,311, PSSM will provide bollard and pedestrian management at no cost to the City. Bollard and pedestrian management are generally items the City has to pay an outside service provider for (value \$26,400). Details are below in the funding section.

Funding

Total City Service Fees to support PSSM's new proposal are estimated at \$61,311 (\$5,573/market). PSSM requests the City waive all City Fees. In exchange, PSSM will provide bollard installation for the venue and pedestrian management at Heber and Main under the direction of the Police Department (estimated value of \$24,600 / \$2,400 per Sunday).

With this fee and cost arrangement, the City will no longer provide PSSM with any payment for bollard services or pedestrian management, and PSSM will not owe the City any City Fees.

City Service Fee	Estimate
Special Event Permit - Level 5	\$620
Building Permits	\$250
Parking Removal	\$15,754
Banner Installation	\$687
Public Safety Personnel	\$39,600
VMS & barricades/equipment	\$4,400
Total City Service Fee Estimate	\$61,311

Exhibits

Exhibit A: PSSM One-Year Contract Addendum - Draft

Exhibit B: PSSM Proposal

Exhibit C: PSSM Survey Results & Community Feedback

**SECOND ADDENDUM TO THE 2017 LEVEL THREE SPECIAL EVENT
PERMIT AND CITY SERVICES AGREEMENT BETWEEN PARK CITY
MUNICIPAL CORPORATION & PARK SILLY SUNDAY MARKET**

This SECOND ADDENDUM is made and entered into in duplicate this _____ day of _____, 2023, with a retroactive date of September 30, 2022, by and between **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, (“City”), and **PARK SILLY SUNDAY MARKET**, a Utah non-profit corporation, (“PSSM” or “Service Provider”), to amend the Level Three Special Event Permit and City Services Agreement signed and executed by the parties on October 27, 2017, as amended by First Amendment dated February 20, 2020.

WITNESSETH:

WHEREAS, the parties entered into a Level Three Special Event Permit and City Services Agreement on October 27, 2017 (“Original Agreement”);

WHEREAS, the term of the Original Agreement ended September 30, 2020; and

WHEREAS, the term of the First Addendum ended on September 30, 2022; and

WHEREAS, negotiations for a new City Services Agreement are ongoing in good faith; and

WHEREAS, the parties desire to amend the Original Agreement and First Addendum to extend the termination date to September 30, 2023, due to event cancellation during the COVID-19 pandemic in 2020.

NOW, THEREFORE, in consideration of the mutual promises made herein and other valuable consideration, the parties hereto now amend the Original Agreement and First Addendum as follows:

1. AMENDMENTS:

- a. **EXTENSION OF TERM.** The term of the Original Agreement and First Addendum shall be extended to a termination date of September 30, 2023.
- b. **SCOPE OF SERVICE.**

The Scope of Services shall be amended as follows:

Amend Section 2. Term

PSSM agrees to hold the 2023 market in Park City.

Amend Section 2.1 Dates of the Market

The dates of PSSM shall be held on 11 Sundays including June 4, 11, 18, 25, July 9, 16, 23, 30, September 3, 10, and 17. No event will be held on July 2, August 6, 13, 20, 27, and September 24.

Amend Section 2.3 Location

The event will be held on Main Street between Heber Avenue and 9th Street, The event will no longer take place on 5th Street.

Amend Section 6.1 Basic City Services

PSSM shall be entitled to a waiver of City Services for 11 markets. The estimated City Fee waiver is \$61,311 as outlined in section 6.1.(a)(a-i).

Amend Section B.2.5(d) - PSSM must obtain a relief from Noise Restrictions (6-3), as amended, for activities occurring on any given Sunday. PSSM will orient all temporary stages to minimize sound impacts on the neighborhood. All activities will have the following noise schedule:

- No amplified music until noon. From noon until 5 p.m. music may not exceed 75 decibels.

Amend Section B.2.5(n) - PSSM, at its cost, shall incorporate such measures as directed by City staff and in coordination with the Park City Police Department to ensure safe pedestrian management at the intersection of Heber Avenue and Main Street. This is an estimated cost of One Thousand Two Hundred Dollars (\$1,200.00) per Market, estimated at Thirteen Thousand Two Hundred Dollars (\$13,200.00) total per year. PSSM understands they will not be paid for this service.

Amend Section D.9.(b)(c)(ii) PSSM Services, Obligations and Vendor Mix
Eliminate all importers at the market.

Amend Section E.10.(c)(i) - PSSM will manage bollard installation for all 11 market dates, and an estimated cost of One Thousand Two Hundred Dollars (\$1,200.00) per Market, estimated at Thirteen Thousand Two Hundred Dollars (\$13,200.00) total per year. PSSM understands they will not be paid for this service.

Amend Section E.10.(c)(ii) - PSSM will pay the City for any City Services not credited or waived through Section E.10(b)(i) or E.10(c)(i) for the 2023 Market.

Amend Section F.12.(1)(a) – PSSM shall name Park City Municipal Corporation as an additional insured and further indemnify the City from liability occurring at

the event, except for any claim arising out of the sole negligence or intentional torts of the City or its employees. Liability insurance amount:

- \$2,000,000 per occurrence / \$4,000,000 aggregate
- Auto Liability required \$2,000,000 per occurrence (owned/non-owned – any auto)
- Workers Compensation coverage in the amount of \$1,000,000 per accident, \$1,000,000 disease each employee, and \$1,000,000 disease policy limit.

2. **OTHER TERMS.** All other terms and conditions of the Original Agreement and First Addendum shall continue to apply.
3. **ENTIRE AGREEMENT.** This Second Addendum is a written instrument pursuant to Section 2 and Section 20.7 of the Original Agreement between the parties and cannot be altered or amended except by written instrument, signed by all parties.

IN WITNESS WHEREOF, the parties hereto have caused this Second Addendum to be executed the day and year first herein above written.

PARK CITY MUNICIPAL CORPORATION, a
Utah municipal corporation
445 Marsac Avenue
P.O. Box 1480
Park City UT 84060-1480

Matt Dias, City Manager

Attest:

City Recorder's Office

Approved as to form:

City Attorney's Office

SERVICE PROVIDER:

Name: PARK SILLY SUNDAY MARKET, a Utah non-profit corporation

Address: PO Box 684229

City/State/Zip: Park City, UT 84068

Tax ID#: 12228988-002-STC

PC Business License #:_____

By: _____

Kimberly Kuhn,
CEO and Founder

STATE OF UTAH)
COUNTY OF SUMMIT)

On this ____ day of _____, 20____, Kimberly Kuhn personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the CEO and Founder of Park Silly Sunday Market, a Utah non-profit corporation, and that said document was signed by him on behalf of the said corporation by authority of its Bylaws, or Resolution of its Board of Directors, and she acknowledged to me that she executed the Second Addendum to the City Services Agreement Between Park City Municipal Corporation & Park Silly Sunday Market.

Notary Public



Park City Municipal
445 Marsac Avenue
Park City, UT 84060

December 27, 2022

To the Special Events Department,

The contract for the Park Silly Sunday Market (PSSM) expired on September 30, 2020. Anticipating the end of the contract, PSSM provided two proposals previously (in April and October) to ensure the future of the market to continue being hosted on Lower Historic Main Street. We understand that these discussions have taken time, especially as we came out of the pandemic. We appreciate the feedback that the community and businesses have provided. We look forward to discussions regarding a future market (after 2023) with possibility of additional changes in the Spring.

Based on extensive outreach and feedback, and listening to many perspectives, we propose the following terms for a one-year Agreement. The changes help further balance community impacts and reduce the scale and scope of PSSM. They also acknowledge the City's priorities including transportation, sustainability and social equity. Each of these items was considered carefully with financial implications in mind.

1. Length of Contract: 1 year contract extension. PSSM has only had 4 years of the current contract. While we acknowledge this is not a given, we were a leader in cancelling our event during the pandemic. We continue to make changes when provided feedback from local business organizations and residents.
2. Number of Days: 11 Sundays. June 4, 11, 18, 25, July 9, 16, 23, 30, September 3, 10, 17 (excludes July 2, August 6, 13, 20, 27, September 24). This eliminates a potential of 22% of revenue across the board by eliminating 3 Sundays. Further date reduction in dates will be too impactful to the financial stability of the event on the short term. If further date reduction is requested, we need time to work through these challenges.
3. Hours: 10am – 5pm, with set up from 6 am to 10 am and breakdown from 5 pm to 7 pm. PSSM may consider alternative hours in the future, but with our current set up and break down times which have been approved by the city / police and fire, we would like to continue with our current plan.
4. Location: Lower Main Only / eliminate 5th Street. With the understanding of Historic Park City Alliance not in support of the market and/or "Car Free Main", we would like to re-direct the scope of traffic to lower Main Street (below Heber), thus allowing the traffic and parking to once again be allowed in all areas above Heber, which includes the Post Office (5th Street).
5. Noise Ordinance:

- a. 10am – 12pm no amplified sound / 12pm – 5pm maximum decibel of 75. (12pm start band load in and sound check / music at 1pm)
 - b. This is a significant reduction compared to what we are currently allowed and will affect the type of programming we can have with our local partner Mountain Town Music.
- 6. Vendor Mix
 - a. Immediately eliminate all importers / re-sellers. This is a potential decrease in over \$19,800 in vendor revenue. (\$300 x 6 vendors x 11 market days).
 - b. Allow for all Wasatch Back vendors to be accepted into the market, while keeping the same number of jewelers on market days as previous contracts, which is 12 or fewer. In long term discussions, we will discuss what it would take to make the event representative of all local vendors from the Wasatch Back.
 - c. Request that Farmers receive an exception to remain representative from the region. It is very challenging to find farmers and we have spent more than 15 years cultivating this relationship with our farmers.
 - d. Continue to offer free booth space to HPCA, PCPAA, City, local non-profits and discounted booth space to kid-preneuers. This is a value of over \$25,000 per year.
- 7. Transportation Plan
 - a. Continue working with the Park City Municipal for enhanced plan
 - i. additional shuttles for 2 busiest days (LY this was a \$6,000 cost to the market)
 - ii. guaranteed bike valet (LY this was a \$5,000 cost to the market)
 - iii. bike, bus, walk messaging
 - iv. Park Silly will continue to provide pedestrian management at the Heber and Main Street crossing, this cost averages \$1,200 per market day, with a potential impact over \$13,200 to the market budget. This will be under the direction of PCPD who will be responsible for managing traffic.
- 8. Sustainability Standards. PSSM pledges to continue to meet or exceed an 80% diversion rate – this is a percentage of recycle and compost that the market reduces to the landfill, and has sustained since conception. Last year, “being green” was an expense of over \$43,000 to PSSM.
- 9. Working Group. Per our past agreement, the City, PSSM and HPCA have a working group to work through issues as they arise throughout the event. Over the last few years, some are not sure that this group still serves a purpose. PSSM desires for Council to discuss how City, HPCA and PSSM can better collaborate during the event.
- 10. City Services to continue being paid by the Park City Municipal, estimated at \$61,311. In exchange, PSSM will provide bollard and pedestrian management at no cost to the city.
 - a. City Services include Special Event Application Fee, Special Use of Parking (Parking Removal), Building Permit fees, Transit fees to reroute trolley, and City sign/barricade fees).
 - b. City Representative on Management Team and Council Liaisons.

We strive to continue being a business incubator (over 160 to date) providing opportunity to new, upcoming and growing businesses, as well as our local youth “kid-preneuers” and youth musicians. These City Service contributions will support our ability to continue to offer FREE opportunities to local farmers, “First one’s Free for “kid-preneuers”, non-profit and sustainable awareness groups and other local groups such as HPCA and PCPAA, last year this represented over \$25,000 in value.

Park Silly is willing to continue to work with Park City Municipal and the community to lower the

impact of the market on the community, residents and businesses. We believe the changes proposed show our commitment to the community and a thriving and diverse business community.

Please let us know best next steps for moving forward. We appreciate your continued support and consideration.

Sincerely,

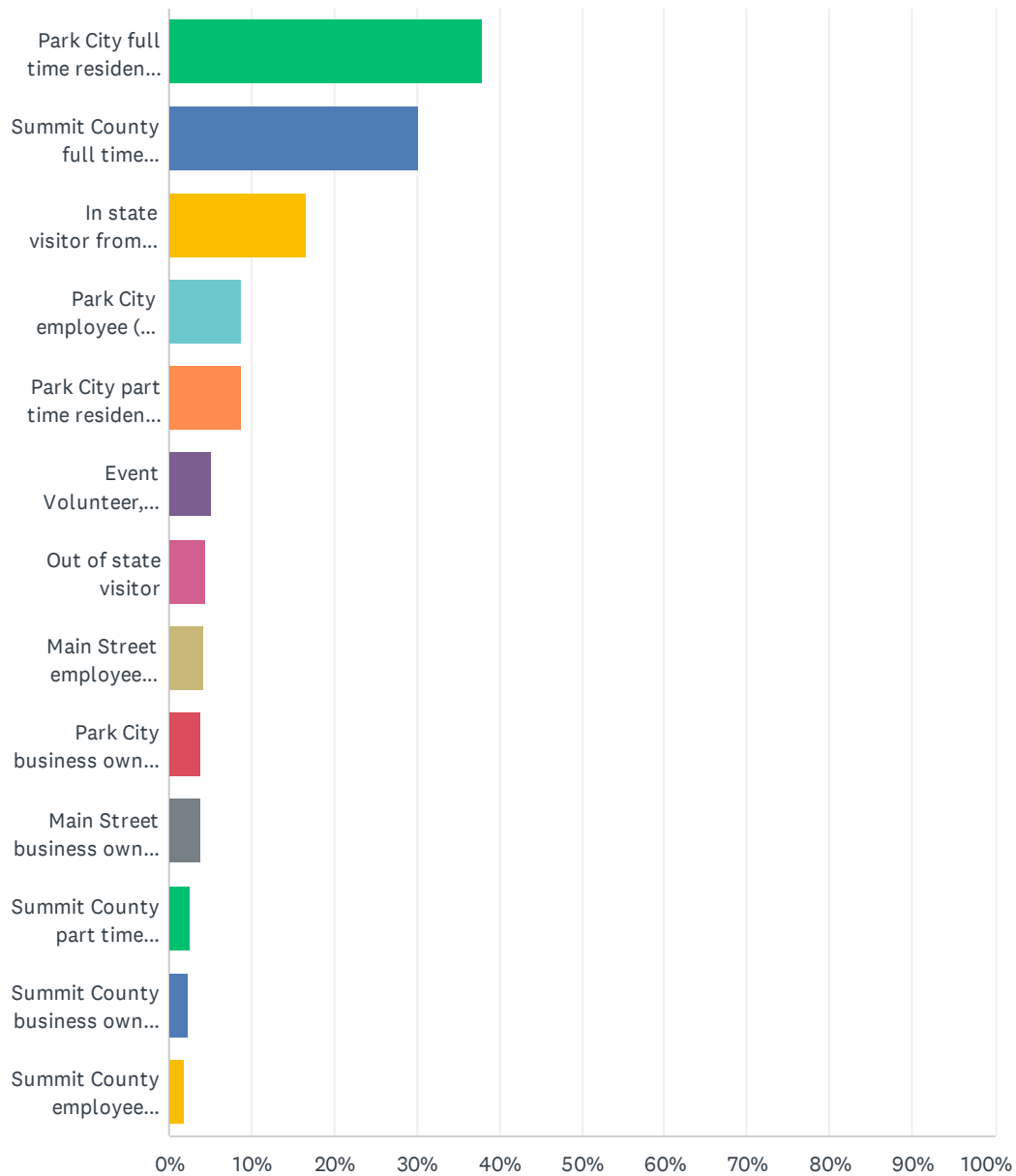
A handwritten signature in black ink, appearing to read 'K. McChesney', with a stylized, cursive script.

Kate McChesney
Executive Director
Park Silly Sunday Market
(435) 714.4036

PARK SILLY SUNDAY MARKET SURVEY RESULTS (ALL)

Q1 You are a (check all that apply):

Answered: 2,072 Skipped: 0

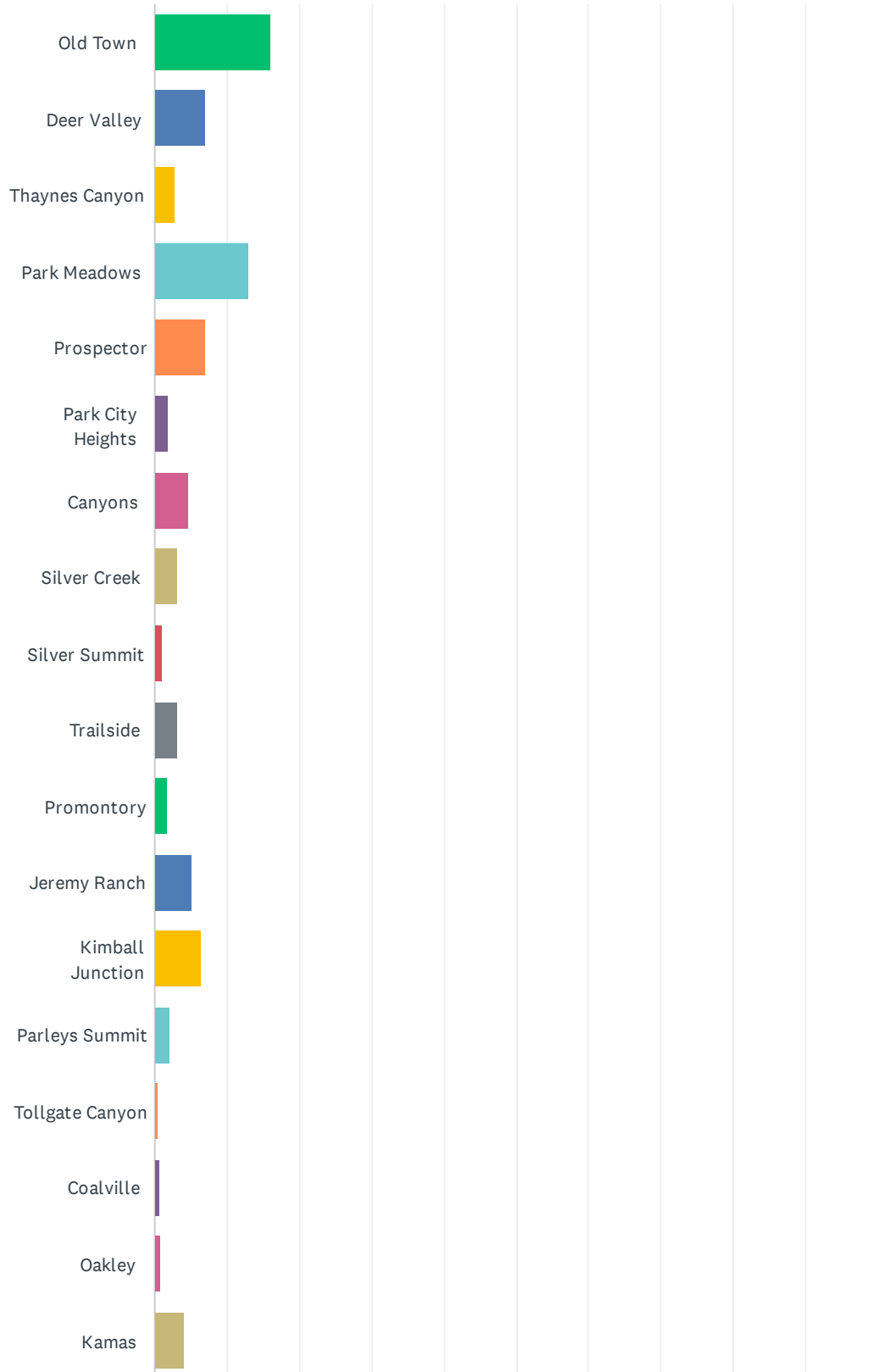


Park Silly Sunday Market Event Contract Survey

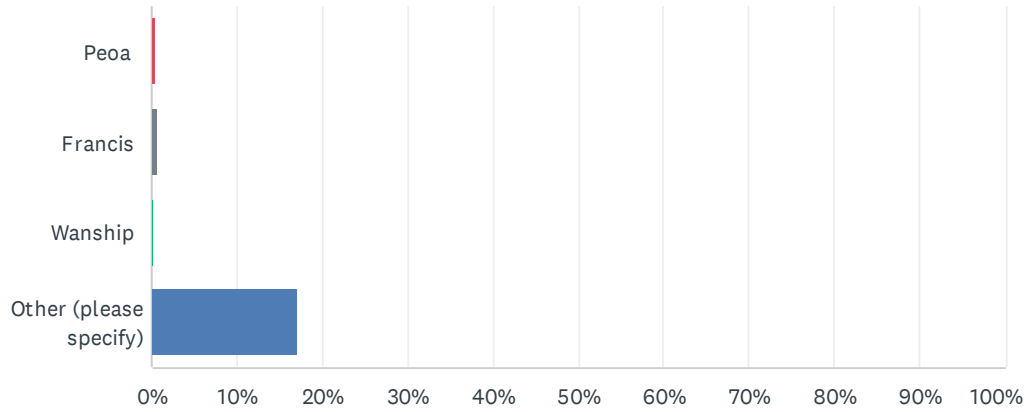
ANSWER CHOICES	RESPONSES	
Park City full time resident (84060 zip code)	37.89%	785
Summit County full time resident	30.21%	626
In state visitor from outside of Summit County	16.65%	345
Park City employee (employment is not on Main Street but in Park City - 84060)	8.78%	182
Park City part time resident (84060 zip code)	8.74%	181
Event Volunteer, Staff, Vendor or Sponsor	5.02%	104
Out of state visitor	4.54%	94
Main Street employee (employment is on Main Street)	4.34%	90
Park City business owner (business is not on Main Street but in Park City - 84060)	3.81%	79
Main Street business owner (business is on Main Street)	3.76%	78
Summit County part time resident	2.51%	52
Summit County business owner (business is not in Park City - 84060)	2.36%	49
Summit County employee (employment is not in Park City - 84060)	1.88%	39
Total Respondents: 2,072		

Q2 If you are a full time or part time resident in Park City or Summit County, what neighborhood or area do you live in?

Answered: 1,672 Skipped: 400



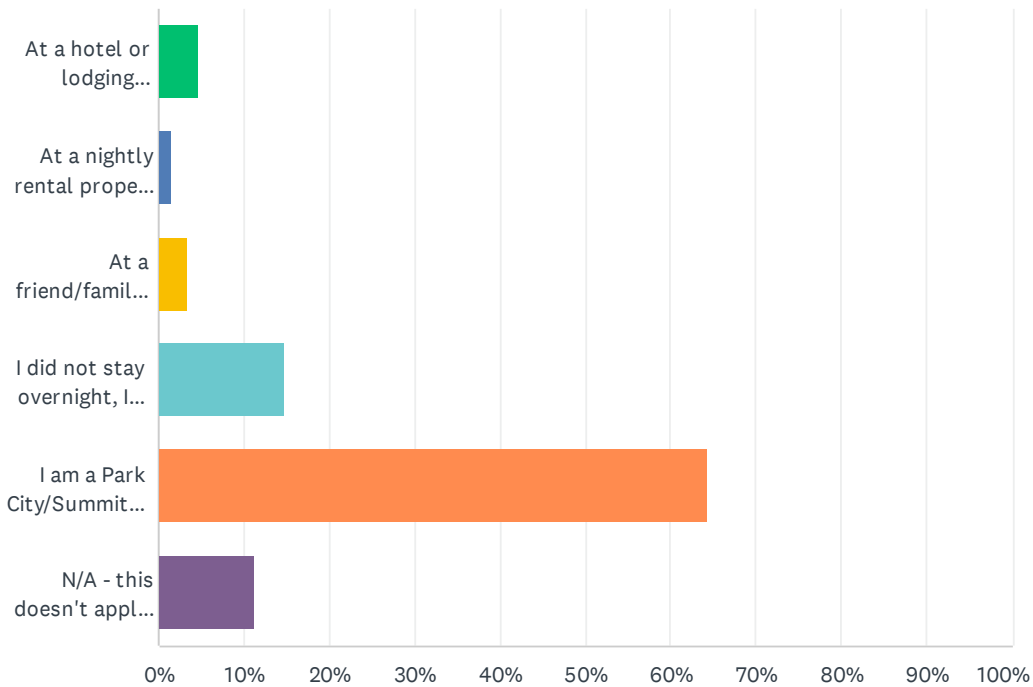
Park Silly Sunday Market Event Contract Survey



ANSWER CHOICES	RESPONSES	
Old Town	16.09%	269
Deer Valley	7.12%	119
Thaynes Canyon	2.81%	47
Park Meadows	13.10%	219
Prospector	7.06%	118
Park City Heights	1.97%	33
Canyons	4.61%	77
Silver Creek	3.23%	54
Silver Summit	1.14%	19
Trailside	3.29%	55
Promontory	1.67%	28
Jeremy Ranch	5.08%	85
Kimball Junction	6.40%	107
Parleys Summit	2.21%	37
Tollgate Canyon	0.36%	6
Coalville	0.66%	11
Oakley	0.96%	16
Kamas	3.95%	66
Peoa	0.48%	8
Francis	0.54%	9
Wanship	0.30%	5
Other (please specify)	16.99%	284
TOTAL		1,672

Q3 Where did you stay when attending the event?

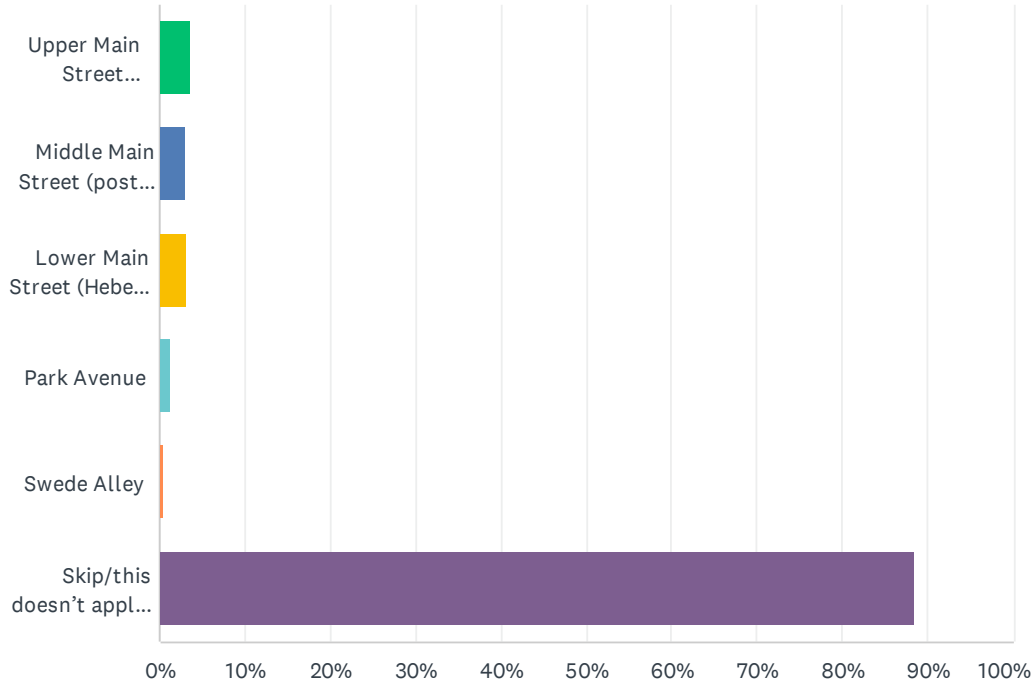
Answered: 2,063 Skipped: 9



ANSWER CHOICES	RESPONSES	
At a hotel or lodging property in Park City/Summit County	4.70%	97
At a nightly rental property (for example VRBO, Air B&B)	1.55%	32
At a friend/family member's house	3.39%	70
I did not stay overnight, I was a day guest	14.64%	302
I am a Park City/Summit County resident - I stayed at my house	64.42%	1,329
N/A - this doesn't apply to me	11.29%	233
TOTAL		2,063

Q4 If you are a business or employee on Main Street, where is your business/employer located?

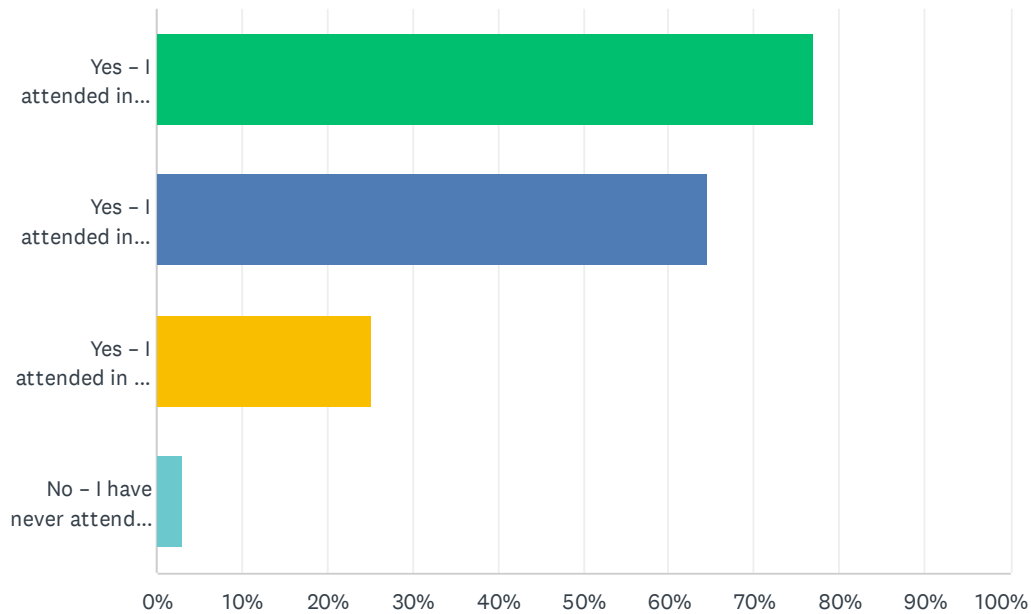
Answered: 2,008 Skipped: 64



ANSWER CHOICES	RESPONSES	
Upper Main Street (above/south of the post office)	3.59%	72
Middle Main Street (post office to Heber Ave)	3.09%	62
Lower Main Street (Heber Ave to 9th Street)	3.24%	65
Park Avenue	1.25%	25
Swede Alley	0.40%	8
Skip/this doesn't apply to me	88.45%	1,776
TOTAL		2,008

Q5 Have you attended the Park Silly Sunday Market (check all that apply)?

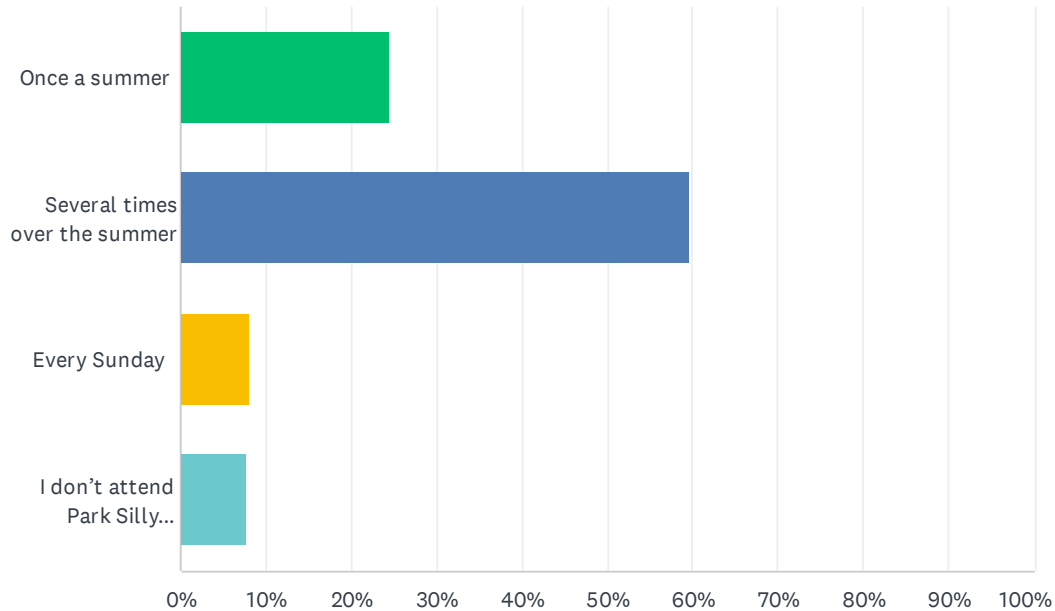
Answered: 2,072 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes – I attended in 2022	77.03%	1,596
Yes – I attended in 2021	64.67%	1,340
Yes – I attended in the years before the pandemic but haven't been back since	25.19%	522
No – I have never attended the event	2.99%	62
Total Respondents: 2,072		

Q6 If you attend the event, on how many times per summer do you visit the Park Silly Sunday Market?

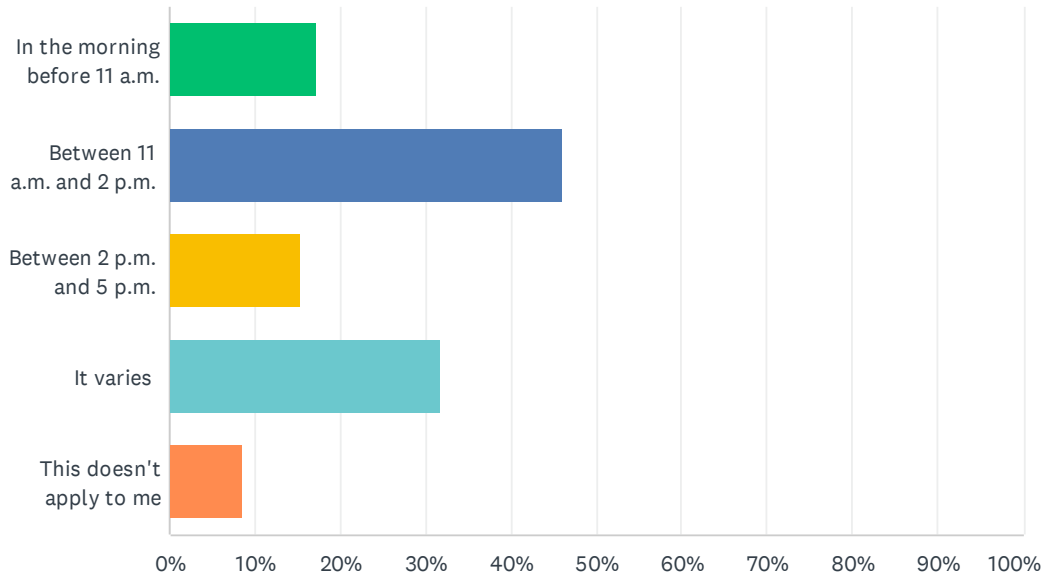
Answered: 2,069 Skipped: 3



ANSWER CHOICES	RESPONSES	
Once a summer	24.60%	509
Several times over the summer	59.69%	1,235
Every Sunday	8.07%	167
I don't attend Park Silly Sunday Market	7.64%	158
TOTAL		2,069

Q7 In general, when do you attend the Park Silly Sunday Market?

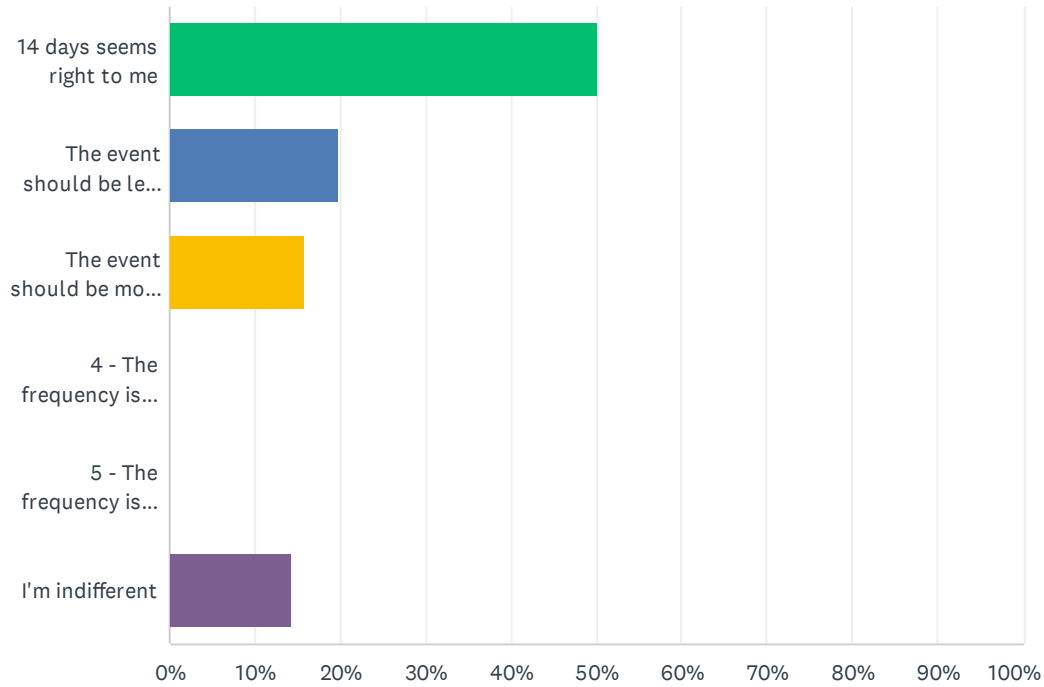
Answered: 2,070 Skipped: 2



ANSWER CHOICES	RESPONSES	
In the morning before 11 a.m.	17.29%	358
Between 11 a.m. and 2 p.m.	45.99%	952
Between 2 p.m. and 5 p.m.	15.31%	317
It varies	31.74%	657
This doesn't apply to me	8.60%	178
Total Respondents: 2,070		

Q8 What do you think about the number of days the Park Silly Sunday Market is held?

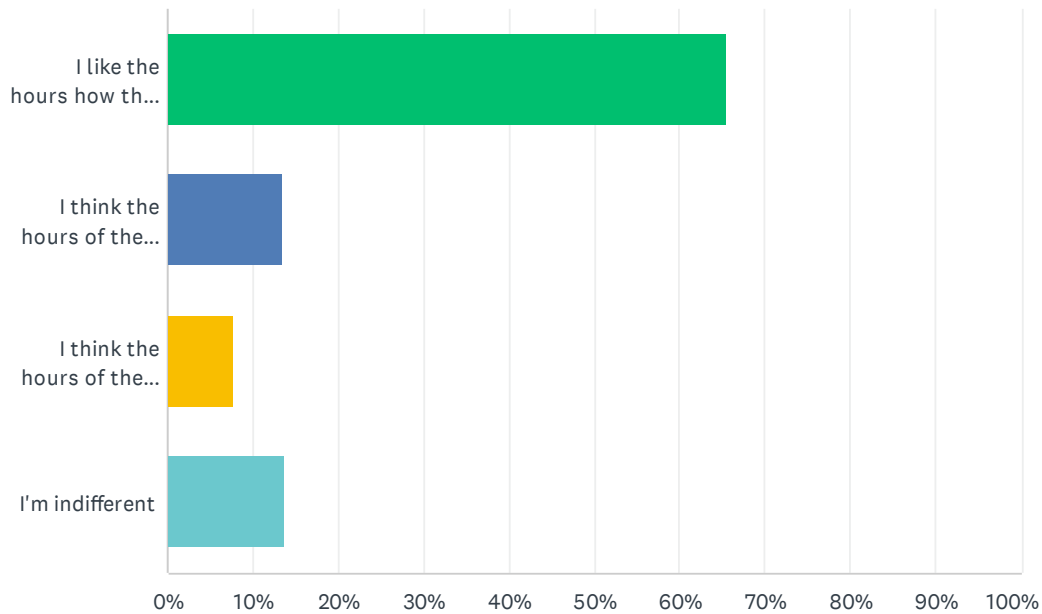
Answered: 2,069 Skipped: 3



ANSWER CHOICES	RESPONSES	
14 days seems right to me	50.02%	1,035
The event should be less days	19.82%	410
The event should be more days	15.85%	328
4 - The frequency is significantly important	0.00%	0
5 - The frequency is extremely important	0.00%	0
I'm indifferent	14.31%	296
TOTAL		2,069

Q9 What do you think about the hours of the Park Silly Sunday Market?

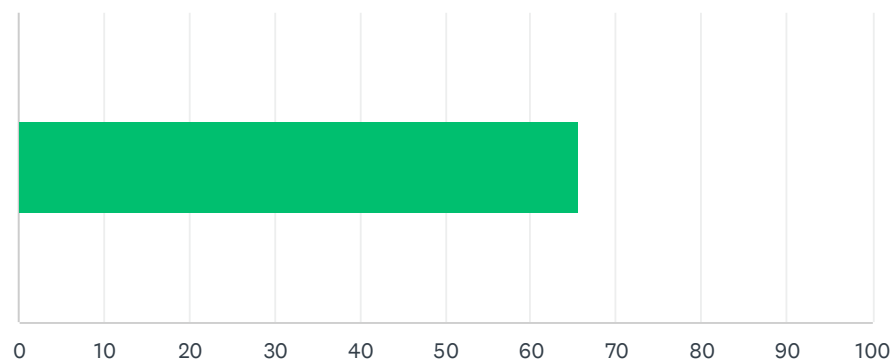
Answered: 2,065 Skipped: 7



ANSWER CHOICES	RESPONSES	
I like the hours how they are (10 a.m. to 5 p.m.)	65.42%	1,351
I think the hours of the event should be shortened	13.41%	277
I think the hours of the event should be longer	7.60%	157
I'm indifferent	13.56%	280
TOTAL		2,065

Q10 How would you rate the importance of the event being held on Sunday?

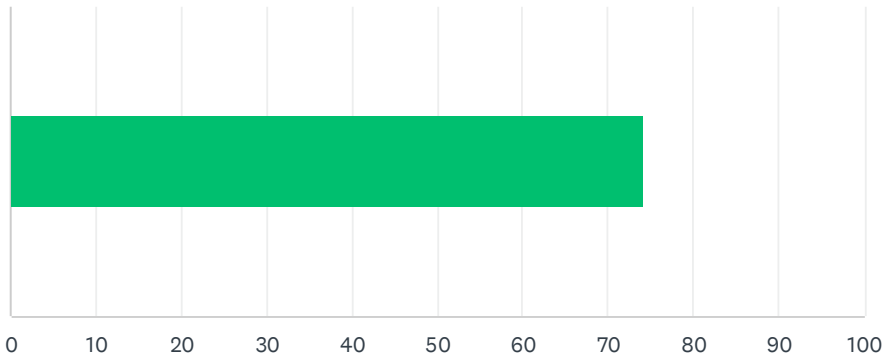
Answered: 2,055 Skipped: 17



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	66	135,026	2,055
Total Respondents: 2,055			

Q11 How do you rate the importance of the location of the Park Silly Sunday Market on Main Street?

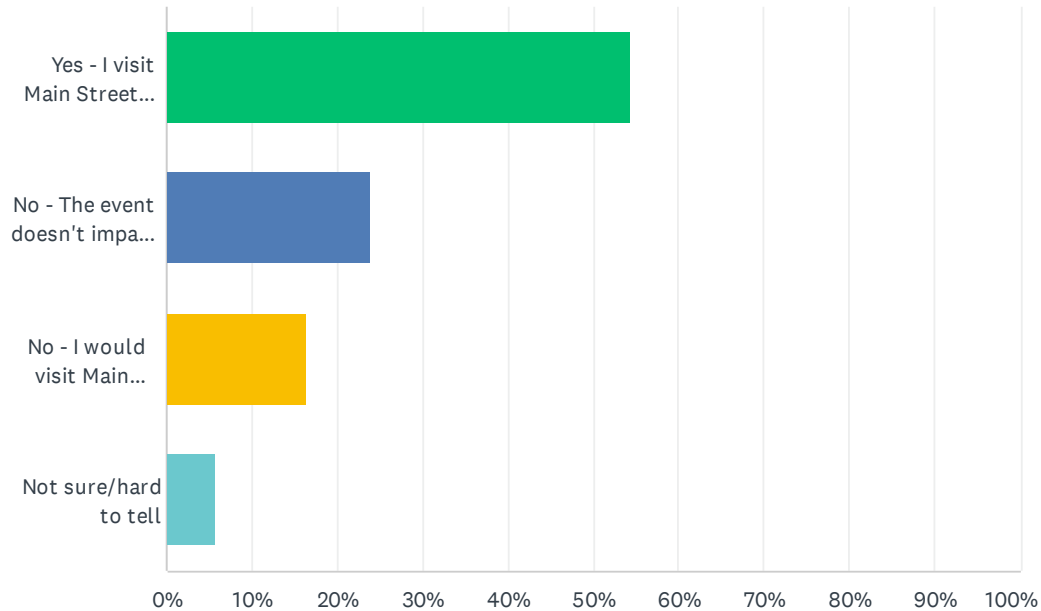
Answered: 2,049 Skipped: 23



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	74	151,974	2,049
Total Respondents: 2,049			

Q12 Does Park Silly Sunday Market effect how often you visit Main Street?

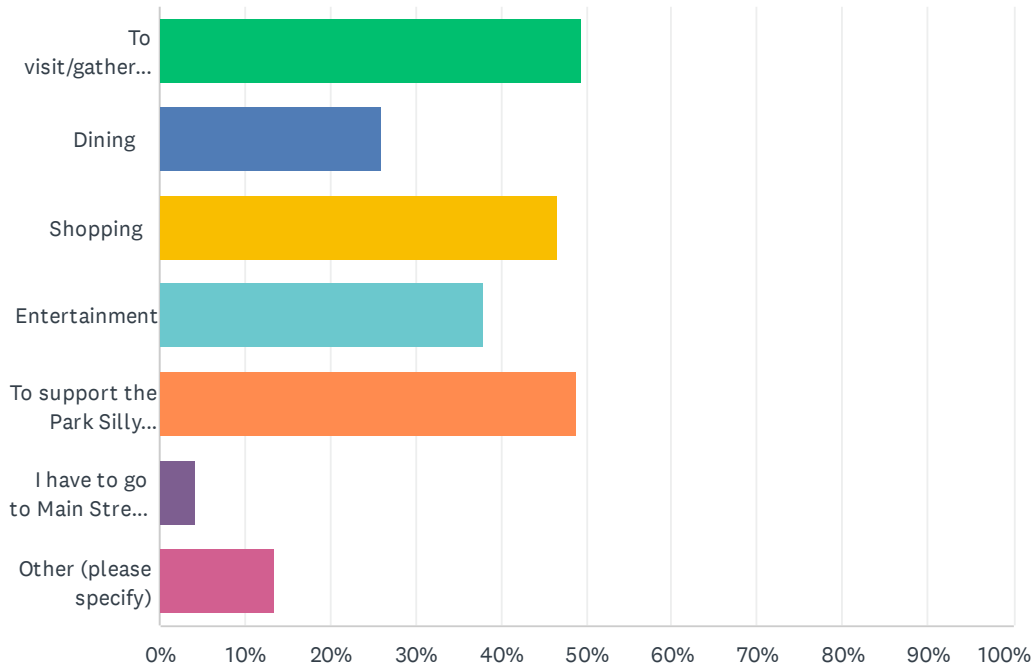
Answered: 2,068 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes - I visit Main Street more often due to the event.	54.35%	1,124
No - The event doesn't impact how often I visit Main Street	23.89%	494
No - I would visit Main Street more often if the event wasn't on Main Street	16.34%	338
Not sure/hard to tell	5.80%	120
Total Respondents: 2,068		

Q13 What is your primary reason for attending the Park Silly Sunday Market?

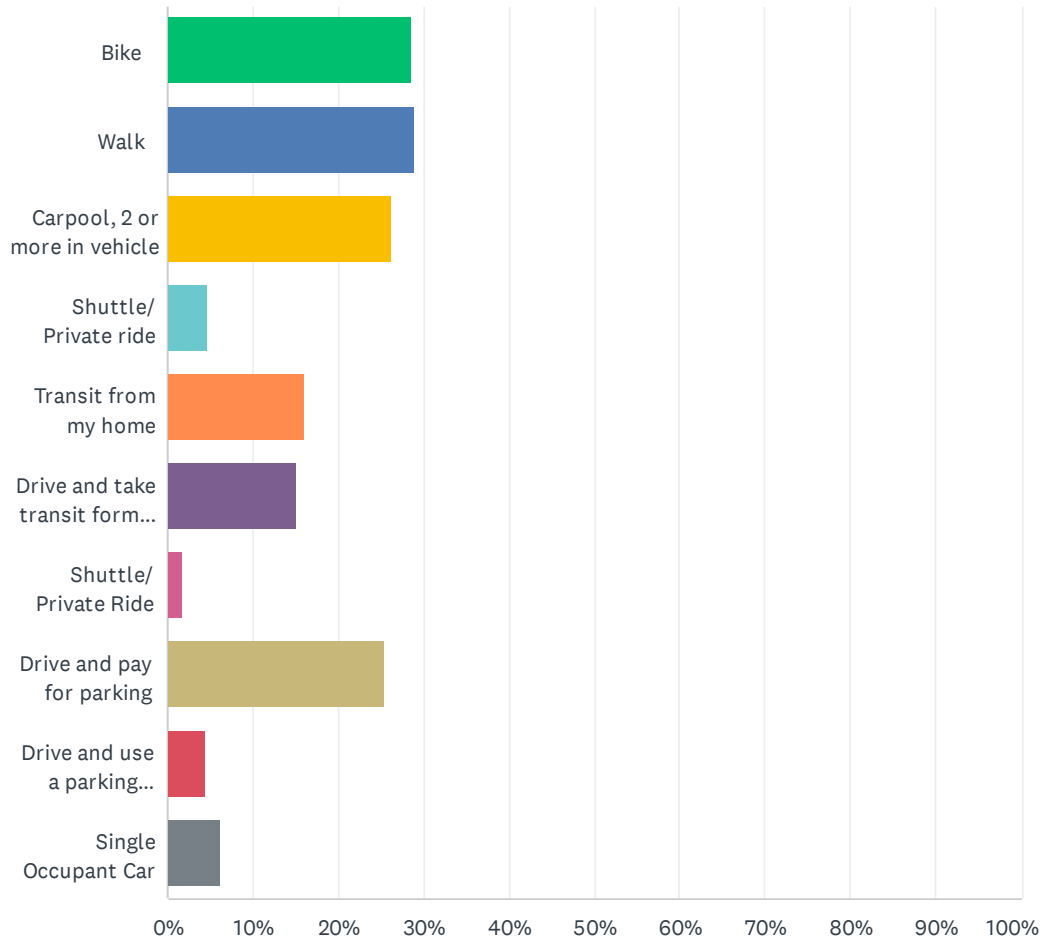
Answered: 2,062 Skipped: 10



ANSWER CHOICES	RESPONSES	
To visit/gather with friends and family	49.47%	1,020
Dining	25.95%	535
Shopping	46.75%	964
Entertainment	37.88%	781
To support the Park Silly Sunday Market	48.93%	1,009
I have to go to Main Street for work, but don't attend activities at the Park Silly Sunday Market	4.17%	86
Other (please specify)	13.39%	276
Total Respondents: 2,062		

Q14 When you attend the Silly Market, how do you travel to the event (check all that apply)?

Answered: 2,072 Skipped: 0

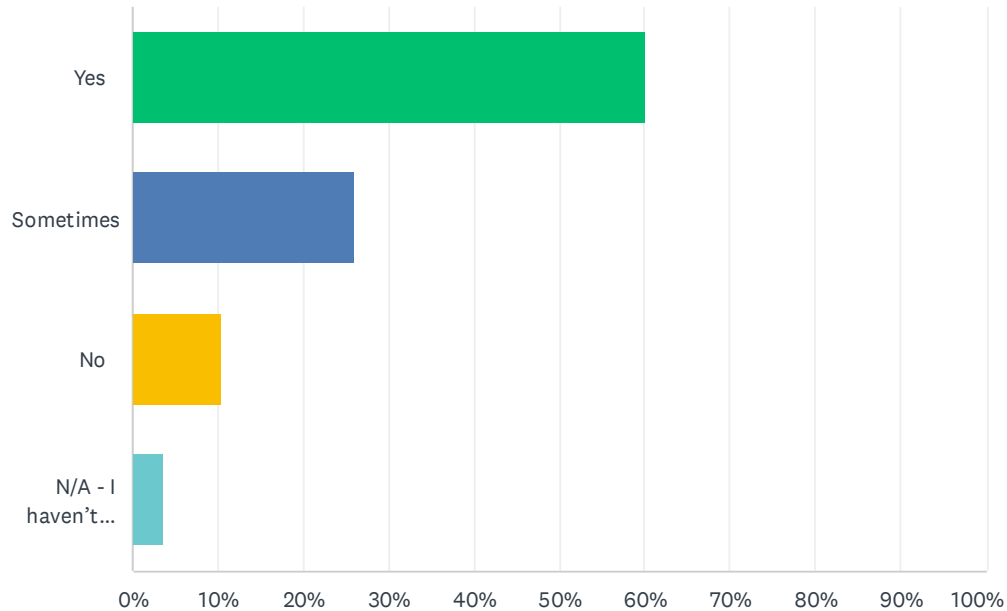


Park Silly Sunday Market Event Contract Survey

ANSWER CHOICES	RESPONSES	
Bike	28.52%	591
Walk	29.10%	603
Carpool, 2 or more in vehicle	26.21%	543
Shuttle/ Private ride	4.78%	99
Transit from my home	16.07%	333
Drive and take transit form a supplemental parking lot such as High School or the resort parking lots	15.15%	314
Shuttle/ Private Ride	1.74%	36
Drive and pay for parking	25.29%	524
Drive and use a parking permit	4.44%	92
Single Occupant Car	6.23%	129
Total Respondents: 2,072		

Q15 When you attend the Park Silly Sunday Market do you also visit businesses along Main Street?

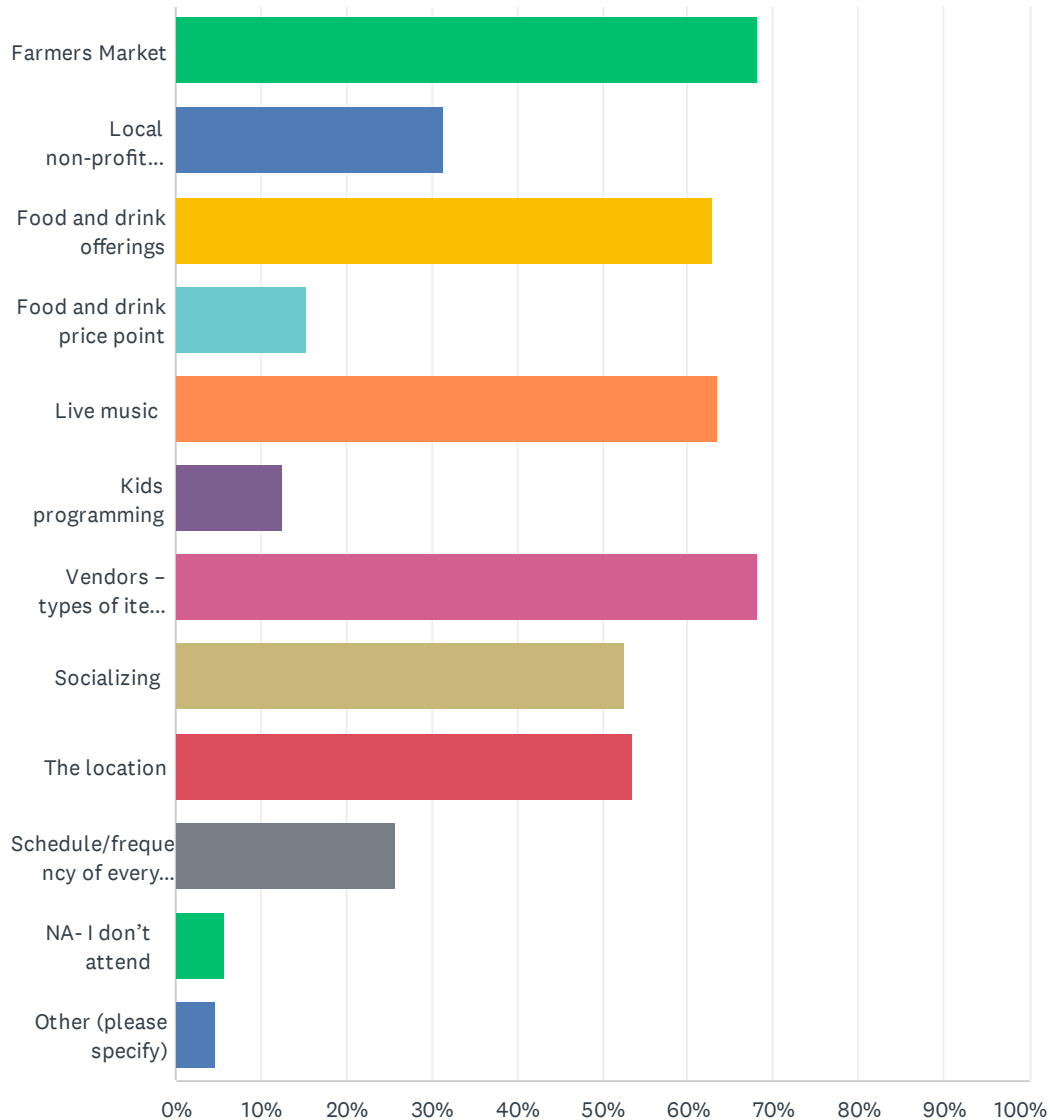
Answered: 2,071 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	60.07%	1,244
Sometimes	25.93%	537
No	10.43%	216
N/A - I haven't attended the event	3.57%	74
TOTAL		2,071

Q16 Which aspects of the Park Silly Sunday Market do you typically enjoy? (Check all that apply)

Answered: 2,068 Skipped: 4

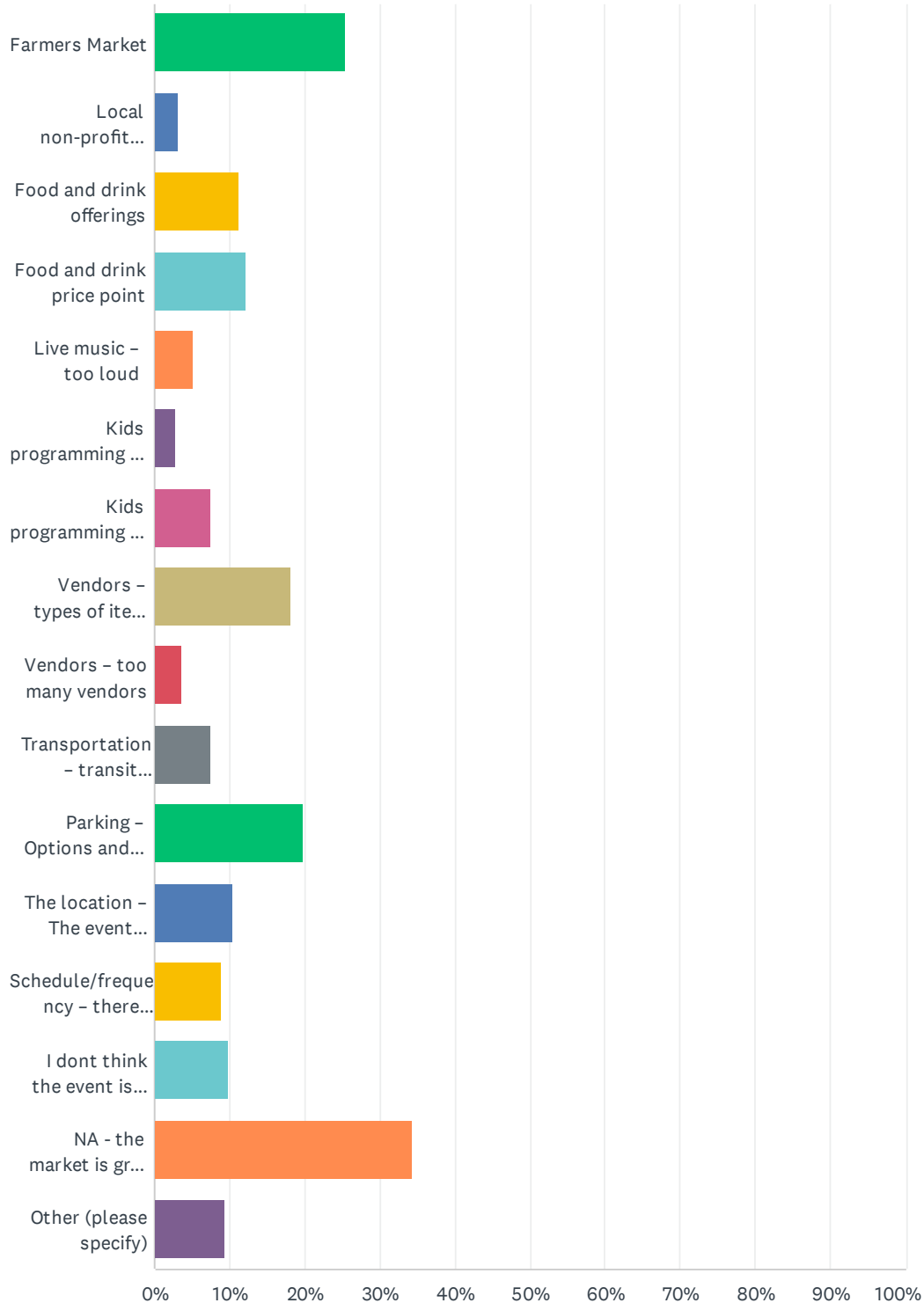


Park Silly Sunday Market Event Contract Survey

ANSWER CHOICES	RESPONSES	
Farmers Market	68.13%	1,409
Local non-profit booths	31.24%	646
Food and drink offerings	62.86%	1,300
Food and drink price point	15.43%	319
Live music	63.44%	1,312
Kids programming	12.52%	259
Vendors – types of items offered	68.13%	1,409
Socializing	52.66%	1,089
The location	53.43%	1,105
Schedule/frequency of every week	25.77%	533
NA- I don't attend	5.75%	119
Other (please specify)	4.69%	97
Total Respondents: 2,068		

Q17 Which aspects of the Park Silly Sunday Market do you feel could be improved? (Check all that apply)

Answered: 2,053 Skipped: 19

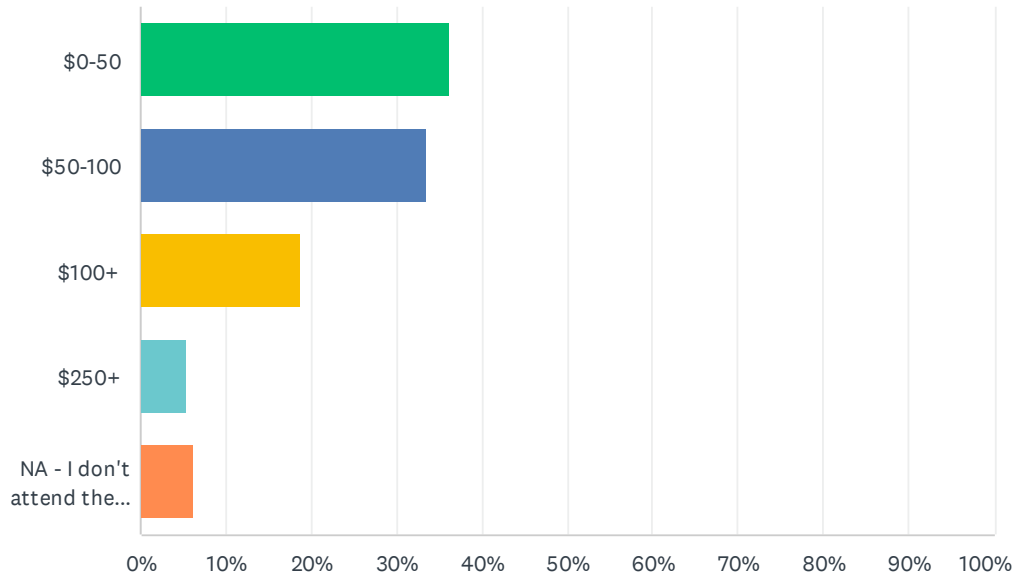


Park Silly Sunday Market Event Contract Survey

ANSWER CHOICES	RESPONSES	
Farmers Market	25.47%	523
Local non-profit booths	3.12%	64
Food and drink offerings	11.25%	231
Food and drink price point	12.18%	250
Live music – too loud	5.07%	104
Kids programming - better pricing	2.68%	55
Kids programming - need more offerings	7.55%	155
Vendors – types of items offered	18.22%	374
Vendors – too many vendors	3.60%	74
Transportation – transit schedules	7.55%	155
Parking – Options and pricing	19.92%	409
The location – The event should be moved out of Main Street but considered in another area of the City	10.52%	216
Schedule/frequency – there should be less market dates, but I don't want to see the event go away completely	8.91%	183
I dont think the event is needed anymore	9.79%	201
NA - the market is great how it is	34.29%	704
Other (please specify)	9.40%	193
Total Respondents: 2,053		

Q18 How much money do you spend when attending Park Silly Sunday Market?

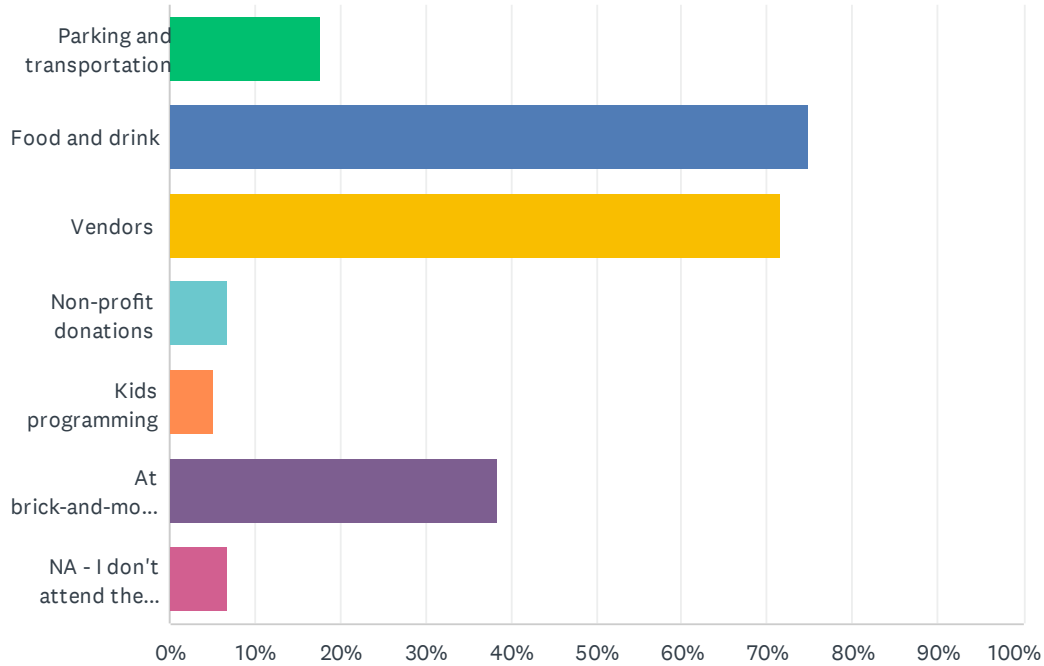
Answered: 2,065 Skipped: 7



ANSWER CHOICES	RESPONSES	
\$0-50	36.32%	750
\$50-100	33.46%	691
\$100+	18.74%	387
\$250+	5.33%	110
NA - I don't attend the event	6.15%	127
TOTAL		2,065

Q19 When attending Park Silly Sunday Market, what did you typically spend your money on (check all that apply)?

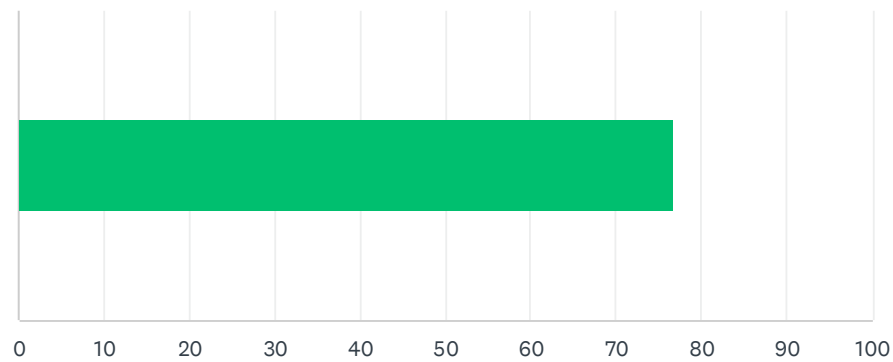
Answered: 2,057 Skipped: 15



ANSWER CHOICES	RESPONSES	
Parking and transportation	17.60%	362
Food and drink	74.77%	1,538
Vendors	71.61%	1,473
Non-profit donations	6.81%	140
Kids programming	5.10%	105
At brick-and-mortar businesses along Main Street	38.36%	789
NA - I don't attend the event	6.81%	140
Total Respondents: 2,057		

Q20 Rate the level of importance of the Park Silly Sunday Market continuing in Park City.

Answered: 2,059 Skipped: 13

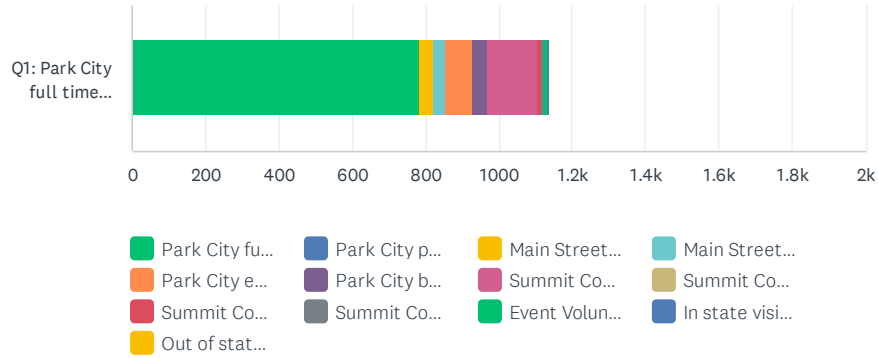


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	77	157,862	2,059
Total Respondents: 2,059			

PARK SILLY SUNDAY MARKET SURVEY RESULTS (84060)

Q1 You are a (check all that apply):

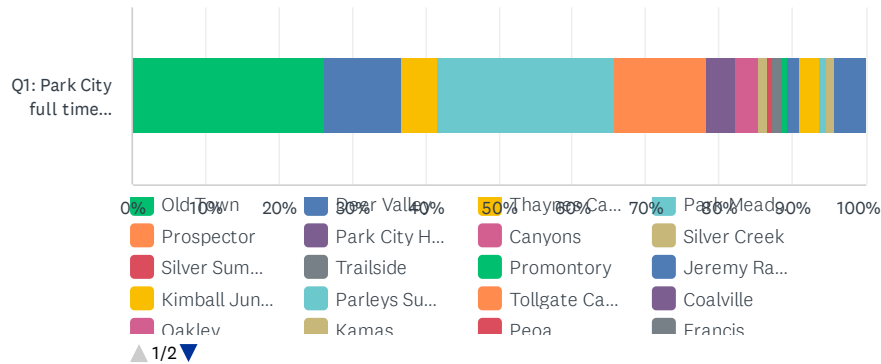
Answered: 785 Skipped: 0



	PARK CITY FULL TIME RESIDENT (84060 ZIP CODE)	PARK CITY PART TIME RESIDENT (84060 ZIP CODE)	MAIN STREET EMPLOYEE (EMPLOYMENT IS ON MAIN STREET)	MAIN STREET BUSINESS OWNER (BUSINESS IS ON MAIN STREET)	PARK CITY EMPLOYEE (EMPLOYMENT IS NOT ON MAIN STREET BUT IN PARK CITY - 84060)	PARK CITY BUSINESS OWNER (BUSINESS IS NOT ON MAIN STREET BUT IN PARK CITY - 84060)	SUMMIT COUNTY FULL TIME RESIDENT	SUMMIT COUNTY PART TIME RESIDENT	SUMMIT COUNTY EMPLOYEE (EMPLOYMENT IS NOT IN PARK CITY - 84060)	
Q1: Park City full time resident (84060 zip code) (A)	100.00% 785	0.00% 0	4.84% 38	3.82% 30	9.43% 74	5.61% 44	17.07% 134	0.00% 0	1.40% 11	
Total Respondents	785	0	38	30	74	44	134	0	11	

Q2 If you are a full time or part time resident in Park City or Summit County, what neighborhood or area do you live in?

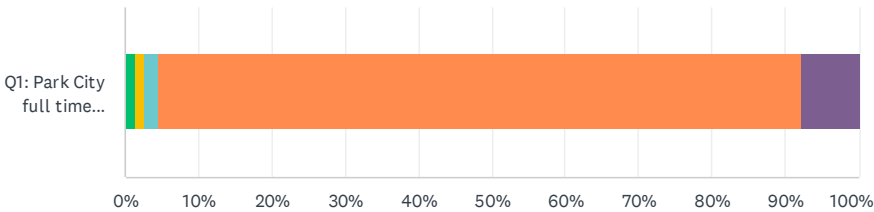
Answered: 778 Skipped: 7



	OLD TOWN	DEER VALLEY	THAYNES CANYON	PARK MEADOWS	PROSPECTOR	PARK CITY HEIGHTS	CANYONS	SILVER CREEK	SILVER SUMMIT	TRAILSIDE	PROMONTORY
Q1: Park City full time resident (84060 zip code) (A)	26.22% 204	10.67% 83	4.88% 38	24.04% 187	12.60% 98	3.86% 30	3.21% 25	1.16% 9	0.77% 6	1.16% 9	0.77% 6
Total Respondents	204	83	38	187	98	30	25	9	6	9	6

Q3 Where did you stay when attending the event?

Answered: 783 Skipped: 2

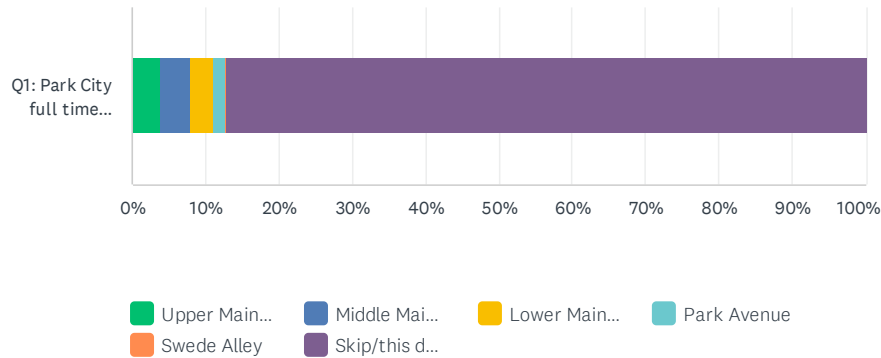


At a hotel o... At a nightly... At a friend/... I did not sta...
I am a Park... N/A - this d...

	AT A HOTEL OR LODGING PROPERTY IN PARK CITY/SUMMIT COUNTY	AT A NIGHTLY RENTAL PROPERTY (FOR EXAMPLE VRBO, AIR B&B)	AT A FRIEND/FAMILY MEMBER'S HOUSE	I DID NOT STAY OVERNIGHT, I WAS A DAY GUEST	I AM A PARK CITY/SUMMIT COUNTY RESIDENT - I STAYED AT MY HOUSE	N/A - THIS DOESN'T APPLY TO ME	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	1.53% 12	0.00% 0	1.15% 9	1.79% 14	87.74% 687	7.79% 61	100.00% 783
Total Respondents	12	0	9	14	687	61	783

Q4 If you are a business or employee on Main Street, where is your business/employer located?

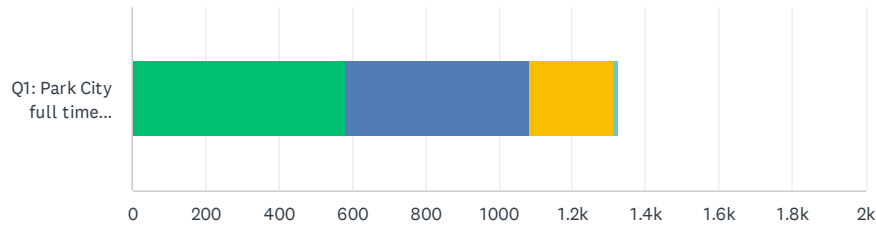
Answered: 773 Skipped: 12



	UPPER MAIN STREET (ABOVE/SOUTH OF THE POST OFFICE)	MIDDLE MAIN STREET (POST OFFICE TO HEBER AVE)	LOWER MAIN STREET (HEBER AVE TO 9TH STREET)	PARK AVENUE	SWEDE ALLEY	SKIP/THIS DOESN'T APPLY TO ME	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	3.88% 30	4.14% 32	2.98% 23	1.68% 13	0.26% 2	87.06% 673	100.00% 773
Total Respondents	30	32	23	13	2	673	773

Q5 Have you attended the Park Silly Sunday Market (check all that apply)?

Answered: 785 Skipped: 0

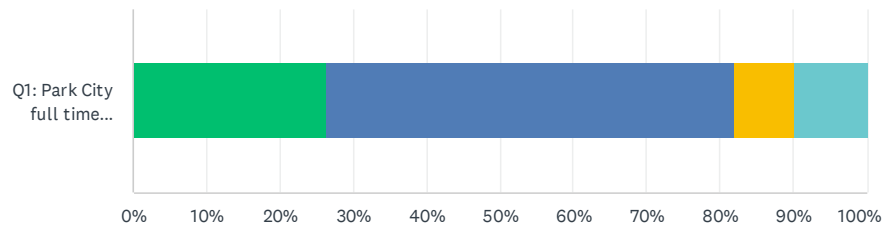


■ Yes - I atte...
 ■ Yes - I atte...
 ■ Yes - I atte...
 ■ No - I have ...

	YES - I ATTENDED IN 2022	YES - I ATTENDED IN 2021	YES - I ATTENDED IN THE YEARS BEFORE THE PANDEMIC BUT HAVEN'T BEEN BACK SINCE	NO - I HAVE NEVER ATTENDED THE EVENT	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	74.01% 581	64.08% 503	28.92% 227	1.66% 13	168.66% 1,324
Total Respondents	581	503	227	13	785

Q6 If you attend the event, on how many times per summer do you visit the Park Silly Sunday Market?

Answered: 785 Skipped: 0

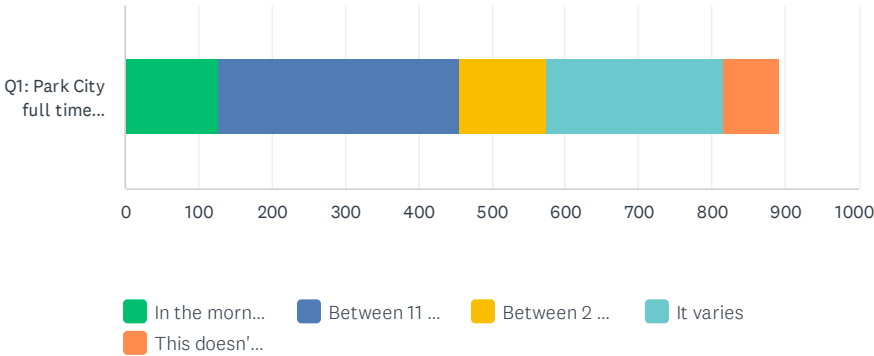


Once a sum... Several tim... Every Sunday I don't atte...

	ONCE A SUMMER	SEVERAL TIMES OVER THE SUMMER	EVERY SUNDAY	I DON'T ATTEND PARK SILLY SUNDAY MARKET	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	26.37% 207	55.67% 437	8.15% 64	9.81% 77	100.00% 785
Total Respondents	207	437	64	77	785

Q7 In general, when do you attend the Park Silly Sunday Market?

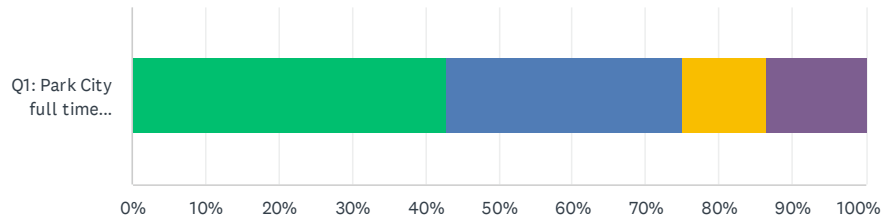
Answered: 784 Skipped: 1



	IN THE MORNING BEFORE 11 A.M.	BETWEEN 11 A.M. AND 2 P.M.	BETWEEN 2 P.M. AND 5 P.M.	IT VARIES	THIS DOESN'T APPLY TO ME	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	16.20% 127	42.09% 330	15.05% 118	30.74% 241	9.57% 75	113.65% 891
Total Respondents	127	330	118	241	75	784

Q8 What do you think about the number of days the Park Silly Sunday Market is held?

Answered: 783 Skipped: 2

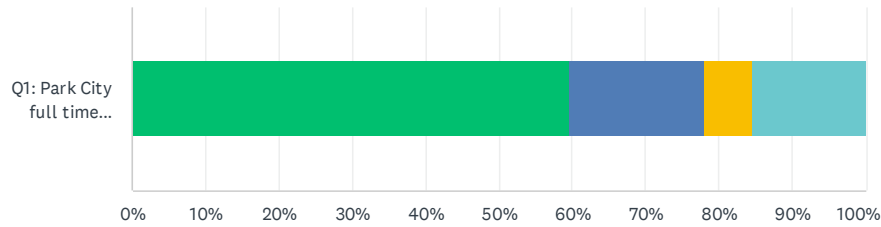


14 days see... The event s... The event s... 4 - The freq...
5 - The freq... I'm indiffer...

	14 DAYS SEEMS RIGHT TO ME	THE EVENT SHOULD BE LESS DAYS	THE EVENT SHOULD BE MORE DAYS	4 - THE FREQUENCY IS SIGNIFICANTLY IMPORTANT	5 - THE FREQUENCY IS EXTREMELY IMPORTANT	I'M INDIFFERENT	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	43.04% 337	32.06% 251	11.49% 90	0.00% 0	0.00% 0	13.41% 105	100.00% 783
Total Respondents	337	251	90	0	0	105	783

Q9 What do you think about the hours of the Park Silly Sunday Market?

Answered: 782 Skipped: 3



■ I like the ho... ■ I think the ... ■ I think the ... ■ I'm indiffer...

	I LIKE THE HOURS HOW THEY ARE (10 A.M. TO 5 P.M.)	I THINK THE HOURS OF THE EVENT SHOULD BE SHORTENED	I THINK THE HOURS OF THE EVENT SHOULD BE LONGER	I'M INDIFFERENT	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	59.72% 467	18.41% 144	6.52% 51	15.35% 120	100.00% 782
Total Respondents	467	144	51	120	782

Q10 How would you rate the importance of the event being held on Sunday?

Answered: 779 Skipped: 6

		TOTAL
Q1: Park City full time resident (84060 zip code)	100.00% 779	100.00% 779
Total Respondents	779	779

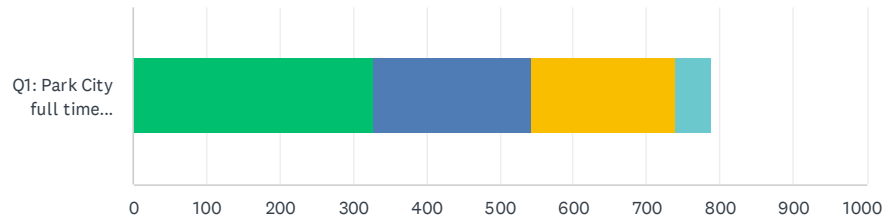
Q11 How do you rate the importance of the location of the Park Silly Sunday Market on Main Street?

Answered: 777 Skipped: 8

		TOTAL
Q1: Park City full time resident (84060 zip code)	100.00% 777	100.00% 777
Total Respondents	777	777

Q12 Does Park Silly Sunday Market effect how often you visit Main Street?

Answered: 785 Skipped: 0

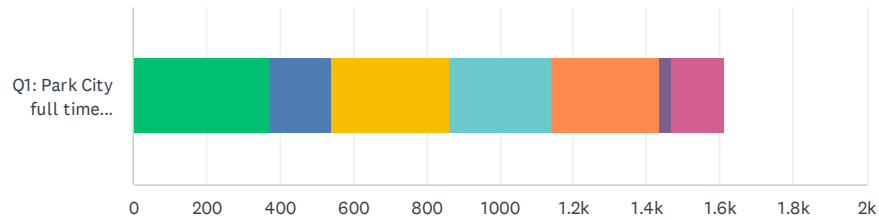


Yes - I visit more often No - The event doesn't impact how often I visit Main Street No - I would visit Main Street more often if the event wasn't on Main Street Not sure/hard to tell

	YES - I VISIT MAIN STREET MORE OFTEN DUE TO THE EVENT.	NO - THE EVENT DOESN'T IMPACT HOW OFTEN I VISIT MAIN STREET	NO - I WOULD VISIT MAIN STREET MORE OFTEN IF THE EVENT WASN'T ON MAIN STREET	NOT SURE/HARD TO TELL	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	41.78% 328	27.52% 216	24.97% 196	6.24% 49	100.51% 789
Total Respondents	328	216	196	49	785

Q13 What is your primary reason for attending the Park Silly Sunday Market?

Answered: 779 Skipped: 6

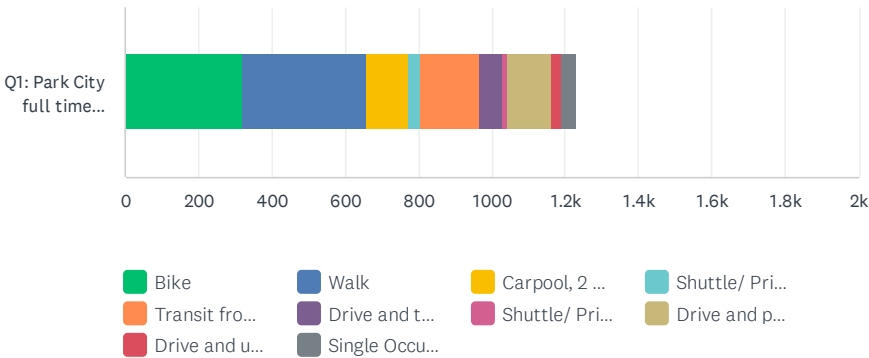


■ To visit/gat...
 ■ Dining
 ■ Shopping
 ■ Entertainm...
 ■ To support ...
 ■ I have to go...
 ■ Other (plea...

	TO VISIT/GATHER WITH FRIENDS AND FAMILY	DINING	SHOPPING	ENTERTAINMENT	TO SUPPORT THE PARK SILLY SUNDAY MARKET	I HAVE TO GO TO MAIN STREET FOR WORK, BUT DON'T ATTEND ACTIVITIES AT THE PARK SILLY SUNDAY MARKET	OTHER (PLEASE SPECIFY)	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	47.88% 373	21.31% 166	41.34% 322	36.07% 281	37.61% 293	4.49% 35	18.23% 142	206.93% 1,612
Total Respondents	373	166	322	281	293	35	142	779

Q14 When you attend the Silly Market, how do you travel to the event (check all that apply)?

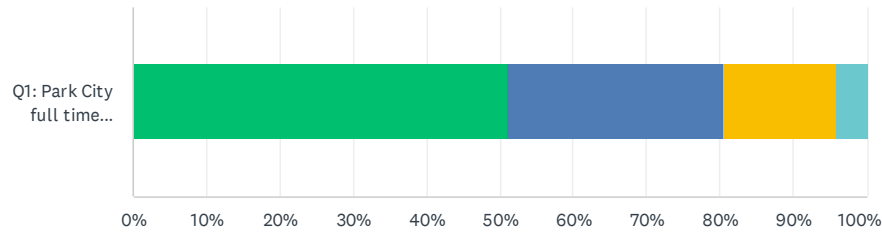
Answered: 785 Skipped: 0



	BIKE	WALK	CARPPOOL, 2 OR MORE IN VEHICLE	SHUTTLE/ PRIVATE RIDE	TRANSIT FROM MY HOME	DRIVE AND TAKE TRANSIT FORM A SUPPLEMENTAL PARKING LOT SUCH AS HIGH SCHOOL OR THE RESORT PARKING LOTS	SHUTTLE/ PRIVATE RIDE	DRIVE AND PAY FOR PARKING	DRIVE AND USE A PARKING PERMIT	SINGLE OCCUPANT CAR	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	40.64% 319	43.31% 340	14.39% 113	4.33% 34	20.51% 161	8.03% 63	1.53% 12	15.03% 118	3.82% 30	5.22% 41	156.82% 1,235
Total Respondents	319	340	113	34	161	63	12	118	30	41	785

Q15 When you attend the Park Silly Sunday Market do you also visit businesses along Main Street?

Answered: 785 Skipped: 0



Yes

Sometimes

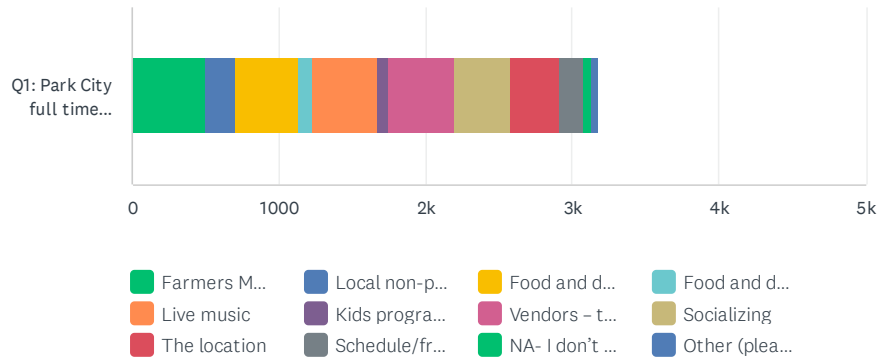
No

N/A - I have...

	YES	SOMETIMES	NO	N/A - I HAVEN'T ATTENDED THE EVENT	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	51.21% 402	29.30% 230	15.41% 121	4.08% 32	100.00% 785
Total Respondents	402	230	121	32	785

Q16 Which aspects of the Park Silly Sunday Market do you typically enjoy? (Check all that apply)

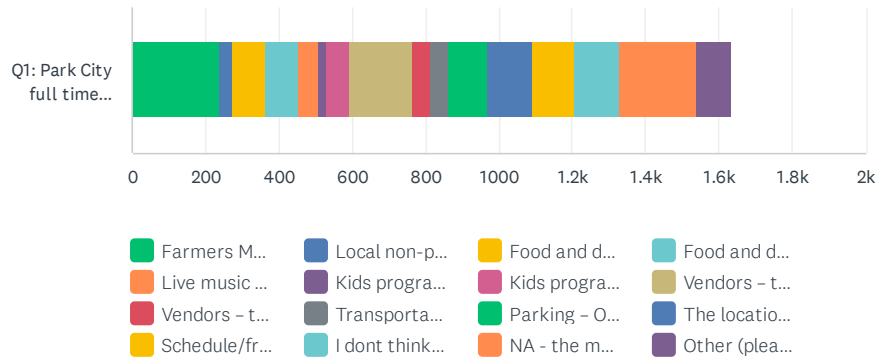
Answered: 783 Skipped: 2



	FARMERS MARKET	LOCAL NON-PROFIT BOOTHS	FOOD AND DRINK OFFERINGS	FOOD AND DRINK PRICE POINT	LIVE MUSIC	KIDS PROGRAMMING	VENDORS - TYPES OF ITEMS OFFERED	SOCIALIZING	THE LOCATION	SCHEDULE/FREQUENCY OF EVERY WEEK
Q1: Park City full time resident (84060 zip code) (A)	64.62% 506	25.54% 200	54.28% 425	12.52% 98	57.22% 448	9.45% 74	57.60% 451	47.89% 375	42.40% 332	
Total Respondents	506	200	425	98	448	74	451	375	332	165

Q17 Which aspects of the Park Silly Sunday Market do you feel could be improved? (Check all that apply)

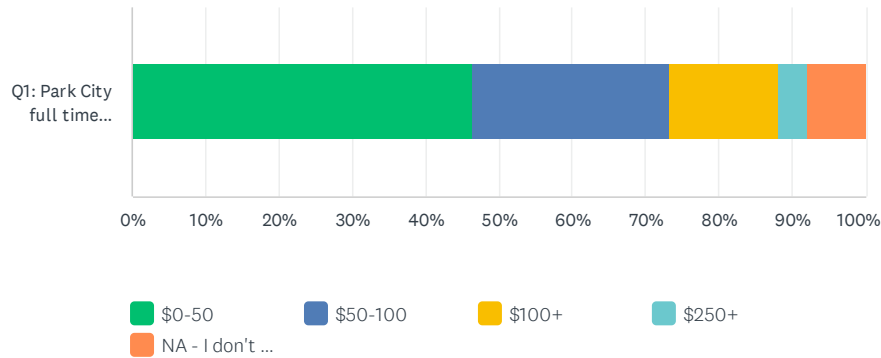
Answered: 779 Skipped: 6



	FARMERS MARKET	LOCAL NON-PROFIT BOOTHS	FOOD AND DRINK OFFERINGS	FOOD AND DRINK PRICE POINT	LIVE MUSIC - TOO LOUD	KIDS PROGRAMMING - BETTER PRICING	KIDS PROGRAMMING - NEED MORE OFFERINGS	VENDORS - TYPES OF ITEMS OFFERED	VENDORS - TOO MANY VENDORS	TRANSPORTATION - TRANSIT SCHEDULES
Q1: Park City full time resident (84060 zip code) (A)	30.55% 238	4.49% 35	11.81% 92	11.17% 87	6.93% 54	3.34% 26	7.70% 60	22.08% 172	6.16% 48	6.16% 48
Total Respondents	238	35	92	87	54	26	60	172	48	52

Q18 How much money do you spend when attending Park Silly Sunday Market?

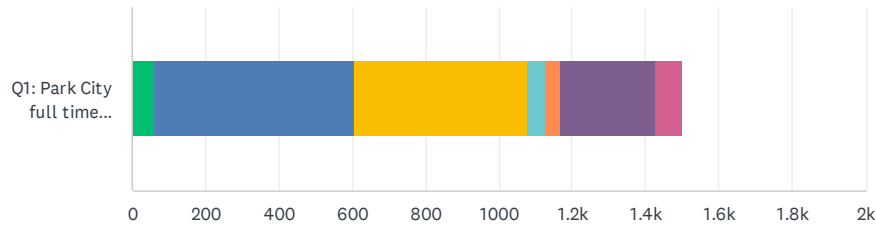
Answered: 781 Skipped: 4



	\$0-50	\$50-100	\$100+	\$250+	NA - I DON'T ATTEND THE EVENT	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	46.35% 362	26.76% 209	14.98% 117	3.97% 31	7.94% 62	100.00% 781
Total Respondents	362	209	117	31	62	781

Q19 When attending Park Silly Sunday Market, what did you typically spend your money on (check all that apply)?

Answered: 773 Skipped: 12



■ Parking an...
 ■ Food and d...
 ■ Vendors
 ■ Kids progra...
 ■ Non-profit ...
 ■ At brick-an...
 ■ NA - I don't ...

	PARKING AND TRANSPORTATION	FOOD AND DRINK	VENDORS	NON- PROFIT DONATIONS	KIDS PROGRAMMING	AT BRICK-AND- MORTAR BUSINESSES ALONG MAIN STREET	NA - I DON'T ATTEND THE EVENT	TOTAL
Q1: Park City full time resident (84060 zip code) (A)	8.02% 62	70.25% 543	61.32% 474	6.60% 51	4.92% 38	33.38% 258	9.44% 73	193.92% 1,499
Total Respondents	62	543	474	51	38	258	73	773

Q20 Rate the level of importance of the Park Silly Sunday Market continuing in Park City.

Answered: 777 Skipped: 8

		TOTAL
Q1: Park City full time resident (84060 zip code)	100.00% 777	100.00% 777
Total Respondents	777	777

HPCA SURVEY RESULTS



October 18, 2022

Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

RE: Park Silly Sunday Market and Kimball Arts Festival

On behalf of the HPCA board and our members, we respectfully submit the results from our recent events survey regarding both the Park Silly Sunday Market and the Kimball Arts Festival.

As you will see in the attached, the HPCA is in support of the Kimball Arts Festival staying on Main Street. You will further see, keeping the Friday Locals night is important to the merchants.

Regarding the Park Silly Sunday Market, merchants are not in support of the Market remaining on the street.

We have provided the full results/data from our survey as a resource. We hope this information is helpful to the council as the review/hear all feedback from the community.

Regards,

A handwritten signature in black ink that reads "Ginger Wicks".

Ginger Wicks
HPCA Executive Director



HPCA Event Survey Results

October 2022

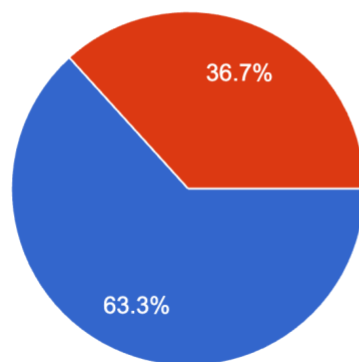
QUESTION #1

PARK SILLY SUNDAY MARKET *

- ☐ I DO NOT SUPPORT the Park Silly Sunday Market contract renewal under any circumstances
- ☐ I SUPPORT the Park Silly Sunday Market contract renewal under the same perimeters/footprint as 2022

PARK SILLY SUNDAY MARKET

98 responses



- ☒ I DO NOT SUPPORT the Park Silly Sunday Market contract renewal under any circumstances
- ☐ I SUPPORT the Park Silly Sunday Market contract renewal under the same perimeters/footprint as 2022

QUESTION #2

I would support Park Silly Sunday Market if:

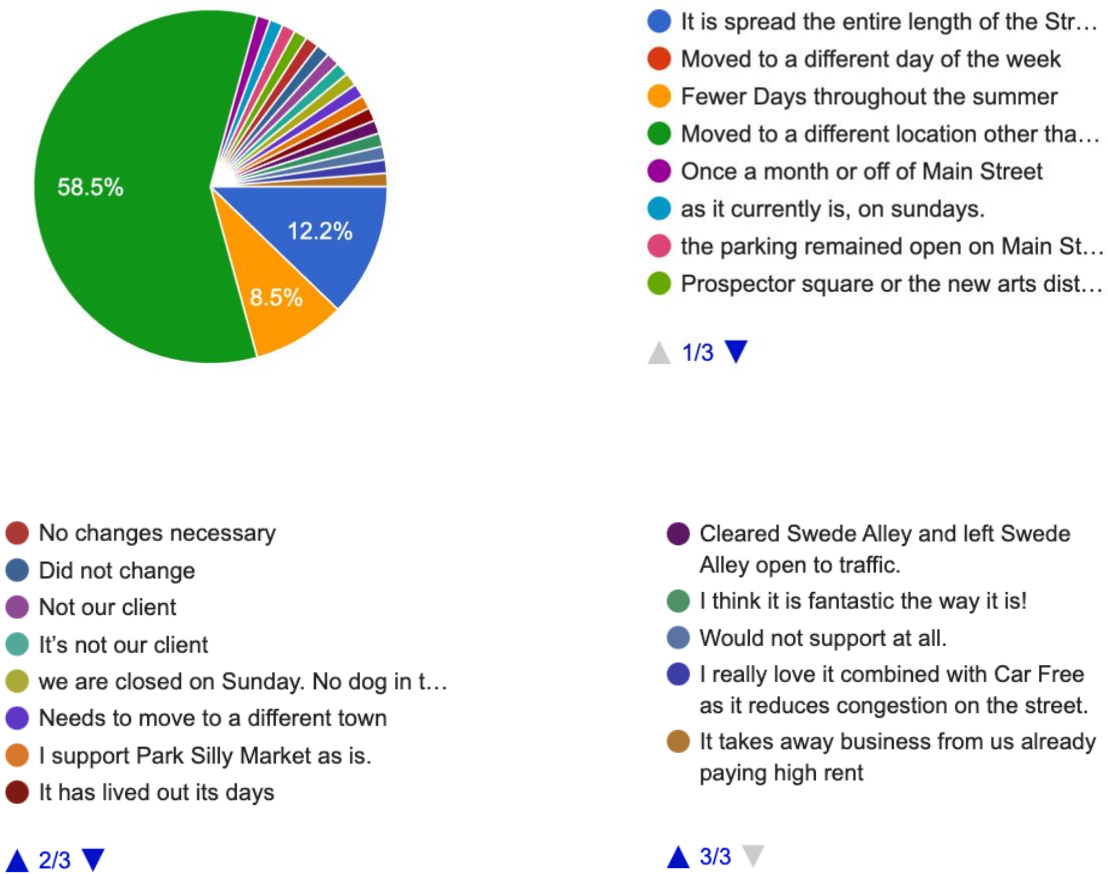
- ☒ It is spread the entire length of the Street

12.2%
- ☐ Moved to a different day of the week
- ☒ Fewer Days throughout the summer

8.5%
- ☒ Moved to a different location other than Main Street

58.5%
- ☐ Other: _____

I would support Park Silly Sunday Market if:
82 responses



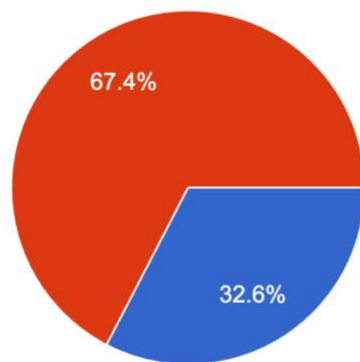
QUESTION #3

KIMBALL ARTS FESTIVAL

- ☐ I DO NOT SUPPORT the Kimball Arts Festival contract renewal under any circumstances
- ☐ I SUPPORT the Kimball Arts Festival contract renewal under the same perimeters/footprint as 2022

KIMBALL ARTS FESTIVAL

95 responses



- ☐ I DO NOT SUPPORT the Kimball Arts Festival contract renewal under any circumstances
- ☐ I SUPPORT the Kimball Arts Festival contract renewal under the same perimeters/footprint as 2022

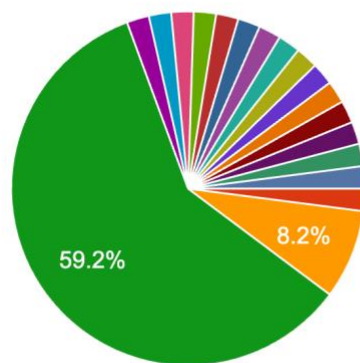
QUESTIONS #4

I would support the Kimball Arts Festival if:

- ☐ It was moved to a different time of year
- ☐ Moved to a different day of the week
- ☐ Only if Local's Night remains FREE
- ☐ Moved to a different location
- ☐ Other: _____

I would support the Kimball Arts Festival if:

49 responses



- ☐ It was moved to a different time of year
- ☐ Moved to a different day of the week
- ☐ Only if Local's Night remains FREE
- ☐ Moved to a different location
- ☐ No alcohol service
- ☐ i support kimball arts festival over the...
- ☐ Prospector square or new arts district.
- ☐ Keep is as is.

▲ 1/3 ▼

- ☐ Should be free for all
- ☐ Did not change
- ☐ Why would any gallery support this?
- ☐ Does not charge Main Street Busines...
- ☐ No conditions to my support
- ☐ With so many galleries on the street it...
- ☐ Cleared Swede Alley and left Swede A...
- ☐ Fine the way it is, however during the...

▲ 2/3 ▼

- ☐ Do not support
- ☐ If employees weren't treated as criminals by walking the street. They make us feel incredibly unwelcome.
- ☐ It takes away business from the high rent paying galleries

▲ 3/3 ▼

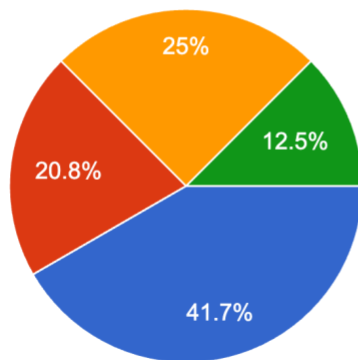
QUESTIONS #5

CAR FREE SUNDAY'S

- ☐ I DO NOT SUPPORT Car Free Sunday's under any circumstances
- ☐ I SUPPORT Car Free Sunday's returning under the same layout as 2022 (same Sunday's as Silly Market)
- ☐ I SUPPORT exploring edits to Car Free Sunday's so that it can remain on Main Street (less day; different layout, etc)
- ☐ I ONLY SUPPORT IF the Park Silly Sunday Market returns

CAR FREE SUNDAY'S

96 responses



- ☒ I DO NOT SUPPORT Car Free Sunday's under any circumstances
- ☐ I SUPPORT Car Free Sunday's returning under the same layout as 2022 (same Sunday's as Silly Market)
- ☐ I SUPPORT exploring edits to Car Free Sunday's so that it can remain on Main Street (less day; different layout, etc)
- ☐ I ONLY SUPPORT IF the Park Silly Sunday Market returns

ENGAGE PARK CITY COMMENTS

Park Silly Sunday Market Engage PC Comments

Park City has always represented the propulsion of local artists and tastemakers, why would we decide to jeopardize this legacy?

Jestyfurlock asked 9.23.22

Keep park silly going for local artists & tourism!!

Blank_screenname asked 9.18.22

Why is it still here? Park Silly Sundy NEEDS TO GO!

montgomerylee@xmission.com asked 9.8.22

Is there a different suggestion to help local arts and small businesses survive off season that could possibly be better than Silly Zmkt?

Denise de Vines asked 9.25.22

Please keep park silly!

Df asked 9.25.22

why is there a problem?

sealfitdude asked 9.14.22

Could the market move to a different day and time? For example, Tuesday evenings?

ShirinS asked 9.19.22

As a local Park silly is an incredible way to support people in the community and meet them as well. I love it and believe it brings a sense of joy to put town. Please please please do not infringe on it's ability to bring happiness to so many.

Chris Wavle asked 9.18.22

We love the market!

Christina Aurich asked 9.25.22

Live this market! So organized and lovely people!!

April marciniak asked 9.25.22

I think I speak on behalf of many Upper Main businesses when I say that I would like to either see Park Silly move off of Main Street entirely, or at least incorporate Upper Main more effectively.

Adam Hansen asked 9.7.22

The Park Silly Market is just that and holds no interest for me after a couple of visits when it first began some summers back. I think it places an undue burden on local law enforcement on other first responders. It may benefit a few Main Street businesses but it is just a nuisance to me and many other locals. It is just one more time that Main Street is avoided by locals. I do not think a contract with the Park Silly Market should be proffered going forward. I talk to many full time residents who do as we do which is go down to Salt Lake to shop, dine, visit galleries and attend events that are far less commercially driven than those that now consume Park City in mindless pursuit of the tourist buck. Please do not interpret this perspective to mean that I do not like living in Park City-I still live hear and love our mountains and community spirit when I can find it. Mindless events such as the Park Silly Market detract from the quality of life in our town and only serve to expedite the Myrtle Beach/Gatlinburg effect! Let us together look for an event or events that elevate, educate and motivate our sense of community not enervate our community

Brian T. Schiller asked 9.22.22

Please keep Park Silly Sunday on Main Street

Diane Sherwood asked 9.25.22

EMAILED COMMENTS

Public Comment Received regarding Park Silly Sunday Market

Summary as of 10/24/2022:

28 Emails received

5 Support Status Quo

10 Request Changes

7 Don't Support Market Continuing

3 Emails are not clear

Emails below.

From: Brendan Weinstein <brendandubs@gmail.com>

Sent: Monday, October 24, 2022 2:29 PM

To: Jenny Diersen <jenny.diersen@parkcity.org>

Subject: [External] Park Silly Market

Hey,

I missed the survey deadline for the Park Silly Market survey. Just writing to express that I think they are given too much time on Main St and Main St in general is overbooked in the summer. It's nice to have a few events there for sure, but when you find yourself getting a boost of cortisol on your leisurely walk to Harvest once per week because you forgot about an event it makes you want the town to preserve some weekends for a slower pace for locals.

Cheers,
Brendan

From: Kristin Parkin <kparkin1998@gmail.com>

Sent: Tuesday, October 4, 2022 10:08 AM

To: Jenny Diersen <jenny.diersen@parkcity.org>

Subject: [External] Park City Silly Market contract

Dear Jenny,

I would like to discuss the future of Park City Silly Market. The market is a great event for our community but I think it has run its course on Main Street. I think the majority of the people who no longer want it on Main Street would all agree it belongs in a more accessible space within our community. A place that does not take away from local businesses and is easier for locals and visitors to get to. From the beginning the market has disrupted Sundays on Main Street. It has caused traffic, major parking issues, noise and has taken away from businesses on Main Street. It has affected residents, businesses and their employees. Personally, I see a drop in sales every Sunday. Sunday's are typically one of the busiest days of the week until Silly Market starts.

Myself and many community members have embraced it for many years but it is time for a change!

If it is decided that the market will stay on Main Street, can we at least consider it being held once a month?

Please consider a much-needed change!

Public Comment Received regarding Park Silly Sunday Market

Thanks,
Brent and Maxine Parkin
Kristin Parkin
North Woods USA

From: KEVIN REYNOLDS <house48@housefortyeight.com>
Sent: Monday, October 3, 2022 2:55 PM
To: Council_Mail <Council_Mail@parkcity.org>
Subject: [External] The future of Kimball Arts Festival and the Park Silly Sunday Market

Dear Council Members,

I am writing you to show my support for Art in our community and hope to show how important it is for the Culture of our town.

The Kimball Arts Festival and Park Silly Sunday Market events on Main Street bring people of our community together in a public space that is large enough to support the many people that enjoy spending a day, weekend, few hours together exploring art in its many forms. The energy and excitement of seeing friends at the first night of the Kimball Arts Festival brings joy and smiles to the faces of our residents as they connect with one another. These are rare moments that we have given the busy pace of life we all seem to have.

The Park Silly Sunday Market not only allows the residents to bring friends and visitors to a fun event, it has created a platform for many artists to showcase their work and allows them to make money doing something they love. The market has helped so many startup artists and companies become successful businesses in our community. It provides access to many artforms (performing arts, music, culinary, painting, photography, sculpture, and decorative art) 14 days a year, in one place and one time. This is an important aspect of our community's culture and if it weren't to continue it would have a negative effect on the artists and people of our community.

It is clear to see that the majority of people on Main Street the other 348 days of the year are visitors rather than people from our community. It is common knowledge that locals tend to avoid going to Main Street to dine or shop yet they are eager to go to Main Street on the days of these two events. These two cultural events, held less than 5% of the days in a year, draw our community together and strengthens the bond of Art and Our City's Culture.

I ask for your support to keep Art thriving in our community by voting to continue hosting these two events on Park City's Main Street.

Thank you,
Kevin Reynolds
Community Resident since 1991

From: Jen Schumacher <jen@troveparkcity.com>
Sent: Friday, September 23, 2022 12:04 PM
To: Jenny Diersen <jenny.diersen@parkcity.org>; Jonathan Weidenhamer <jweidenhamer@parkcity.org>
Subject: [External] Silly Market/TROVE Gallery

Public Comment Received regarding Park Silly Sunday Market

I took the survey regarding the Silly Market but didn't feel it allowed me to voice my opinion as a lower Main business owner. I'm all for the market staying in Park City but do not want to see it remain on lower Main. The market directly competes with most, if not all, of lower Main street businesses and honestly keeps many of our higher end home owners and visitors away.

Best regards,
Jen Schumacher
TROVE Gallery
804 Main Street
Park City, UT 84060
435-655-3803
troveparkcity.com

From: Wendy Simkins <wendylsimkins@yahoo.com>
Sent: Sunday, September 25, 2022 1:58 PM
To: Jenny Diersen <jenny.diersen@parkcity.org>
Subject: [External] Please continue this amazing event!

We love the Silly Market & spent every Sunday except one!
(We we're out of town!)

Sent from my iPhone

From: Karen Kendall <karen.millarkendall@gmail.com>
Date: October 3, 2022 at 7:47:37 AM MDT
To: Council_Mail <Council_Mail@parkcity.org>
Cc: Jocelyn Scudder <jocelyn@pcscarts.org>, michellemcd.life@gmail.com
Subject: [External] Park Silly and Kimball Arts Festival on Main

Dear Esteemed Councilors,

I'm writing in support of keeping Park Silly Market and the Kimball Arts Festival on Main Street for many years to come.

Both of these venues are an integral part of the personality and character of our town. They add to the cool "artsy vibe" we are trying to establish in this city, and would be sorely missed on Main St. These events are exciting, fun, interesting, and bring many, many people to Main St. Park City. I honestly don't think the market or the arts fest would draw as many visitors if they were stuck in a parking lot - it just wouldn't be the same.

I've heard that some of the Main St. businesses are not happy with having the Silly Market there because they "aren't spending money in their shops". NOT having the market isn't going to magically produce hundreds of people on Main St spending money in their really expensive retail spaces, it is a non-argument.

Aside from the business aspect of the Silly Market and the Arts Festival, a really important consideration to moving them, or discontinuing them at some point, is that these venues, and Park Silly especially, are

Public Comment Received regarding Park Silly Sunday Market

an avenue for local artists to be seen, to become well known, and to make money by selling their art. There is no other venue for them (myself included) to do so with the exception of CreatePC which is a temporary space and is going away soon.

As an artist, I can tell you that these events are crucial for the vibrancy of the local arts scene and for local artists. Every awesome, hip, culturally relevant town has a vibrant arts culture, I would hope that Park City would value this as well.

One last point regarding Park Silly and local artists; did you know that Park Silly donates a booth to members of the Park City Artists Association? This is a \$2600 value that allows our artists a place to show and sell their work. This is the only time some of our artists have a platform to do so.

Park Silly Market and the Kimball Arts Festival are two events that give our town character and allow local artists to shine. Main Street IS the proper venue for them both.

Sincerely,
Karen Millar Kendall
Artist
Secretary, Park City Artists Association

From: Mellie Owen <mellieowen@gmail.com>
Sent: Sunday, October 2, 2022 4:33:55 PM
To: Nann Worel <nann.worel@parkcity.org>
Cc: Abby McNulty <amcnulty@pcschoools.us>
Subject: [External] Hi!

Nann,

I hope by now you are feeling better as each day passes.. How is your pain level? Hopefully manageable for sure..

I want to thank you immensely for taking time out of your busy schedule to catch up.. I enjoyed our conversation very much and wish you continued success as your second year as Mayor approaches. Also, I am keeping my fingers that the proposed quiet weekends (no Special Events) actually comes to fruition. That would be such a relief and some well-deserved quiet in Old Town.

I am hopeful that there be some relief from Silly Market as well. You mentioned a Tuesday 3-7pm Silly Market proposal which sounds like a nice place to start or even better yet finding Silly Market a new home away from Main Street.

It will be interesting nevertheless to see how the city approaches the contract for Silly Market.

Lastly, please take the best of care in your recovery. Your health is most important.

Fondly,
:)

Mellie

Public Comment Received regarding Park Silly Sunday Market

Sent from my iPhone

From: Lorita Beiler <Lori.Beiler@hsc.utah.edu>
Sent: Sunday, October 2, 2022 3:15:34 PM
To: jenny.diersen@parkcity.org <jenny.diersen@parkcity.org>
Subject: [External] park silly

Hi. I just filled out the survey about Park Silly but there was no place for comments. The biggest reason I didn't go this year was the transportation. Last year when I went I had to wait about 20-25 minutes for the bus near the high school and when the bus came it did not go directly to Main Street. We had to go to PCMR first in a very full bus. Most of the passengers were going to Park Silly but we all had to take that long ride. It felt pretty shocking that it took 45 minutes to get to Park Silly after I got to Park City. So this year I didn't bother. I did wonder if the buses are always like that but I have never heard. Thank you.
Lori Beiler

Sent from [Mail](#) for Windows

From: Audrey Harty <audreyh.arty@gmail.com>
Sent: Monday, September 26, 2022 8:45 AM
To: Council_Mail <Council_Mail@parkcity.org>; Jenny Diersen <jenny.diersen@parkcity.org>
Subject: [External] Park Silly Sunday Market and Kimbal Arts Festival

Hello,
Thank you for asking for feedback from the locals and attendees about the Silly Market and the KAF.

I am a local born and raised in Park City and I live in Lower Deer Valley, on Deer Valley Drive. The Silly Market has gone too long already. Park City doesn't need it anymore. There is plenty of traffic and visitors in the summer without it. As a local, I always dread Sundays in the summer because I'm trapped in my home. Trying to go do errands like grocery shopping or filling up my gas tank on Sundays is a frustrating disaster.

I usually attend the event once a year, the first or second week it's open, and I only go to the farmer's market by the post office. If there was a farmer's market, with food and crops only, and some live music, and it only lasted, say, 8 Sundays, that would be wonderful. But the Silly Market is overcrowded, and most of the vendors sell pointless trinkets. A farmer's market would be so much more peaceful and I'd actually buy from vendors and be excited about fresh veggies and fresh baked goods. The farmer's market portion is shamefully small right now. But, if you intend to keep the pointless trinket vendors, then I'd rather you get rid of the event all together. I don't want a thousand people clogging up Park City like that.

As for the Kimbal Arts Festival, it was fine because it was only one weekend, and it showed off artists that aren't normally seen. I also liked that the food was at the top in the parking lot by the Wasatch Brew Pub. It's a shame that part of it is not in the Kimbal Arts Center and the event doesn't promote the Arts Center like it used to.

Thanks again for hearing me.
Best,

Public Comment Received regarding Park Silly Sunday Market

Audrey Harty

From: Mari Mennel-Bell <mari471@aol.com>

Sent: Friday, September 23, 2022 1:10 PM

To: Jenny Diersen <jenny.diersen@parkcity.org>

Subject: [External] Car Free Sundays on Main St. & Park Silly survey

Hello Jenny!

I am reaching out to you because I filled out the survey about the Kimball Art Festival and Park Silly Market. I was disappointed that there was no mention of "Car Free Sundays" at the top of Main St, which has been going on all summer!

I am a keyboard player, and I have been playing outside of the Big Dipper for the past 12 weeks. Shirin Spangenberg, from the Escape Room hired me, and a lovely guy named Patrick who ran corn hole games up there.

Because I wanted the live music to be a duo, I sacrificed making any money myself and paid the \$150/wk to different bass players from SLC to join me. (Many weeks we also had a drummer who owns a house- 115 Main St until he went on vacation in Italy for Sept. My vision for PC has been to invite professional musicians to come sit in for a pro jam session, so this offered a good opportunity for a trial run. Chris Taylor, Band Director at PCHS & several others joined me this summer.)

Heather and Matt, managers of the Big Dipper, are fabulous! Their food is delicious, reasonable and they offer excellent service. I have done my best to drum up business for them (announcing the Sunday event at classes at the Marc, on FB PC groups & on Next Door.) Other than my efforts I haven't seen much PR about the music and cornhole events at the top of Main Street. Unfortunately there is also an issue with a big dead area to walk through at Treasure Mountain Hotel before you get up to the Big Dipper. It would be great if the city could talk to the hotel about allowing some vendors in that dead area next summer!

It's a bit of a hike for families with young children and older people to get up there. It would be great to let people know that they can ride the bus for free up to the terminal and then it is just a short walk to get to where we are.

I heard rumor that next year they may hire a name band to be up there to draw a crowd. That would be a disappointment! I have loved being a local and playing the gig every week! I wish the city would offer more PR and give us another chance for next season!! it seems to me there is much more coordination, which could be done between Car Free Sundays and Park Silly Sundays. (Several bass players I used also play for Park Silly Sundays- eg. Sam Schultz & Doug Wright.)

I'd love to speak to you or anyone on the council further about this! Thanks for providing your email with the survey and thank you for taking the time to read my email. Please stop by to say hello if you are around for this last Sunday. We will be there 1-4 PM. 🍷🎵

All my best,

Mari Mennel-Bell, Dir of JazzSLAM.com,

Public Comment Received regarding Park Silly Sunday Market

CFP Board Emeritus (r), MSW,
MA (Music K-12) & Elem Ed (K-6)
2208 Jupiter View Way
Park City 84060
954-401-1564

From: Ellen Sherk <nellelippo@hotmail.com>
Sent: Monday, September 19, 2022 4:22 PM
To: Jenny Diersen <jenny.diersen@parkcity.org>
Subject: Park Silly Sunday input

Hi Jenny,

Thank you for asking for input on Park Silly Market. I've lived here for eight years, and I try my hardest not to go or be anywhere close to Park Silly Market. I know very few locals who attend, and I never recognize anyone there if I have to walk through to get my mail or volunteer at the Egyptian. There's always WAY too many people on the bike path who act like they've never walked on a communal two-way path before. BUT...

If these out-of-towners visit and spend money in our Main Street stores, then I'm all for continuing Park Silly Market. No matter what we locals think, it should be the decision of our Main Street business owners. I doubt that these visitors are here to visit our shops. If businesses aren't making money, or if they're losing money because of this weekly fiasco, I think we should do away with it.

Thanks for listening.

Ellen Sherk
Old Town
215.983.9224

From: Alex Stewart <alexchnstewart@gmail.com>
Sent: Sunday, October 2, 2022 1:15:38 PM
To: jenny.diersen@parkcity.org <jenny.diersen@parkcity.org>
Subject: [External] Silly Market public comment

Hi Jenny,

I just want to make a quick comment regarding the Silly Market. I agree with some other folks that it gets really crowded, being concentrated at the bottom of Main Street in the way that it is. Personally I don't attend much, maybe a few times a year at the most (I live a few miles out of town so it's not really a novelty to me). Usually I go when friends or family are visiting since it's a novelty for them. Perhaps in the future the Silly Market could be better dispersed to accommodate the large crowds. Also I'd love to see more emphasis on the farmer's market aspect since it's one of the more affordable purchasing options. Thank you for the bicycle valet parking.

On a related note I am a strong supporter of the Main Street car-free Sundays. I wish Main Street could go car-free much more often with extensions later before and after the Silly Market times.

Public Comment Received regarding Park Silly Sunday Market

Thankyou,
Alex Stewart

On Sep 18, 2022, at 6:41 PM, Rick Anderson <r-anders@msn.com> wrote:

I found the Silly Market Survey to be biased in favor of the market. It focused too much on the format of the existing market and too little on the viability of the market. As a 36 year resident of Park City and former business owner here I believe the market has become a nuisance that inhibits my ability to access and enjoy Main Street businesses on the weekend. The PSSM would better serve the business community and citizens if it were held on a weekday evening.

Rick Anderson
634 Sunnyside Drive
Park City

From: LOLA Eclectic Market <lolaeclecticmarket@gmail.com>
Sent: Tuesday, September 27, 2022 12:03 PM
To: Jenny Diersen <jenny.diersen@parkcity.org>
Subject: [External] PSSM - comment

Hi Jenny,

I hope this email finds you well!

I completed the surveys for PSSM and KAF and thought I'll leave a comment with you about what I think. It can't hurt 😊

I've lived in Park City for 17 years now and I remember when Park Silly Sunday was just one nice little thing to attend on Sundays. We still enjoy them but find them overcrowded. We try to go at least once per season to say we went. Food used to be more fun and now you seem to see the same vendors over and over so it doesn't really make sense to go more than once.

I don't think it should go away but I think it can find lots of improvements. If you're already closing the entire street I think vendors could be in the middle just like they are during Kimball Arts. They'll be spread out along main street and people won't have to skip all the inside stores to go to the bottom of Main Street. When we visit we can't really stay too long or walk at slow pace with all the people around.

As an entrepreneur it would be helpful if they open spots for locals trying to start something. When I first reached out in 2021 I never got a call back or any answers. I did call and left emails. Since permitting is so hard on Main street it is a very important platform for someone trying to start something.

I'm good with KAF, it's my favorite and you can keep it for years to come! Always fun to see the art.

I hope you have a great day!

Cheers,
Andrea

Public Comment Received regarding Park Silly Sunday Market

From: Nora Leugers <nora.leugers@gmail.com>
Sent: Monday, September 19, 2022 10:51 AM
To: Jenny Diersen <jenny.diersen@parkcity.org>
Subject: [External] Park Silly Market

Hi Jenny,

My name is Nora Leugers and I am a local silversmith and vendor at some of the Park Silly Markets. In past years, and even a few Sundays this season I have visited the market as a shopper with friends. It's one of our favorite Sunday activities and we love to support the local community through purchasing from art vendors and the food vendors. We end up wandering around Main Street and shopping there too and often end the evening dining at a local restaurant. This event means a lot to me as an artist and also as a visitor. It brings money back into the community and gets people excited about Park City. Getting rid of or changing the number of dates of the event would be a huge disappointment to myself and other artists who rely on the income it provides. I hope to see this event continue for many more years. Thank you for your time and consideration.

Sincerely,

Nora Leugers
Alpenglow Metalworks (artist)

From: Ilene Sorensen <ilene.4k@gmail.com>
Sent: Sunday, September 18, 2022 12:58 PM
To: Jenny Diersen <jenny.diersen@parkcity.org>
Subject: [External] EVENTS! (RECEIVING FLYER/CARDS ON TIME)

Hi Jenny,

I think you should know for the past two (2) years that a certain person became a fixture at the post office located on the main street and the one located on Park Avenue. I have noticed that all Park City cards invite and/or introduce and/or events. Arrive in our PO Boxes, on the same day of your event(s) or two (2) days after the event.

This person, I overheard having a conversation from my personal experiences. Does not care about anyone here in our beloved town. This person manipulates circumstances beyond what one could comprehend, to where it becomes controlling a person, the people who have to conform to their wishes. And, there's no way to get around it through conversation or otherwise.

I hope you inquire about this, and that all divisions and departments with Park City Municipal inquire about these flyers. I simply thought someone dropped the ball at city hall...?

The Park Silly and the Kimball Art Festival flyer/card. I received it on the 17th of September 2022. I was there the afternoon of the 16th collecting my mail. And, there wasn't anything in my box the day before. This is four (4) days after the event(s), too late to attend or give input.

Thank you for your time.

Public Comment Received regarding Park Silly Sunday Market

Sincerely,

Ilene Sorensen
is/

From: Thomas Anthony Gallery <art@thomasanthonygallery.com>
Sent: Sunday, September 18, 2022 12:44 PM
To: Jenny Diersen <jenny.diersen@parkcity.org>
Cc: Thomas Anthony Gallery <art@thomasanthonygallery.com>
Subject: Subject of Silly Market

I don't know of a retail brick & mortar store on Main St. other than hospitality businesses (bars, ice cream vendors, etc.) that benefit from the Silly Market. When talking to other owners, at best we just tolerate it.

This event, is an entertainment event. People show up in large numbers to be entertained for a few hours, their reason for coming on Sunday is no longer to shop the brick & mortar retailers. So people will ask, what's wrong with that? What's wrong with that is that Sundays, pre-Silly Market attracted shoppers who spent money in the stores. Why would someone who is interested in shopping Main St. stores want to fight the traffic, fight for a parking space, and would want to pay \$7 an hour for parking for the privilege of shopping Main St. on Sunday when they can park for free during the day for the rest of the week? It pretty much has killed Sunday business.

With the rents that are on Main Street, to create a problem that interferes with opportunities to sell to customers, for someone like me who has been on the street for 23 years, it just seems that the people who are impacted the most by these choices, are the ones that are least listened to. I think a lot of Main St. merchants suffer from "event" exhaustion.

By the way, the few weeks during August when there was no Silly Market, our sales & our business returned to normal.

Thomas Anthony
Thomas Anthony Gallery
340 Main St.
435-645-8078

From: Mellie Owen <mellieowen@gmail.com>
Subject: Special Events
Date: September 13, 2022 at 3:17:40 PM MDT
To: nann.worel@parkcity.org, council_mail@parkcity.org, jenny.diersen@parkcity.org
Cc: Jeff Owen <jeffo@imaginecrafts.com>

To: Honorable Mayor and the Park City Council,

At the encouragement of Jenny Diersen, we are writing to you to voice our concern about Park City Special Events.

My husband and I are long-time Old-Town residents and are opposed to the continuation of Silly Market

Public Comment Received regarding Park Silly Sunday Market

Special Event in any form. We are also in general in favor of only Special Events which the majority participants are Old Town Park City locals.

Noise, traffic, egress/ingress into town and inaccessibility to the post office and other Main Street retailers, restaurants, etc. are all factors effecting our thinking.

We are very concerned about what we perceive as the substantial erosion of Park City's quality of life in recent years due to what we believe are high number of Special Events.

Thank you for your consideration.

Mellie and Jeff Owen
1030 Norfolk Avenue

From: Brian Kadison <bkadison@aol.com>
Sent: Saturday, September 17, 2022 1:05:59 PM
To: jenny.diersen@parkcity.org <jenny.diersen@parkcity.org>; council_mail@parkcity.org <council_mail@parkcity.org>
Subject: [External] Silly Sundays

I am a full time resident and live in Deer Valley.

It is my understanding that we support Silly Sundays with services that our taxes pay for.

In my discussions with Main Street Business I have found that many of them receive little or no business as a result of Silly Sunday. Restaurants and Bars being the exception.

The demographic of the attendees does not support our shops and businesses.

I am opposed to the continuing of Silly Sundays. Traffic, congestion, lack of access to Main Street are all annoying. Outside law enforcement which have no understanding of Park City make the situation worse. Combined with City support of this event in resources and associated costs with no income generated lead me to say: No more Silly Sundays.

If I am mistaken in my assumptions, please let me know.

Sincerely,

Brian Kadison
bkadison@aol.com

From: Trent Rentfrow
Sent: Wednesday, September 14, 2022, 2:51 PM
To: jenny.diersen@parkcity.org <jenny.diersen@parkcity.org>
Subject: [External] Re: Thank you for attending Event Open House

Jenny -

Thank you for organizing the open house. I am a big proponent of the Silly Market (my wife Deb and I volunteer there several times during the summer). The concerns that I do have (I have completed the surveys) are:

Public Comment Received regarding Park Silly Sunday Market

- ADA access (know this was discussed last night). We took my Mother (80 year old with some mobility limitations after breaking her hip a couple years ago) to the market while she was visiting. We rode the bus from Empire to the transit center and cut over to main street. She was able to walk down but not up the street. However, there are limited areas for elderly or persons with disabilities to rest / sit down along the route down and I don't think there are enough ADA compliant bathrooms for these events (Silly and Arts). It was a car free Sunday. Since there were no buses on Park Ave and she could not walk back up to the transit center, I had to walk home / get the truck / drive back up Park Ave to get her (The Silly Staff were great. They gave her a chair to sit in while she waited for me. They allowed me to pull in by Harvest and get her loaded up.
- In adequate transit in town for these events - especially on Park Ave if it is a car free day.

Thank you for your time.

Trent Rentfrow

Hi Jenny,

There is an option of "other" in the neighborhoods but since almost all of the neighborhoods are listed, I just thought Pinebrook, being as large as it is, should be listed. No biggie.

With regard to parking, since 2004, I've never paid for parking to go to a silly market. I've either parked at City Park or more commonly, on Park Avenue as close to town as possible.

Thanks.

Mike

Sent from my iPhone

On Sep 13, 2022, at 1:14 PM, Jenny Diersen <jenny.diersen@parkcity.org> wrote:

Hi Mike, Thanks for the feedback and for taking time to take the surveys.

1. If a specific neighborhood is missing there should be an option to enter the neighborhood/community. LMK if there is not.

2. Which 2 hour parking/free parking are you using? Happy to include that in the written feedback I am collecting.

Best, Jenny Diersen
435.640.5063

From: Mike <millerinparkcity@gmail.com>
Sent: Tuesday, September 13, 2022 1:03 PM
To: Jenny Diersen <jenny.diersen@parkcity.org>
Subject: [External] Survey error

Public Comment Received regarding Park Silly Sunday Market

Hi Jenny,

The options for driving don't include the most common option, driving and parking in 2 hour parking and not having to pay. The only option you have listed is drive and pay for parking. Secondly, Pinebrook is not listed as a neighborhood, but Jeremy Ranch and Summit Park are listed.

14. When you attend the Silly Market, how do you travel to the event (check all that apply)?

- ☐ Bike
- ☐ Walk
- ☐ Carpool, 2 or more in vehicle
- ☐ Shuttle/ Private ride
- ☐ Transit from my home
- ☐ Drive and take transit form a supplemental parking lot such as High School or the resort parking lots
- ☐ Shuttle/ Private Ride
- ☐ Drive and pay for parking
- ☐ Drive and use a parking permit

☒ Single Occupant Car

From: SANDRA HALL

Sent: Wednesday, September 14, 2022 11:38 AM

To: Jenny Diersen <jenny.diersen@parkcity.org>

Subject: Silly Market Meeting

I want to compliment you on the way you conducted last night's meeting. I attended only to learn about the process, and you did a great job.

My personal feelings on Silly Market are to have at least one free Sunday in June, July, and August and the last event to be held the Sunday before Labor Day.

No comments on Kimball Art Festival as it seems to work well. My husband had artwork in the first one.

Again, well done.

From: Maureen Traeger <mnadinet@gmail.com>

Sent: Saturday, September 17, 2022 4:56:58 PM

To: jenny.diersen@parkcity.org <jenny.diersen@parkcity.org>

Subject: [External] Park Silly Market

As a longtime resident of Park City, over 45 years, I am opposed to extending the contract for the Sunday Silly Market. It creates a hardship on the people living in Old Town with its loud music, crowded

Public Comment Received regarding Park Silly Sunday Market

streets, and limited access to such things as the post office. In addition, Park City's infrastructure can no longer comfortably support the numbers of people living and visiting here. Parking at the grocery store is a nightmare and traffic has become a real problem not to mention the overcrowding of our trails. We used to have a "down" time here in PC where the full time residents got a break from the vacationing throngs, when the town returned to some of its small town roots. Enough with the Silly Market. Thanks for letting me vent. Maureen Traeger

From: Christianson, Brady

Sent: Tuesday, September 6, 2022, 6:28 PM

To: council_mail@parkcity.org <council_mail@parkcity.org>; Jenny Diersen <jenny.diersen@parkcity.org>

Subject: [External] Comment Regarding Park Silly Sunday Market

Good evening,

My name is Brady Christianson and I reside at 401 Park Avenue. I wanted to make a comment as a local resident regarding the Park Silly Sunday Market as their contract is expiring soon. I do not mind having the market! I actually really enjoy having traffic closed on Main Street—however—I would really appreciate if more could be done to discourage traffic from using Park Avenue (in lieu of Main Street since it's closed). I know there is signage posted at the Park Ave/Heber Ave intersection, but I would estimate 60-70% of the cars drive by the sign and use Park Ave anyway. And for whatever reason, the silly market traffic seems to be driving faster than the Park Ave traffic that I see on other days. As a mother to a small child, stuff like this is always on my mind! Checking for an event pass at the Park Ave/Deer Valley intersection during the peak hours might alleviate a lot of the extra traffic down upper Park Ave. Thank you for listening!

Brady Christianson

From: Stephanie Padilla <stephaniedpadilla17@gmail.com>

Sent: Monday, September 12, 2022 5:16 PM

To: Jenny Diersen <jenny.diersen@parkcity.org>; Council_Mail <Council_Mail@parkcity.org>

Subject: [External] Written Comment for Park Silly Sunday Market

To Whom It May Concern:

My name is Stephanie Padilla, and I am writing on behalf of my daughter Savannah and myself as full-time Park City residents and, additionally, Park Silly Vendors. We are in a somewhat unique position, as we view the topic at hand from two different perspectives. However, our opinion does not change from either side regarding the importance of maintaining and continuing Park Silly as a weekly summer event.

Park Silly has been a staple of this community long before we moved here. Since 2006, Park Silly Sunday Market has provided a unique richness to our community, an opportunity to shop from one-of-a-kind local vendors and is a huge draw for Park City families, Utah residents and, especially, out of state tourists. It is a non-profit organization that strives to provide a fun, family friendly environment that is eco-friendly and supports local artisans, farmers, musicians, food vendors and more. Additionally, it brings a variety of new customers to shops and restaurants on Main Street. I know I may sound like an advertising brochure, but I do not feel that enough individuals are truly aware of what a positive impact the Park Silly Market has on this community.

Public Comment Received regarding Park Silly Sunday Market

My daughter, Savannah, started our Bath & Body company when she was 6 years old. She began selling her soap creations door to door for \$0.25. When we moved to Utah, she proceeded to set up booths in front of our house and donated a portion of her profits to her Elementary School and Nuzzles & Co. She began receiving orders and "Savannah's Soaps" was born. One of the first groups to ever give her an amazing opportunity to sell and promote her company was The Park Silly Sunday Market. She was accepted as a Youth Vendor and had great success. Savannah is not the only young entrepreneur to get their start at Park Silly, as there are many others who still run successful businesses in part to the support that they received from The Park Silly Sunday Market. Presently, our business has expanded and is now called "Savannah's Treat Boutique." Savannah is currently 11 years old and now has more of a "Consultant" role in the business due to School, Sports and "being 11." However, it doesn't negate the fact that we owe so much gratitude to the Park Silly Market for helping our company grow and giving Savannah the opportunity to expand her young "business skills."

I currently run our company full time, and it is my primary source of income. Losing the weekly Park Silly Markets would be financially devastating to our family and business. Without Park Silly, countless other vendors and farmers would be in the same situation. Many other Markets are not open on Sundays, so Park Silly gives us all the opportunity to increase our sales and grow our brands. Park City has been such a huge advocate for supporting small, local business, so it seems counterintuitive for this city to cancel or adjust the Park Silly Market. Additionally, Park City is a huge tourist town, and Park Silly an incredibly popular event for locals and out of town guests alike. Each Sunday, Park Silly sees approximately 10,000 attendees, which also brings in a great deal of business to Main Street stores and restaurants. As a Vendor, I see countless individuals walking around with shopping bags from Main Street businesses, as well as dining in Main Street restaurants, coffee shops and other food establishments. As a former Main Street restaurant owner, I can 100% attest to the boost in customers during and following the Market on Sundays and, additionally, its benefit for our local businesses.

The Park Silly Sunday Market staff and Vendors are like a family. They support each other, not only because one could not exist without the other, but because both know what a staple this Market has been for Park City and what incredible benefits it provides for the community, Vendors, and tourists. I truly hope that the decision-makers can also see what an attribute the Park Silly Sunday Market has been and will continue to be for Park City and will choose to allow it to continue weekly on Main Street as it has been for the last 16 plus years.

Thank you for your time and consideration.

Best,
Stephanie and Savannah Padilla
Park City residents and Park Silly Sunday Market Vendors

Public Comment Received regarding Park Silly Sunday Market

News Articles:

KPCW - <https://www.kpcw.org/park-city/2022-09-07/park-city-hosting-open-house-amid-park-silly-kimball-arts-fest-contract-talks>

Park Record – Article 9/12/22:

<https://www.parkrecord.com/entertainment/open-house-scheduled-tuesday-to-discuss-silly-market-and-kimball-arts-festival/>

Park Record - Park Record Editorial 9/21/22:

<https://www.parkrecord.com/opinion/record-editorial-reaching-accords-about-park-city-special-events-will-not-be-an-easy-task/>

Town Lift – Article 9/7/22

<https://townlift.com/2022/09/park-city-to-investigate-public-interest-in-park-silly-sunday-market-and-kimball-art-festival/>

Town Lift – Article 5/2/22

<https://townlift.com/2022/05/city-council-uninterested-in-7-year-park-silly-market-contract/>

City Social Media -

I shared the post again on Municipio page!

https://m.facebook.com/story.php?story_fbid=pfbid027WEU3jxB9ER8cgInSV9NocaVrEqHRPURNPpR72xFnZRMtGjFmGVFZBZU1b8WYgYnl&id=100068799776740

OPEN HOUSE SUMMARY

Park Silly Sunday Market and Art Festival Open House Summary

Date: September 13, 2022, 5 to 6 p.m. Council Chambers

Purpose: Inform community about feedback options, process and history of the events. A hands on activity was conducted with participants.

Attendance: 25 people

Park Silly Sunday Market Feedback

Challenges:

Consider acceptance of sponsors and their potential impact on the community – specifically Pacaso. There aren't realtors or timeshare sales booths which is in the same industry as Pacaso. We have enough exposure of this industry.

More Music

Quality of goods and guests not translating to spend and visits with other Main Street businesses

No necessarily connected to "Park City's Brand" anymore. Also not event sure Park City knows what their brand is.

Ideas:

One weekend a month – no Park Silly. Leave open for other events or no events.

ADA compliant – assist those w disabilities or who are elderly to be able to walk up and down Main Street.

Shorter season July to September – every other week.

No season at all.

Increase local songwriters and increase performance pay.

Keep it as is. Weekly from June to September) to allow exposure and the opportunity to grow his or her business on a weekly basis. Consider the impact on the livelihood of local artists, vendors, famers etc.

Keep on Sunday as most (nearly all) other markets are closed on Sundays, which gives local vendors a great opportunity for more exposure.

Solutions:

Get a van at the high school for ADA individuals – 1x an hour back and forth shuttles.

Keep Heber Ave open

Stop using Mountain Town as the booking agent

Bring ACTUAL OUTSIDE CREATIVE event producers to the conversation. Have roundtable with HPCA, Restaurant and Lodging Associations where everyone can offer their own solutions in response to big collaborative thinking. Evolve or don't. Adapt or Die. I trust our event producers to evolve bigly.

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Ordinance

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance 2023-01, an Ordinance Approving the 2023 Regular Meeting Schedule for City Council

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[City Council Annual Meeting Notice Ordinance](#)

Ordinance 2023-01

An Ordinance Giving Notice of a Regular Meeting Date, Time, and Location for Meetings of the City Council, Redevelopment Agency, and Housing Authority of Park City, Utah, for 2023

The regular meetings of the Park City Council, Redevelopment Agency, and Housing Authority shall be held on Thursdays in a hybrid meeting format. Hybrid meetings allow people to join online or in person at the Marsac Municipal Building in City Council Chambers at 445 Marsac Avenue, Park City. Public comments will be accepted both in person and online. For more information on attending virtually and to listen live, please go to www.parkcity.org. The 2023 meeting schedule for the City Council is as follows and the other bodies may meet at the same time and date as needed:

January 5, 12, 24 (Tuesday)
February 2, 16
March 9, 23
April 4 (Tuesday), 27
May 11, 25
June 1, 15, 22

July 6, 13, 27
August 22 (Tuesday), 29 (Tuesday)
September 14, 28
October 5, 26
November 2, 16, 21 (Tuesday), 30
December 14, 21

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 5th day of January, 2023.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Discuss 2023 Legislative Policy Platform

(A) Public Input

Suggested Action:

Attachments:

[Legislative Policy Platform Staff Report](#)

City Council Staff Report



Subject: 2023 Legislative Policy Platform
Author: Matthew Dias
Department: Executive
Date: January 5, 2023
Type of Item: Informational & Legislative

Summary Recommendations:

Review and, as necessary, amend the proposed “2023 Legislative Platform” policy guidelines. As a reminder, in 2021, Park City expanded its representation and now has one primary State lobbyist and a secondary lobbyist when and if necessary. We continue maintain active participation and leadership roles in the Utah League of Cities and Towns, Utah City Manager Association, and Utah Chiefs of Police Association.

Background:

With the 2023 Legislative Session about to get underway, we anticipate continued challenges in the areas of land use and local autonomy.

We anticipate the 2023 focus will include:

- Curtailing local government’s authority to continue to regulate the pace and scale of growth and development – State-mandated spot-zoning or targeting specific areas for state-controlled development, deregulation of local land management codes, zoning, and building regulation;
- New legislative methods purport to make it easier to approve and construct housing, yet the focus remains on housing supply, not necessarily focused on affordable housing and housing affordability tools;
- Water, drought, and fire mitigation; and
- Sales tax revenue redistribution and allocation of state surplus.

Monitoring the State’s legislative activities requires constant commitment throughout the 45-day annual Session. For example, PCMC elected officials meet regularly with Senator Winterton and Representative Kholer, attend and present at the Utah League of Cities and Towns (ULCT) sponsored events, participate in weekly ULCT Legislative Policy Committee meetings, and hold an annual PC Leadership Day at the Capitol with a myriad of important intergovernmental stakeholders.

Despite the unpredictable nature of future legislative actions, we recommend Council review and consider the proposed “**2023 Legislative Platform.**” The Platform is a broad policy framework under which professional staff and PCMC elected officials lobby, support/oppose public policy initiatives, and protect Park City’s independence and community interests.

2023 Legislative Platform:

The Legislative Platform was drafted to proactively define the City's legislative strategies by providing a foundation for City-led advocacy efforts at the Federal, State, and local levels. The Platform was deployed several years ago to help identify legislative subject areas of general concern and make recommendations to Council on specific legislation using overarching policy guidelines.

Park City's legislative team relies on the Platform to respond to time-sensitive proposals before receiving formal Council direction between formal Council meetings. A list of tracked bills are provided to Council weekly during the Session. Between Council meetings, the Session moves quickly, and feedback is often required almost daily.

Any formal position taken must remain consistent with the Platform, and the legislative team meets weekly, and confirms Council support at the next available Council meeting.

Policy Guidelines**Park City Municipal generally supports:**

1. Legislation that leads to greater financial independence from Federal and State entities and protects local resources from Federal, State, and other governmental controls;
2. Legislation maintaining maximum local flexibility in all areas of its day-to-day responsibilities, municipal operations, and local land use authority;
3. Legislation that advocates fair and proportionate representation on regional/interlocal boards/commissions; and
4. Legislation that fosters understanding and promotes more equitable access to resources for all residents, visitors and community workforce.

Park City Municipal generally opposes:

1. Legislation that makes the City more dependent on Federal, State, and other governmental agencies for policy direction;
2. Legislation that erodes the City's broad public safety authority or interferes with local decision-making regarding land use control;
3. Legislation that imposes intrusive, unnecessary or unfunded mandates that preempts local authority and creates unfunded mandates; and
4. Legislation that impedes the equitable administration of public services, justice, and social well-being.

Council Agenda Item Report

Meeting Date: January 5, 2023

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Resolution

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Resolution HA 01-2023, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2023 Meetings and Appointing Officers of the Board of Directors of the Housing Authority of Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Housing Authority Annual Meeting Notice Resolution](#)

Resolution No. HA 1-2023

A RESOLUTION ESTABLISHING A REGULAR MEETING DATE, TIME, AND LOCATION FOR 2023 MEETINGS AND APPOINTING OFFICERS OF THE BOARD OF DIRECTORS OF THE HOUSING AUTHORITY OF PARK CITY, UTAH

BE IT RESOLVED by the Housing Authority of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meeting of the Housing Authority shall be held on January 5, 2023, in a hybrid meeting format, and thereafter as determined by the board. Hybrid meetings allow people to join online or in person at the Marsac Municipal Building in City Council Chambers at 445 Marsac Avenue, Park City. Public comments will be accepted both in person and online. For more information on attending virtually and to listen live, please go to www.parkcity.org.

SECTION 2. NOTICE OF PUBLIC MEETINGS. Notice shall be given, including the agenda, date, time, and place of the meeting. The agenda will be posted at the Marsac Municipal Building at least twenty-four (24) hours prior to each regular meeting, and delivered to the local news media. The agenda for special or emergency meetings shall be noticed in the best manner practicable. The Board of Directors may meet socially at an announced location after the meeting, but City business will not be conducted.

SECTION 3. WORK SESSIONS. Work sessions are open informational meetings, where new items are introduced or regular meeting agenda items are discussed for clarification prior to action. Typically, no formal action is scheduled or taken during a work session, but formal actions may be made to conduct the Board's business, if it is deemed to be in the best interest of the public.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-204 and 52-4-205 of the Utah Code. A closed meeting may be held if a quorum is present and upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-202. No closed meeting is allowed except for purposes expressly allowed under Section 52-4-205; provided no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. A record of closed meetings shall be created and maintained in accordance with Section 52-4-206 of the Utah Code, as amended.

SECTION 5. SPECIFIC MEETING DATES. The meeting schedule for the Housing Authority in 2023 is as follows: January 5, 2023, at 5:30 p.m. and thereafter as determined by the board.

SECTION 6. APPOINTMENT OF OFFICERS. The officers of the Board of Directors of the Housing Authority of Park City, Utah shall be as follows: The elected Mayor shall be the Chairperson; the Mayor Pro Tempore shall be the Vice-

Chairperson; the Alternate Mayor Pro Tempore shall be the Alternate Vice-Chairperson; the

City Manager shall be the Executive Director; the City Recorder shall be the Secretary; and the Deputy City Recorder shall be the Deputy Secretary.

PASSED AND ADOPTED this 5th day of January, 2023.

PARK CITY HOUSING AUTHORITY

Chair Nann Worel

ATTEST:

Michelle Kellogg, Secretary

Approved as to form:

City Attorney's Office

Resolution No. RDA 1-2023

A RESOLUTION ESTABLISHING A REGULAR MEETING DATE, TIME, AND LOCATION FOR 2023 MEETINGS AND APPOINTING OFFICERS OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF PARK CITY, UTAH

BE IT RESOLVED by the Redevelopment Agency of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meeting of the Redevelopment Agency shall be held on January 5, 2023, in a hybrid meeting format, and thereafter as determined by the board. Hybrid meetings allow people to join online or in person at the Marsac Municipal Building in City Council Chambers at 445 Marsac Avenue, Park City. Public comments will be accepted both in person and online. For more information on attending virtually and to listen live, please go to www.parkcity.org.

SECTION 2. NOTICE OF PUBLIC MEETINGS. Notice shall be given, including the agenda, date, time, and place of the meeting. The agenda will be posted at least twenty-four (24) hours prior to each regular meeting, and delivered to the local news media. The agenda for special or emergency meetings shall be noticed in the best manner practicable. The Board of Directors may meet socially at an announced location after the meeting, but City business will not be conducted.

SECTION 3. WORK SESSIONS. Work sessions are open informational meetings, where new items are introduced or regular meeting agenda items are discussed for clarification prior to action. Typically, no formal action is scheduled or taken during a work session, but formal actions may be made to conduct the Agency's business, if it is deemed to be in the best interest of the public.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-204 and 52-4-205 of the Utah Code. A closed meeting may be held if a quorum is present and upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-202. No closed meeting is allowed except for purposes expressly allowed under Section 52-4-205; provided no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. A record of closed meetings shall be created and maintained in accordance with Section 52-4-206 of the Utah Code, as amended.

SECTION 5. SPECIFIC MEETING DATES. The meeting schedule for the Redevelopment Agency in 2023 is as follows: January 5, 2023, at 5:30 p.m. and thereafter as determined by the board.

SECTION 6. APPOINTMENT OF OFFICERS. The officers of the Board of Directors of the Redevelopment Agency of Park City, Utah shall be as follows: The elected Mayor shall be the Chairperson; the Mayor Pro Tempore shall be the Vice-Chairperson; the Alternate Mayor Pro Tempore shall be the Alternate Vice-Chairperson; the City Manager

shall be the Executive Director; the City Recorder shall be the Secretary; and the Deputy City Recorder shall be the Deputy Secretary.

PASSED AND ADOPTED this 5th day of January, 2023.

PARK CITY REDEVELOPMENT AGENCY

Chair Nann Worel

ATTEST:

Michelle Kellogg, Secretary

Approved as to form:

City Attorney's Office