



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

January 5, 2023

The Council of Park City, Summit County, Utah, met in open meeting on January 5, 2023, at 3:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property and advice of counsel at 3:04 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

CLOSED SESSION

Council Member Rubell arrived at 3:10 p.m.

Council Member Dickey moved to adjourn from Closed Meeting at 3:44 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Continuation of Discussion of Budgeting For Outcomes (BFO), Economic Update, and Resource Options:

Jed Briggs and Erik Daenitz, Budget Department, presented this item. Briggs indicated it was important to get Council feedback in order to implement the new budget strategy. Daenitz discussed the economic outlook and predicted growth would taper off. He stated the October 2022 sales tax was received and it was up 10% from last year. He looked at cellphone data from December and noted the beginning of the month had more visitors than last year, but over the holidays the visitor volume was down 10%-30%. He noted the visitor volume did not necessarily equal sales tax. He thought this was not just a Park City trend, but it was a national trend. Daenitz indicated staff projected a downturn and that was budgeted for this year.

Briggs stated Budgeting for Outcomes (BFO) would capture Council's values, goals and priorities. He stated the scoring would relate to the different City services. He stressed the scoring wasn't related to the requests but it was a guide to determine if the services

were what Council wanted to achieve. He indicated there were different committees that reviewed all the budget requests. They would score and prioritize each request and it would be evaluated with all the other requests. He displayed a chart and explained the scoring process with requests receiving a score of One to Four. He indicated most of the funding was in Quartiles One and Two. If programs aligned with Council priorities, the budget requests would score high. Programs that impacted the community would score high as well. If the program relied on the City, it would score high. Council Member Toly asked if special service contracts (SSC) fell into this category. Briggs stated it depended on which SSC was talked about. He indicated if there was a change in demand for a program, there could be higher scoring. If the City was mandated to provide a service, a program would score high. The effectiveness of a program was also taken into consideration during the scoring process. Cost recovery of a program, cost savings, innovation, or collaboration would receive higher scoring. He asked Council if they were comfortable with the criteria and the weighting.

Council Member Doilney asserted this was an in-depth process and he thought the way it was set up made sense. He stated the most weight was on critical priorities and he expressed concern that this Council had not given clear direction on critical priorities. Briggs stated the priorities could be defined during the Council Retreat. Council Member Toly asked if each critical priority was weighted equally, to which Briggs affirmed. Dias stated the critical priorities could be manipulated by Council at any time. Daenitz stated the scores did not equal money, but were used to prioritize projects.

Council Member Dickey agreed the critical priorities were unclear and he thought it would be wise to have a future discussion to agree on priorities. He thought the Change of Demand scoring of -4 to 4 might be overweighting. He was generally comfortable with the approach.

Council Member Rubell questioned the mandate to provide the program category since it was already required. Briggs stated the weight could be increased on that. Council Member Rubell stated the mandated items should be tagged. Briggs stated a mandated program could be funded at different levels. Dias indicated staff could test this category and tag the requests.

Council Member Gerber appreciated the process and knew it was difficult to weigh projects against each other.

Briggs stated the City had different funding sources and the it would function well even if there was an economic downturn. Mayor Worel asked if outside requests would be considered, to which Briggs affirmed.

Briggs displayed a chart of existing funding tools and new funding tools that could be used and explained each one. Daenitz reviewed the sources of sales tax revenues. He stated the two taxes that could be used more were Additional Resort Sales Tax

(ARCST) and Transient Room Tax (TRT). Those taxes were designated for certain projects by policy, but those weren't exhaustive. He stated over the coming weeks, there would be project requests with funding gaps. Council could choose to increase debt capacity with these tools. Council Member Dickey asked what bonding capacity remained for those revenues. Daenitz stated even with a low projected growth rate, there was room for more debt. He projected a hypothetical bond up to \$100 million. His proposal would be \$70 million to give future Councils flexibility. Briggs noted the 65% debt cap on revenues was self-imposed by previous Councils, but that policy could be changed as well. Dias summarized there was great opportunity in years past to purchase big open space parcels. This Council could make big decisions as well, and the financial tools were available. Council Member Doilney asked what the last big purchase was that wasn't for open space, to which Daenitz stated there was a walkability bond in 2013. There was also a bond to purchase the Bonanza District. Dias requested Briggs bring back a timeline of the major purchases from previous years.

Presentation by Stuart Adams, Utah Senate President:

Mayor Worel stated the Utah League of Cities and Towns (ULCT) looked out for Park City and all cities and towns in Utah. Cameron Diehl, ULCT Executive Director, spoke about their role in advocating for cities during the legislative session and year round.

Mayor Worel thanked Senator Adams for coming and for his role in having Military Installation Development Authority (MIDA) present to the Council in December. Senator Adams stated Park City was a great asset to Utah for its recreational features, the Sundance Film Festival, and more. He indicated Utah had been the number one state for economic outlook and one scoring component was the quality of life. He stated there were two advantages to having a great economy. One was a tax cut, and he stated this would be the second year the legislature would cut taxes. They would also increase education funding, including a direct appropriation to teacher salaries. Senator Adams shared investments were being made to maintain the Olympic facilities. Because of the great maintenance, Utah could host the Olympics tomorrow if needed. Regarding water, Adams stated because of the snow in November and December, the state was 170%-180% of normal snowpack. They were also cloud seeding and they were promoting subsurface drip irrigation, and he noted they had resources for this.

Council Member Doilney thanked Senator Adams for coming. He stated the City worked with ULCT as they worked with the legislature. He asked about a Development Improvement District (DID) and stated the Council was concerned about controlling development in the City. Senator Adams stated anyone could file the bill, but it took a majority to pass the bill. City Councils had a responsibility to balance the rights of property owners with the rights of others in the community. Diehl stated Adams was a supporter of local control. He explained the history of DID. The Unified Economic Opportunity Commission (UEOC) discussed the challenges of growth and the quality of life. Then they formed committees to tackle the challenges. They looked at public infrastructure districts (PID). This would allow a city/county to enter into an agreement

with a developer to bond for a district and it would be paid back through property taxes of those within the district. There was discussion on having districts where there would be conditions where it could be paid back, but not with property taxes, and cities and counties were not required to pass it. This was still being developed and there were changes still being made. Council Member Doilney explained his concern with these districts.

Senator Adams discussed the challenge of affordable housing and stated he was concerned the state was losing its middle class. He was working to bring back a financing cap for first time home buyers. He noted this topic would be a top priority during this legislative session. He stated transparency was necessary since over 1,000 bills were proposed each year and indicated it was important to stay involved so the best outcomes would be achieved.

Diehl encouraged the City officials to engage in the legislative process. He knew Park City's challenges were unique in the state, and he wanted to be a voice for the City during the legislative session.

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

OLD BUSINESS

1. Review Thaynes Canyon Drive/Hotel Park City Parking Study:

Mayor Worel recommended postponing this item. The Council members agreed.

Council Member Dickey moved to continue the review of Thaynes Canyon Drive/Hotel Park City Parking Study to a date uncertain. Council Member Doilney seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

ABSTAIN: Council Member Rubell

II. APPOINTMENTS

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

Mayor Worel recommended Council Member Gerber as Mayor Pro Tem and Council Member Toly as Alternate Mayor Pro Tem.

Council Member Doilney moved to appoint Council Member Gerber as Mayor Pro Tem and Council Member Toly as Alternate Mayor Pro Tem for 2023. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Gerber thanked staff who worked to clear snow and worked over the holidays to keep the City safe and businesses running.

Council Member Toly indicated she attended the Lodging Association meeting and announced Sundance would be in person in Park City, although some venues would be smaller. She also stated Transit Week was January 8-14, and the Legislative Session would begin at the end of the month.

Council Member Rubell attended the Fire District Board Meeting and noted calls were up 10%. He noted service levels were well maintained.

Mayor Worel stated she and the Council members would be on City buses during Transit Week distributing prizes. She echoed thanks to staff for keeping roads clear. She also expressed sympathy for the passing of a Park City ski patroller, Christian Helger, and also Park City resident Ken Block.

Staff Communications Reports:

1. Legacy Mine Soil Roundtable:

2. 2023 Courchevel, France - Sister City Update:

IV. 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.

Gene DeSantis stated pickleball court times were so limited compared to tennis and when he approached Ken Fisher, he was told it was because tennis generated more revenue. He advocated for more pickleball reservation time at reasonable times during the day.

William Beckman played pickleball and seconded the previous speaker's comments.

Mell Gallahue was on the Kimball Art Center Board. She asked for the Council's support to develop the arts and culture district in the Bonanza Park area.

Tim LePage endorsed the speakers on pickleball. He quoted Council Member Doilney's email that noted the Council approved of the current tennis and pickleball schedule. LePage asked Council to reconsider this since there were thousands of people wanting to play pickleball. He stated the bubble had dual purpose courts. He asked for equal opportunity to book in the bubble at any time.

Bill Leon supported DeSantis' statement. He grew up playing tennis and stated other communities allowed tennis and pickleball to be played side by side.

Elliot Ledner stated he played pickleball from 6:00 a.m.-8:00 a.m. and then nobody was on the courts until 9:15 a.m. He asked a tennis player if he minded playing tennis next to pickleball and the player said no.

Christine LaPointe wanted to find a way to play together.

Dory Ugall stated she liked pickleball. She thought the City was not getting the revenue they should from pickleball. Players were going to Sandy and Orem to play. The early and late hours did not work for the majority of people. She indicated the highest usage was 9:00 a.m.-3:00 p.m. She asked that pickleball be played in the bubble during prime hours.

Cal Regan supported the comments from the other speakers regarding pickleball. He looked to the elected officials to solve the problem. He stated the pickleball group would be voting in November.

Fred DeSantis repeated what other players were saying. He noted Ken Fisher stated the MARC would always be a tennis-first facility. He didn't understand that since pickleball was such a fast-growing activity. He received last minute emails for court

availability which meant all three courts were empty. These emails were a sign there was an error in the way time was being allocated.

Tia Cottey eComment: "I reside at 2749 Estates Drive, Park City, Utah 84060. My spouse and I purchased our residence in March, 2022 and have enjoyed our experience in Park City during the summer months. During the winter months, however, I was extremely disappointed to discover the inequitable allocation of court time in the MARC bubble indoor facilities with respect to pickleball players. The MARC's current policies of allocating time to pickleball players in the MARC bubble displace the entire pickleball user group in favor of the tennis user group. There are currently 4 permanent indoor tennis court at the MARC where pickleball players are not ever allowed and for which tennis players have exclusive access. There are 3 additional tennis courts in the MARC bubble which can be converted to 6 pickleball courts; however, pickleball players are only allowed to book courts in the bubble from 6 a.m. to 8 a.m. Monday through Friday; Friday nights from 7 p.m. to 10 p.m. and Saturday and Sundays from 5 to 9 p.m. Also, there is open play allowed in the bubble for pickleball Tuesdays and Thursdays from 7 to 10 p.m. The entire prime time for play inside the bubble at the MARC (from 8 A.M. to 7 p.m.) is allocated exclusively to tennis players and pickleball players have no ability to book court time during prime time. Because the MARC is a public facility whose mission statement states that it is "Enriching the lives of our community through exceptional people, programs and facilities," the MARC should be taking steps to ensure that no user group dominates specific time blocks at the MARC to the detriment of another use group. Unfortunately, the current MARC policies for time allocation in the bubble to pickleball is in fact allowing the tennis user groups to dominate the prime time reservation blocks to the detriment of the pickleball user group, which is relegated to non-prime, unfavorable time blocks. The MARC's goal, as a public facility serving the entire Park City community, should be to balance the needs of the tennis and pickleball user groups to ensure that both user groups have fair and equal access to prime and non-prime court time in the MARC bubble. This ensures that the taxpayers supporting the MARC, whether they are tennis players or pickleball players, have fair and balanced access to the City facilities for their use and enjoyment. The MARC, as a public facility, should implement policies that provide the greatest benefit for the entire community and fair and balanced access for all user groups. The current MARC policies for allocating time in the bubble are not allowing the maximum opportunities for participation by the pickleball user group. The MARC is a public facility which by its own mission statement is a resource for use by the entire community; however, the pickleball user group is not receiving a similar ratio of prime and non-prime bubble court time as the tennis user group under the current MARC policies. On a personal note, I am a long-time tennis player, having played tennis for 30 years and I played college tennis for Duke from 1978 to 1982. I took pickleball up 5 years ago due to a serious shoulder injury that required me to stop playing tennis. As both a tennis and pickleball player, I do not believe there is any rational basis for the inequitable allocation of court time in the bubble as between tennis (which has exclusive rights to book time during prime-time blocks) and pickleball (relegated to non-prime time only). I would strongly recommend to the City Council that

they consider the MARC's stated mission statement and reverse the current policies which are allowing the tennis user group to dominate the bubble reservation system to the detriment of the pickleball user group. The current policies for the MARC bubble court time cannot be justified for a public facility which should be focused on providing the greatest benefit for the entire community, not favoring a single taxpaying user group over another taxpaying user group."

Amelia Walden eComment: "As a 13-year resident of Park City and current Main Street employee, I am appalled at the lack of consideration the city has for its residents and employees who are the backbone of the city's tourism industry. I am specifically frustrated with the issues of parking availability and enforcement. Enforcers seem to disproportionately target lots where employees park as opposed to those where tourists/visitors are parking, and there is no free parking area for nighttime Main Street employees unless they intend to walk in the dark (which I personally am not comfortable with due to prior experiences walking to and from the Sandridge Lots). While I understand that the city has permits and shuttles available, it seems completely unnecessary to force valued employees to "jump through hoops" just to park where they work. I personally find myself feeling less and less valued by the city every day in comparison with the tourists and second-home owners, which contributes greatly to my desire to live and work somewhere else."

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

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

Council Member Gerber moved to approve the City Council meeting minutes from December 8 and 15, 2022. Council Member Toly seconded the motion.

RESULT: APPROVED

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

VI. 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:

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

RESULT: APPROVED

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

VII. OLD BUSINESS

1. Review Thaynes Canyon Drive/Hotel Park City Parking Study:

This item was discussed at the beginning of the regular meeting.

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

Jenny Diersen, Special Event Manager, and Kate McChesney, PSSM Executive Director, presented this item. Diersen requested a one-year extension for PSSM for the upcoming season. They would return in the spring to discuss a long-term contract. She noted the event had been running for 16 years. Council asked for community feedback and she displayed the results. Some in the community opposed the market and some wanted the market to stay. Diersen reviewed the proposal, which included holding the event 11 Sundays, located on Lower Main and eliminating 5th Street, open hours 10:00 a.m.- 5:00 p.m., no amplified noise until noon and then 75 decibels, eliminating all importers, continuing the farmers market, allowing all Wasatch Back vendors into the market, having additional shuttles on the two busiest days, having an 80% food diversion rate, and having the City service fee waiver of 61,311. McChesney related an experience of a vendor that had expanded from PSSM to a brick-and-mortar store and thought this was a reason to continue the market.

Council Member Rubell asked for the net change in the previous contract versus the proposed contract. Diersen reviewed the analysis section of the staff report and noted changing the day had other challenges so Sunday was proposed, there were now 11 days instead of 14 days, the area was reduced, noise reduction, and vendor reduction. McChesney explained Wasatch Back vendors could not currently fill all the booths, and she hoped to work on filling all booths with Wasatch Back vendors as she looked to 2024.

Diersen reviewed the transportation changes. Council Member Rubell asked if the bike valet was a change. McChesney stated last year there were problems, but they had been resolved and it would be offered this year. Diersen noted the City fees were reduced because there were fewer Sundays. Council Member Rubell asked if this was cost neutral for the City, to which Diersen affirmed. Council Member Toly asked why they took out September 24th instead of another date. Diersen stated having the market dates together in blocks helped them.

Mayor Worel opened the public hearing.

Diersen read the following comment from Sara Werbelow: "I love my community I have lived in and around Park City since 1998. I have lived in two counties and been actively selling real estate working with many community nonprofits and raising a family during my time in our special community. No matter where I have lived weekly I have had a draw be it with my kids with friends with clients with neighbors to go up and check out the silly market. It's always a different experience. You never know who you're going to see or who you might meet there's always laughs and I always walk home with newly acquired purchases from the silly market and from Main Street. I'm a frequent shopper on Main Street. I love the tenant mix. The silly market is not a competitor to the retailers on Main. In my opinion the silly market is a gathering place and a base camp place to spring board and adventure around the town. I want to thank the organizers of the silly market, all of their volunteers and all of the many people's live they have affected over their long stay on Main Street. My business is also a sponsor of the silly market. We choose to sponsor the silly market because it's something we are proud of and want to introduce our clients to. It's a way to become an instant local. Kudos to you silly market team for all the great adventures and impeccable organization with your zero waste policy, Bike valet, kids activities, , fresh offerings at the farmers market, live entertainment, which is so special these days, to name a few... City Council I am hopeful there will be ways to mitigate any community concerns, so that we can see this gem of a gathering place and major community contributor to remain in what feels like its home on our historic Main Street as the glorious backdrop. The two go hand-in-hand together showcasing our special town."

Mitch Bedke stated he was president of the Park City Artists Association and sales from PSSM made up 80% of their revenues. They would like to keep PSSM on Main Street to sell their wares in their hometown.

William Young listened the previous discussion on this last month where PSSM had proposed 12 dates then, and he felt this wasn't much of a compromise. He thought residents lost Main Street every weekend and he suggested PSSM look at other locations. This was a big burden for the residents.

Dana Williams reviewed City officials lamented the town was losing its funk when PSSM began. He felt PSSM was an event that had funk. He thought downtown should be noisy and vibrant. He thought 75 decibels was low. The group proved that regardless of socio-economic background, people were welcome. He supported this event and he didn't think they should give up any time.

Ryann Satz, Mustang Restaurant, stated the Lower Main businesses had concern with theft from the crowds. She thought it would be hard to market Lower Main only on some Sundays because of the market. Diners on her patio had to listen to the market being broken down, which deteriorated the experience. She requested they find another location.

Karen Kendall wrote a letter about the PSSM benefit for artists. She agreed with Dana Williams that the market was unique. She thought it should be okay to come to Main Street even if you didn't spend money.

Anna Moore reviewed the public comments from the community and the opinion of the Historic Park City Alliance (HPCA) and she thought the issue was inconvenience versus people's livelihoods. She stated she struggled to live here, but PSSM allowed her to sell enough merchandise to live here. Much of the market's charm was the location. She thought the businesses would not have to close as a result of having the market on Main Street. She thought homeowners in downtown signed up for the experience. She noted she was on the City's Arts and Culture pillar group and she stated it was hard to define arts and culture in the changing community.

Ryann Satz stated her business was only open in the summer and she had a limited time to make her revenue.

Jocelyn Scudder, Director of Park City Summit County Arts Council, congratulated McChesney for the impact they had on the community. The market helped 150 vendors become business owners in the community. She felt PSSM was needed to help artists grow and thrive. This was an important event for the community. She asked Council to approve the one-year extension. She noted PSSM worked hard to accommodate the feedback they received.

Sandy Yelhop knew there was feedback regarding event fatigue, but people missed the ski bums and funky feel. She supported the market and the sense of community from having PSSM. She thought there was a ripple effect and businesses benefited at other times of the year.

Rachal Bono, Collie's BBQ, stated they never had an issue of theft. They had many return customers because they had first come during PSSM.

Chris Fewell, a vendor at PSSM, stated his business wouldn't be as big as it was today without the market. He thought it was well run and efficient, and he supported it. He thought PSSM brought a different shopping experience for those visiting the City.

John Greenfield stated he was a former PSSM vendor and it was a great opportunity to start a local business. He thought opportunities for youth and artists would be taken away if this event went away.

Peter Marth heard negative comments from business owners in town. He thought the market could try some different locations, such as the center of Main Street and Bob Wells Plaza. He felt creativity could be used to find solutions.

Kaleb Harvey supported PSSM and stated he was able to take his business fulltime as a result of being a vendor. He thought it would be a bad move to relocate the event.

Stephanie Padilla with Savannah Padilla stated her daughter started her soap business at age six. She praised PSSM for all that they learned from starting this business. She respected the concerns from restaurant owners. She supported the PSSM contract extension.

Joyce Baron eComment: "The Silly Market has been bringing people together for years. Please extend the contract for one year while exploring ways to have a long-term agreement. The market is an asset to Park City!"

Mayor Worel closed the public hearing.

Mayor Worel asked if the fee waiver was part of the \$200,000 waiver cap. Diersen stated no because it was a contracted event. Council Member Toly stated there were many businesses that catered to the everyday crowd, not to the rich. These businesses compared Saturday revenue to Sunday revenue and compared the August revenue when PSSM was not there. Not everyone living in Old Town liked PSSM, whether they were new or longtime residents. She did not support the contract.

Council Member Gerber stated there were many events in town and it could feel overwhelming. She knew this was an event that was equitable. She supported a one-year extension and requested looking at other locations for the future.

Council Member Rubell asked if some of the July dates could be moved to May. McChesney stated per Code she couldn't move dates to May. If any July dates were removed, it would be financially difficult. She welcomed the discussion for 2024. Council Member Rubell noted Council had extended contracts to other organizations.

Council Member Dickey stated this was a hard decision. Based on the feedback he didn't support the event. He also thought there would be a decision in the next year on reprogramming or no programming of Main Street. He wanted to protect a local experience and PSSM was the bullseye of event fatigue. He would support it if there weren't events in July and August.

Council Member Doilney supported a one-year extension because of COVID and looked forward to another conversation in the spring. He knew there was event fatigue, but he thought time was needed to figure this out.

Council Member Rubell asked if PSSM could cancel the July 30th event and come on September 24th instead, to which McChesney affirmed. Council Member Rubell thought this was a good compromise and he wanted a big discussion in the spring.

Diersen asked for clarification on the working group. Council Member Dickey stated it wasn't clear on what they were doing. Council Member Toly thought it should be reimagined. Diersen explained the working group was originally created to address PSSM issues. She hoped parties could convene during the week to address issues. Council agreed to continue the working group.

Council Member Gerber moved to approve the extension of the Park Silly Sunday Market City Service Agreement for one year with the amendment of moving the July 30th event to September 24th and continuing the working group. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, and Rubell

NAYS: Council Members Dickey and Toly

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance 2023-01, an Ordinance Approving the 2023 Regular Meeting Schedule for City Council:

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

Council Member Gerber moved to approve Ordinance 2023-01, an ordinance approving the 2023 Regular Meeting Schedule for City Council. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

2. Discuss 2023 Legislative Policy Platform:

Matt Dias, City Manager, indicated there was a 45-day legislative session in Utah and an incredible amount of work was done in a short period of time. Sometimes decisions needed to be made between Council meetings, so this policy stated staff would support bills that aligned with City priorities. This document provided transparency so the community knew staff had authorization to push certain platforms. It was indicated Mayor Worel, and Council Members Doilney and Toly would be the liaisons with the legislature.

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

IX. ADJOURNMENT

PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

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

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

Board Member Gerber moved 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. Board Member Toly seconded the motion.

RESULT: APPROVED

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

IV. ADJOURNMENT

PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

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

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

Board Member Doilney moved 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. Board Member Gerber seconded the motion.

RESULT: APPROVED

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

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



PARK SILLY SUNDAY MARKET

ONE YEAR CONTRACT EXTENSION

PARK CITY

1884

TIMELINE & HISTORY



A one-year contract extension request is being considered. PSSM has not received an extension due to canceled market during Covid-19.

September 14, 2017:

The current contract was negotiated and approved.

2018: First Year of Contract

2019: Second Year of Contract

January 9, 2020:

Council approved a two-year extension (2021 and 2022).

April 2020: Third Year of Contract (canceled Covid-19)

2021: Fourth Year of Contract

April 28, 2022:

PSSM asked to begin long term contract discussions and outreach commenced as directed

2022: Fifth Year of Contract

— FEEDBACK & OUTREACH —

Extensive outreach:

- Various ways
- Local & Social Media
- Postcard Mailing
- Open House
- Community Partners

On a scale of 1 to 100 (All | **PC**)

Event on Sunday 66 | **60**

Location on Main Street 74 | **66**

Importance of Continuing 77 | **67**

- Farmers Market
- Vendors
- Parking Options & Pricing

Split
Feedback

2,072
Survey
Responses

38% PC
30% Summit Co
169 Main Street
Employee / Business
98 HPCA Survey



66%
Support or
Increase Days

56%
Identified
areas of
improvement

49%
Gather w/
Friends &
Support PSSM

46% Shopping
37% Entertainment
26% Dining

PSSM Proposal



TERM: One Year, Spring for Long-Term Next Steps

DAYS / DAY OF WEEK: 11 Sundays

LOCATION: Lower Main, Eliminate 5th Street

TIME: Status Quo – 10 a.m. to 5 p.m., breakdown complete by 7 p.m.

NOISE: No amplified sound until noon. From noon to 5 pm., up to 75 decibels

VENDOR MIX: Eliminate Importers, continue Farmers Market, allow all Wasatch back into the market, Status Quo for food and jewelers, and free booth spaces– a value of \$25,000.

TRANSPORTATION: Additional shuttles on 2 busiest days, guaranteed bike valet, continued messaging. Manage pedestrians at Heber/Main.

SUSTAINABILITY: 80% diversion rate or better – costs PSSM \$43,000

WORKING GROUP: Discuss effectiveness. PSSM willing to continue. Does this need tweaks as part of a one-year agreement?

FEES & COSTS: Waive City Service Fees (\$61,311). PSSM will provide pedestrian and bollard management estimated \$24,600.

— QUESTIONS & DISCUSSION —

Hold a public hearing and consider an extension of the Park Silly Sunday Market City Service Agreement for one year. Council may:

1. Approve
2. Continue
3. Modify
4. Deny

We will return in the spring for a separate Work Session regarding a future market for 2024 and beyond.



Thayne's Canyon / Hotel Park City

Parking Study

Kimley»Horn



Project Overview

Review, discuss and take public input associated with the Thaynes Canyon/Hotel Park City Study.

Requesting consideration of a long-term parking strategy in the area and specifically three options presented in the Staff report.

Introductions/Presentation

- Jeremiah Simpson- Kimley-Horn will present findings and answer questions.
- John Robertson- City Engineer/Neighborhoods First
- Alex Roy- Transportation Planning/Walkability Component
- Ryan Overton and Ricky Tischman- Hotel Park City Representatives



Topic

1. Existing Site Conditions, Methodology, Data Gathering
2. Projected Parking Demand
3. Parking & TDM Alternatives
4. Supply Options

Existing Site Conditions



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

- Offsite employee parking via informal agreement but not secured long-term
- On-street parking along Thayne's Canyon Drive is neither permitted or prohibited under the existing master planned development
- Area G is not paved / maintained for parking (req. 15-3-3)

Parking Occupancy Surveys (August 2022)

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					
1. Lot B4 from 6PM-7PM, one of the counted vehicles was illegally parked in front of dumpster					

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					

Parking surveys were collected on: Wednesday, August 17, Saturday, August 20, Friday August 26
 An additional follow-up site visit was completed in October 2022 to evaluate sidewalks and shared-use path options

Projected Parking Demand

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

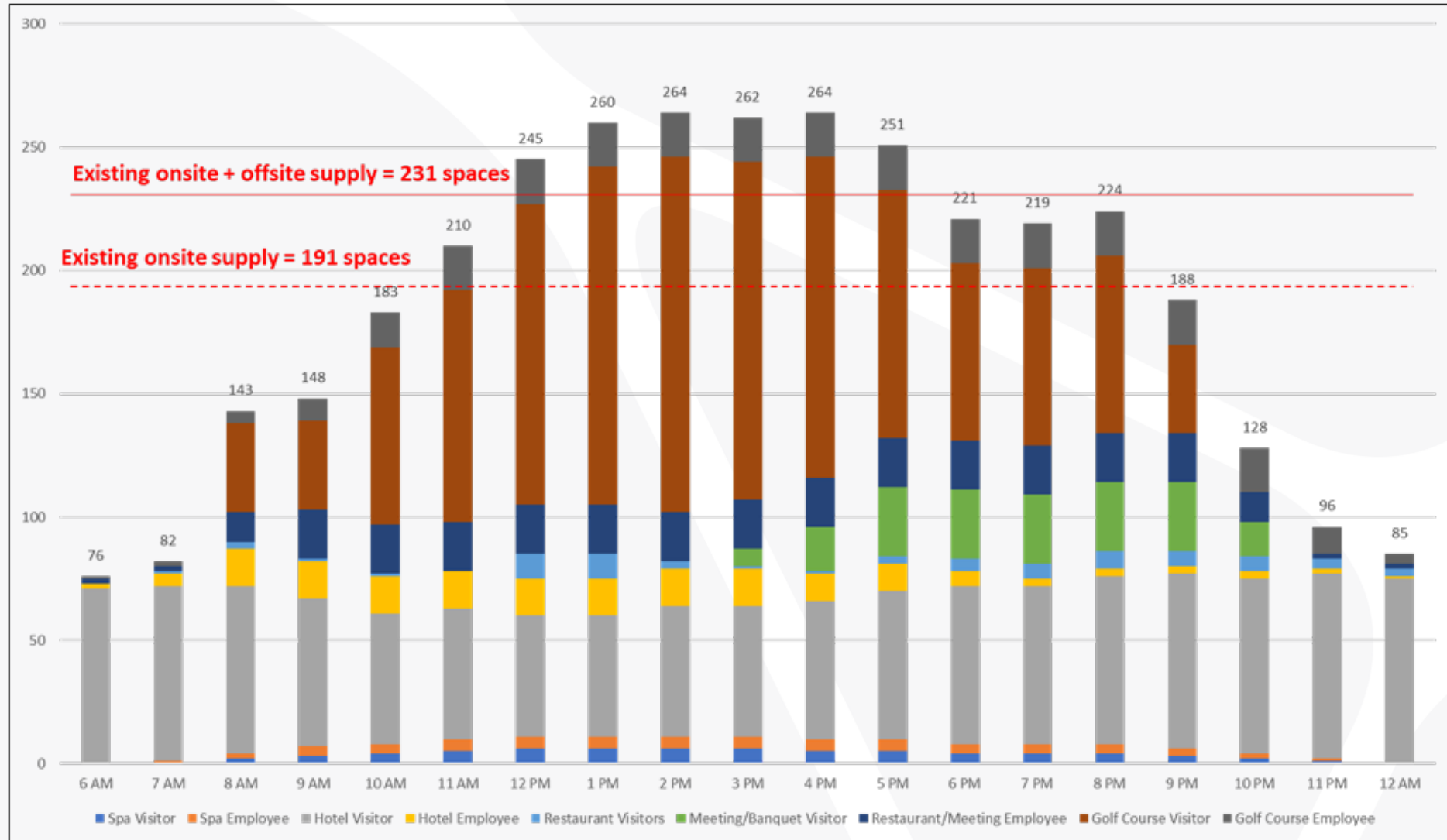
- Utilized Urban Land Institute's Shared Parking Model (3rd Edition, 2020) with input from hotel and event staff on driving ratio, group guests, event operations, etc.

- Parking supply is more constrained in winter, though there is a higher percentage of single-occupancy vehicle usage in summer
- Overall projected peak demand is summer months w/ golf event

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

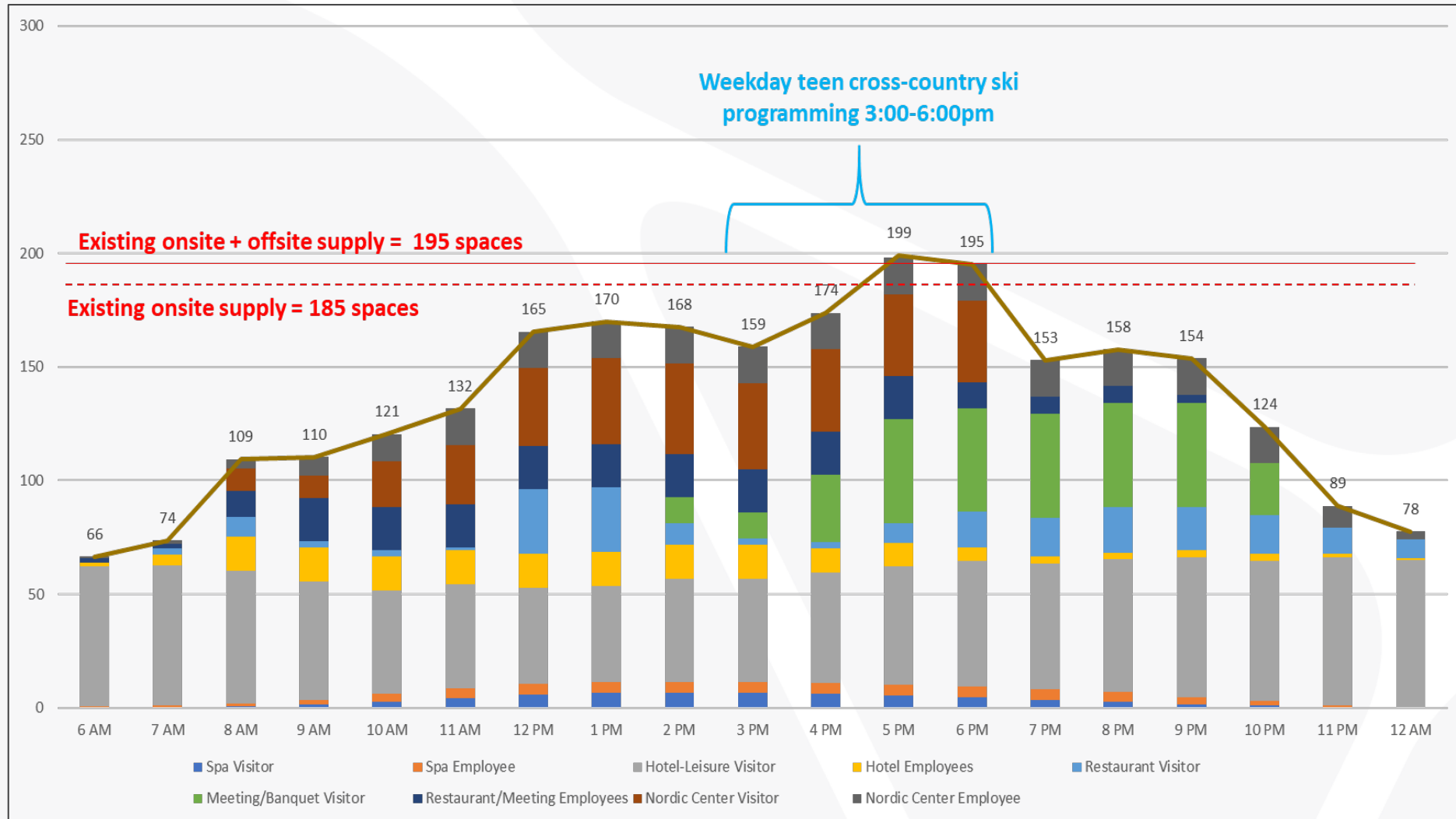
Projected Parking Demand

Projected Peak Parking Demand by Hour – Weekends (Summer)



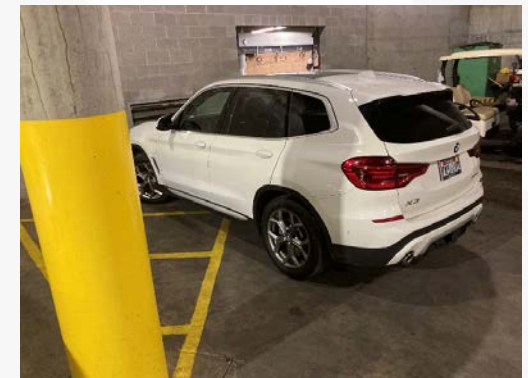
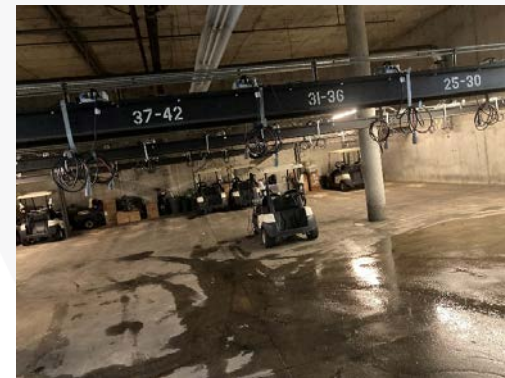
Projected Parking Demand

Projected Parking Demand by Hour – Weekdays (Winter)



Parking Management Alternatives

- Stripe parallel parking stalls in lot B2
- Reclaim parking garage capacity
 - Relocate stored equipment
 - Dynamically adjust valet capacity
 - Consider parking garage dynamic signage
- Consider options to expand pick-up / drop-off zones



TDM Alternatives

Year-round TDM Strategies:

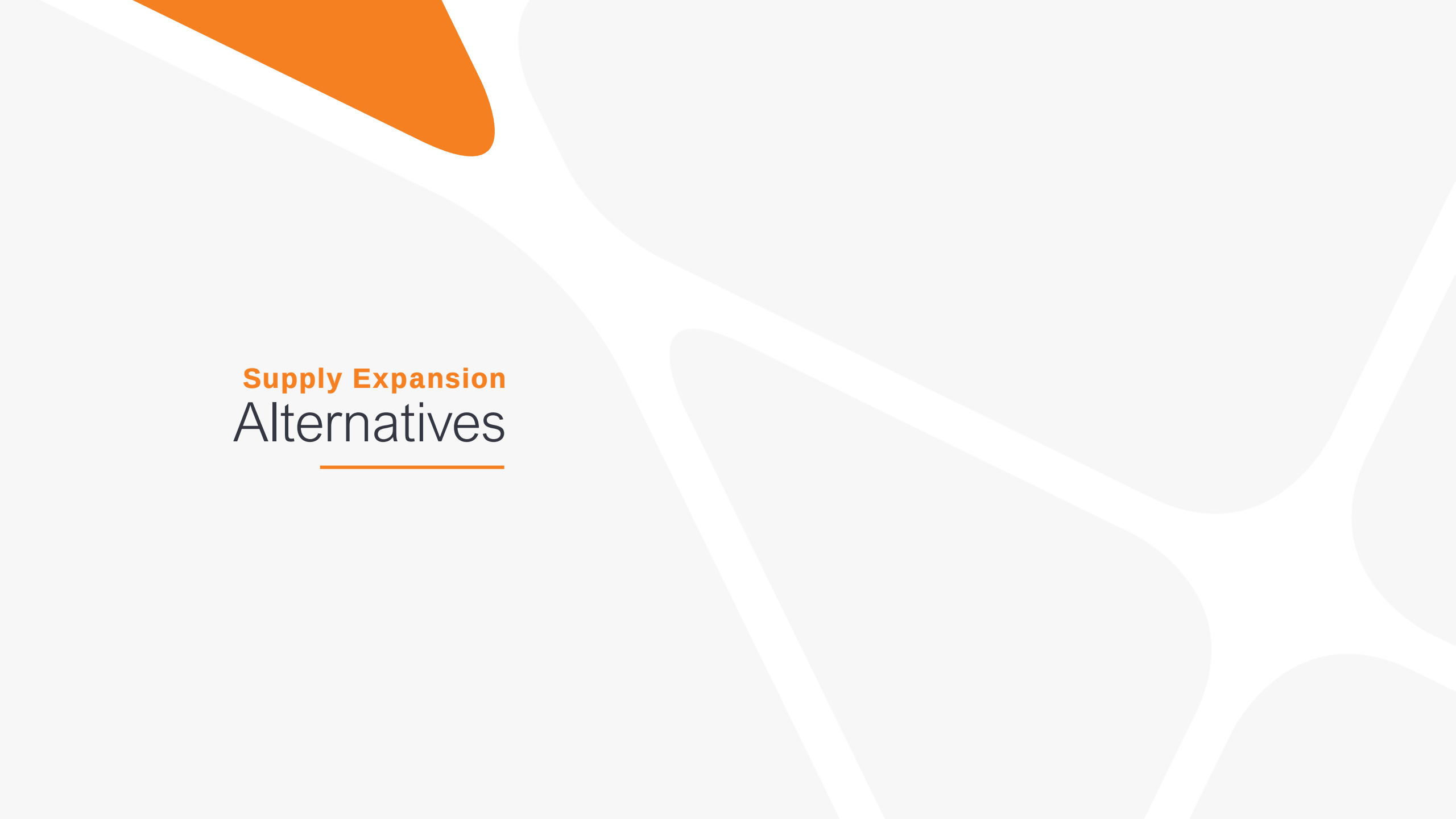
- Employee commuter benefit program
- Bonus incentives for carpool or transit use / Platform to “gamify” employee commute choices
- Advertise “Ride On” carpool and transit platform (free through PCMC and the Park City Chamber of Commerce)
- Promote the use of the Ecker Hill Park & Ride
- Increased promotion of airport shuttle options and ski resort shuttles on the Hotel, Golf Club, and Nordic Center website
- “Getting There” and “Getting Around Town” webpages, linked to Hotel bookings and Golf Club/Nordic Center events
- Provide a UTA van share to employees

Seasonal TDM Strategies:

- Covered bike parking for visitors in convenient areas (summer season)
- Hourly + daily bike rental program for visitors (summer season)
- Continuation of golf benefits (free range balls) for carpool and transit users
- Carpool requirements for golfers during peak times
- Reservation system for peak winter times/events
- Rideshare (Uber, Lyft) promos for golf tournaments

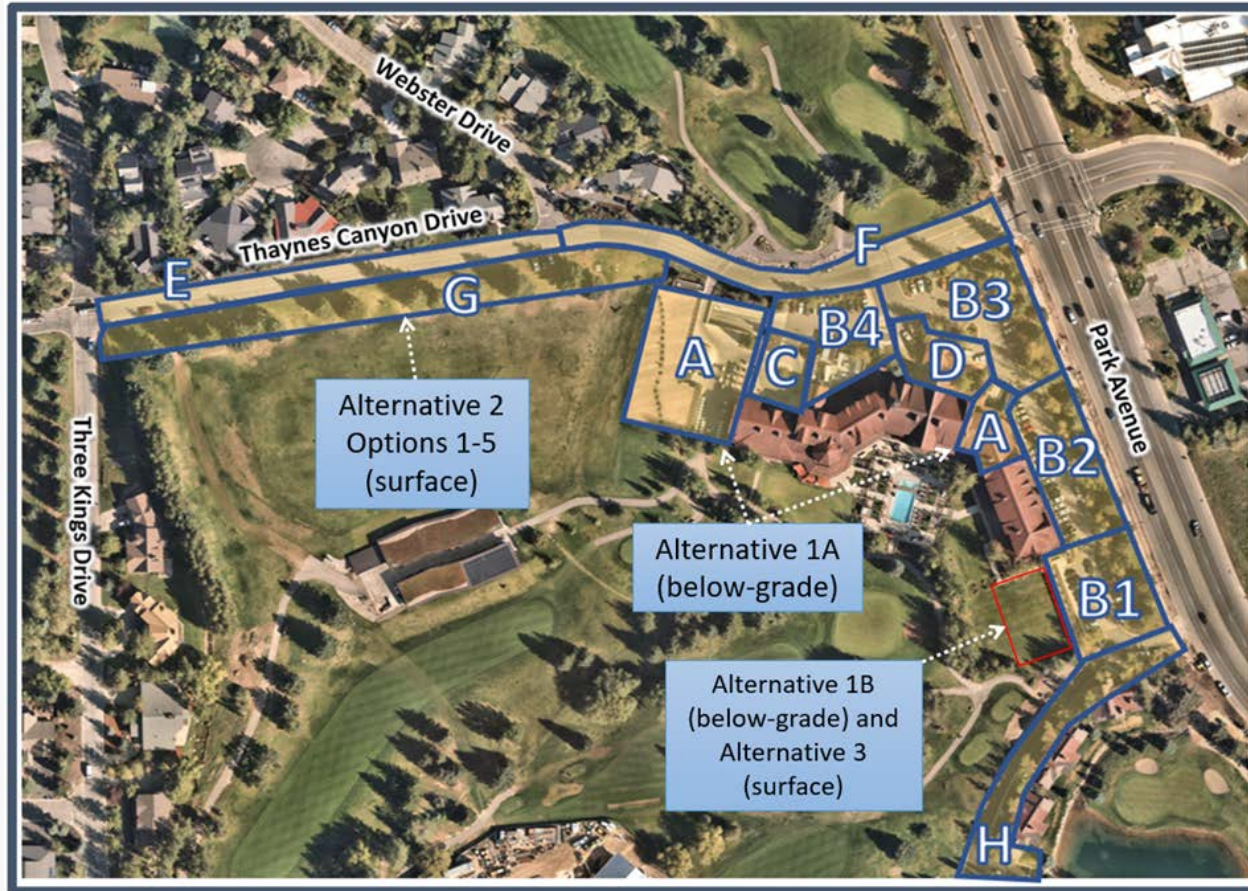
On-Going:

- Remain engaged with City officials and the local community regarding a greater need for workforce housing in and around Park City develops



Supply Expansion Alternatives

Parking Expansion Options & Cost Estimates



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

**Alternatives are preliminary and require additional survey, engineering and planning approvals.*

**Option 2 parallel parking is located within the existing Thaynes Canyon Drive right of way*

Parking Capacity 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+	284+	261+	254+	221+	238+	225+	228+	215+
1B	88	342	319	302	279	306	283	296	273
2 Option 1	39	293	270	253	230	257	234	247	224
2 Option 2	18	272	249	232	209	236	213	226	203
2 Option 3	35	289	266	249	226	253	230	243	220
2 Option 4	68	322	299	282	259	286	263	276	253
2 Option 5	22	276	253	236	213	240	217	230	207
3	14	268	245	228	205	232	209	222	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 for the associated season.

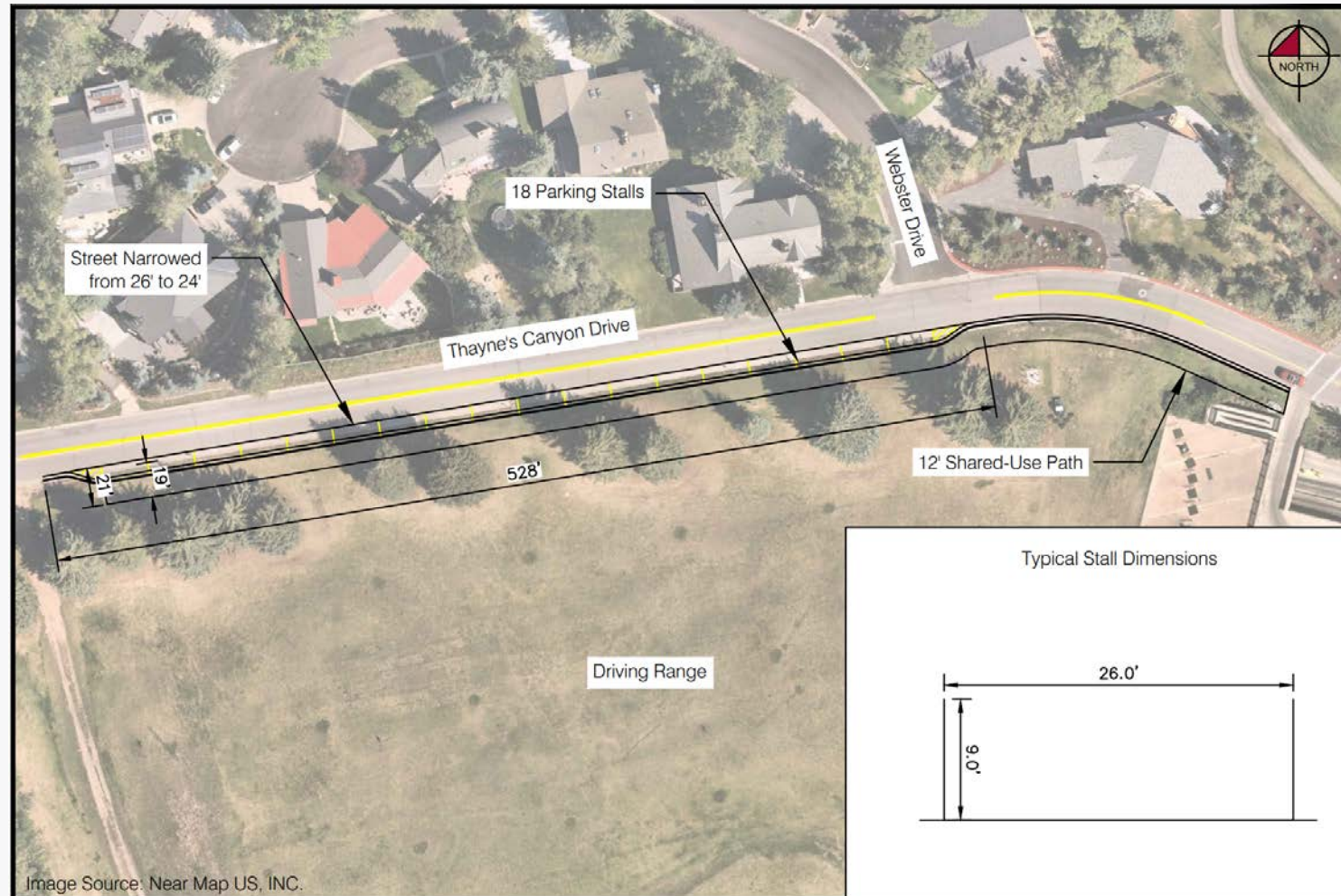
Offsite parking = 40 spaces in summer and 10 spaces in winter.

Reclaimed spaces = 23 stalls identified onsite in Parking Management Recommendations section.

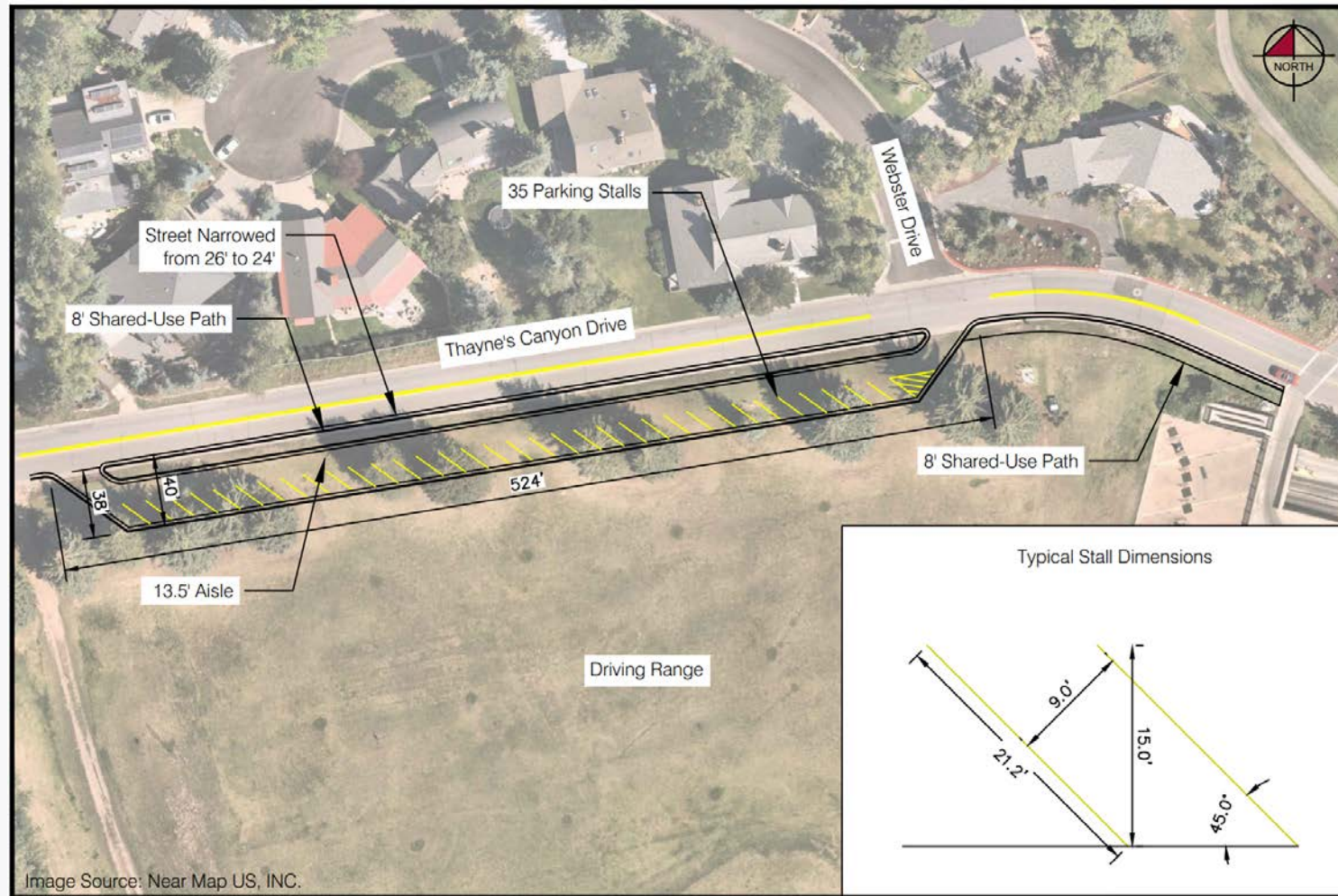
Alternative 2 (Thayne's Canyon) – Option 1



Alternative 2 (Thayne's Canyon) – Option 2



Alternative 2 (Thayne's Canyon) – Option 3



Alternative 2 (Thayne's Canyon) – Option 4

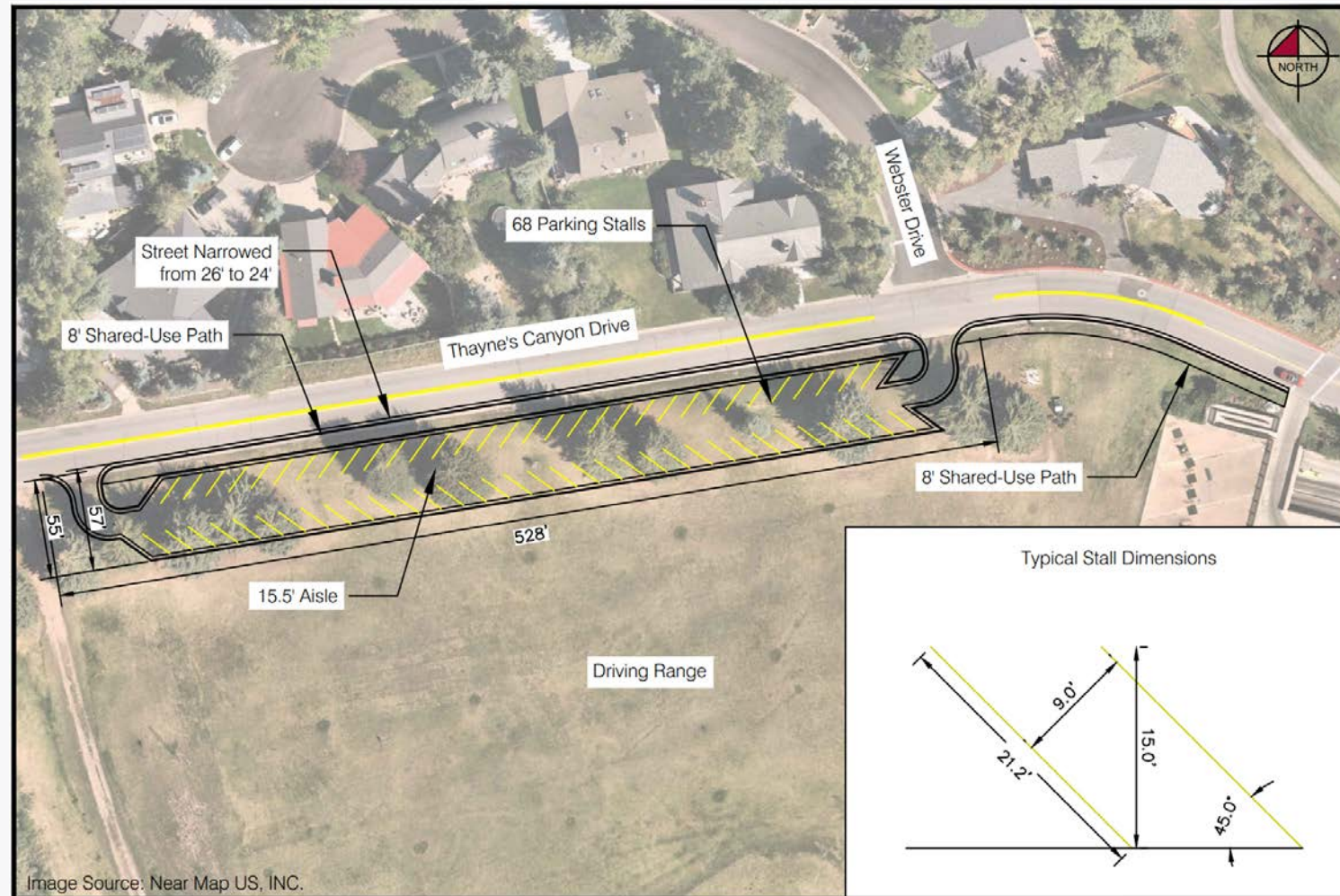


Image Source: Near Map US, INC.

Alternative 2 (Thayne's Canyon) – Option 5

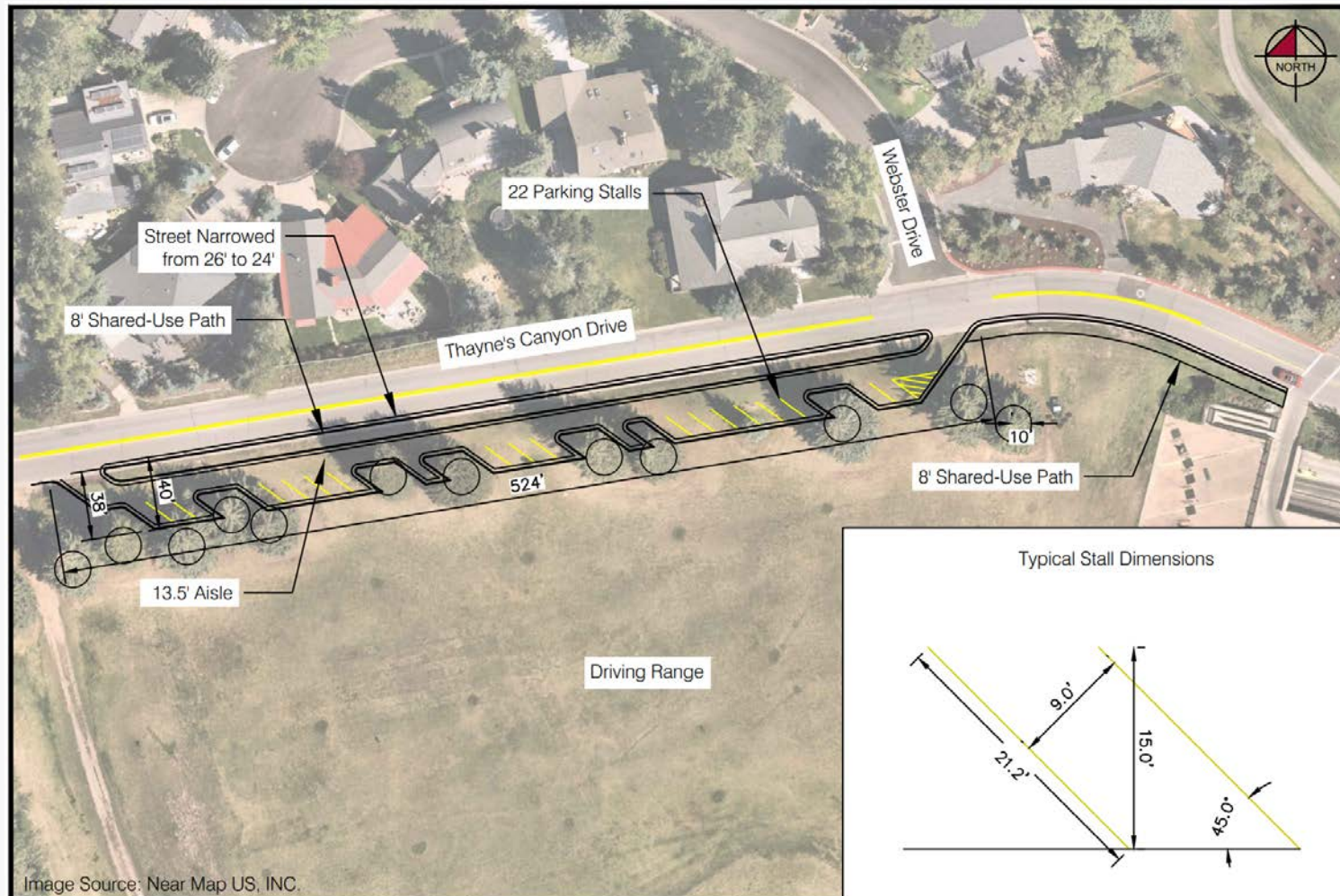


Image Source: Near Map US, INC.

Neighborhood Walkability Improvements



Overview

Planning

Funding



For Consideration Next Steps

- Forego any parking improvements and require parking management and TDM strategies
- Explore a public-private partnership with Hotel Park City
- Initiate a public process and design surface parking and walkability improvements along Thaynes Canyon Drive.

Good afternoon and thank you for the opportunity to offer public comments today. I will make a brief presentation in person on January 5, but I wanted to share my complete remarks in advance and ask that they be included in the record.

My name is Gene DeSantis, and I live at 988 W. Abigail Drive, at the Retreat. It is just off Richardson Flats, and about 1 mile outside the Park City limits. I hope the Council will focus on the substance of my remarks rather than my address. Admittedly, I don't live in Park City. But my wife Stephanie and I are regular patrons of the PC MARC. We shop in Park City stores, dine in Park City restaurants, ski at Park City resorts, contribute to Park City sales tax revenue, and feel we are very much a part of the Park City Community.

We retired here the winter of 2014-15. Almost immediately, my brother and I purchased tennis membership at the MARC. I was 60, my brother Franco was 56, and we played singles at least 4 days a week.

But age and wear and tear took a toll. Like many people our age, the demands on the joints playing tennis led to a variety of chronic injuries and as a result Franco and I transitioned from tennis to pickleball. This is very common among pickleball players: quite a few of us were tennis players (some still are), but as we aged and our bodies wore down, we found pickleball was kinder and more benign on our joints.

When my brother and I played tennis, we had no difficulty booking a court. Sometimes we played in the main building, other times in the bubble, but we could book a court any hour of any day that the MARC was open. We were never shut out.

Then we switched to pickleball, and it was quite a different story.

1. Booking a tennis court vs a pickleball court

The MARC is open from 6 AM to 10PM Monday-Friday, and from 7 AM to 9 PM Saturday / Sunday. There are 7 heated and covered indoor courts (4 in the main building, 3 in the bubble.) Multiply the hours the MARC is open by 7 courts and there are a total of 756 court hours available.

Tennis players can still book a court any hour of any day that the MARC is open, but pickleball players have extremely limited options: 6-8 AM Monday through Friday, 7-10 PM Friday, and 5-9 PM Saturday and Sunday. That's it. So while tennis players can book courts anytime they want, pickleball players get very few hours. Just those 10 very early hours on weekdays, the last 3 hours on Friday night, and the last 4 hours on the weekend. A mere 21 hours total – as compared to 108 hours available to tennis players.

But that does not tell the whole story. Tennis players have exclusive rights to book all four courts in the main building, and nearly exclusive rights to book the 3 courts in the bubble. Thus, tennis players get to book all of the 432 court hours available in the main building. Pickleball gets none. Plus, tennis gets to book 231 court hours in the bubble, for a total of 663 court hours. Pickleball players can only reserve 63 hours of bubble court time. That's 663 hours available for tennis reservations, and only 63 hours for pickleball reservations. Tennis gets more than ten times the hours that pickleball gets to book a court.

2. The other crumbs given to pickleball

In a very token effort to make up for this enormous disparity, the MARC gives pickleball players a few tiny crumbs. We are offered 3 hours of open play on Tuesday and Thursday nights, from 7-10 PM, and four hours of Park City Pickleball Club play from 1-5 PM on Sunday. I will explain these in more detail shortly. But even when you add these additional hours, you end up with tennis getting use of the 7 heated, covered courts 663 hours and pickleball players getting use of those courts just 84 hours.

Pickleball is also allowed to use the gym floor (a surface most advanced players don't want) for open play (no reservations allowed). Even with that, the disparity between hours allocated to tennis and hours allocated for pickleball is huge.

3. The explanations offered to prioritize tennis are transparently false

I have had multiple discussions with Mr. Ken Fisher, the Director of the MARC, and heard him attempt to justify this tennis priority by saying "tennis generates much more revenue than pickleball." With all due respect, this is like the rooster who thought his crowing caused the sun to rise. Tennis does not get more hours because it generates more revenue. Mr. Fisher has it exactly backwards: tennis generates more revenue because it gets exponentially more, and far better, hours. If pickleball got the number of hours tennis got, and all the best hours, in the nicest building, and tennis got only the worst hours in the cold and gloomy bubble, then pickleball revenue would soar, and tennis revenues would plummet.

4. Addressing the "noise" argument

Pickleball is noisy – there is the noise associated with the ball striking the paddle and the noise associated with people having fun. Despite the noise there is a growing trend across the country of Pickleball and Tennis being played side by side. In some instances, such as the public facility in Steamboat Springs, there are noise mitigation efforts. At Red Ledges in Heber City, and in Springville and in other places, tennis and Pickleball simply play side by side. There are many examples that can be shared. It's a new reality.

We need to recognize the bubble is far less than a pristine environment. If noise is a distraction for certain players, it could easily be addressed by designating the main building for tennis and the bubble for pickleball, or alternating days / hours. The "noise" excuse does not even remotely justify giving tennis players 8 times more access than older pickleball players. It is not a rational solution, even if one were to accept the very flawed premise. Indeed, as the long time director of tennis at the MARC, Warren Pretorius, has repeatedly said, the bubble can and should be open to both sports at the same time.

5. The bogus "demand" argument

Mr. Fisher has also attempted to justify the gross disparity in hours by asserting that the demand for tennis is exponentially greater than for pickleball. This is easily and demonstrably false.

One, just in the past two weeks, we have gotten 7 different e-mails from Cole Johnson, advising that the MARC has decided to open bubble courts for booking by pickleball players because none of the courts in the bubble were booked. This happens all the time – and it only happens if all the courts are empty. We

have no way of knowing how often pickleball players are denied the use of the bubble because two people are playing tennis on one of the courts. But we do have multiple anecdotal accounts of 24 pickleball players forced to leave the bubble so that two tennis players could have exclusive use of the entire facility. This is irrational, arbitrary, and it costs Park City taxpayers money.

Two, we know that pickleball is the fastest growing sport in America, with nearly 5 million participants (see link A). Locally, we have seen the Park City pickleball Club grow from 3 dozen members two years ago to over 1200 dues paying members today. Anyone who passes the 8 pickleball courts at Willow Creek during the warm weather months finds them packed, with people waiting to play many mornings – while the two tennis courts are often empty. Robert Meyerowitz, the Editor of the PC Record, and an avid tennis player, told several of us that in his experience this is quite common.

Three, the Park City Council, the RAB and the MARC have already recognized the explosive growth and demand for pickleball locally. The MARC did a survey and found that the greatest demand for any sport / facility was for pickleball. The greatest growth in MARC revenue was from pickleball (despite the horrible and very limited hours). The long-term planning by the RAB and the Council is for a new indoor and outdoor pickleball facility at Quinn's Junction. Thankfully there is a clear realization that there is an unmet demand for indoor pickleball – and yet an unwillingness to address that demand at the present time.

Fourth, the scarcity of hours available at the MARC has led many of us to play at private indoor courts in Sandy. It is extraordinarily wasteful to have people drive 40 minutes (in good weather) from Park City to Sandy. It contributes to gasoline emissions, traffic and for no reason other than the senseless refusal to allow pickleball to book bubble courts. The MARC is losing customers – and revenue – every time pickleball players drive to Sandy, and bubble courts sit unused. And after playing, when the pickleball folks go out for a bite to eat and a drink, they are doing so in Sandy instead of Park City.

Finally, an easy and equitable way to address the demand issue now is to simply allow courts to be booked by whomever wants them. If tennis players find the sounds of pickleball offensive, they can book courts in the main building. If they don't care, they can book in the bubble. Courts will be filled by whomever wants them, and the MARC will maximize its revenue.

6. The “open play” crumb

The MARC recently instituted “open play” from 7-10 PM on Tuesday and Thursday nights. This is giving us nothing; indeed, it's more a scam than a concession.

First, the time slots the MARC designated for open play were times when we could book a court last year. We got no additional time. Instead, the MARC decided that up to 48 people could sign up to play on courts that could only accommodate 24 players at a time. In effect, the MARC is allowing courts to be double booked, which means that many players must sit out and wait their turn. In addition, the fee jumped to \$10 (most people book a PB court for 2 hours and pay \$8.50). You have to pay more money, and you are likely to get less actual court time (because you must sit out when there are more than 24 players), and because players are mismatched, the games are of poorer quality.

Last week, more than 40 players showed up for “open play”, meaning 16+ were sitting out at all times. The net result is it costs more money to play less time in worse games.

Second, it’s even worse than it sounds. Because the distribution of players is (a) unknown and (b) highly variable, you almost always wind up with an uneven distribution of players at various skill levels. Ideally, you want a foursome that are all 4.0, or 3.5, or 3.0, etc to play together. But with open play, you might get 11 4.0 players, 14 2.5 players, and 7 3.0 players. See the problem? When you book a foursome, you are assured of a match among 4 people of roughly comparable skill. With open play, it’s a total crapshoot, and you often find yourself either sitting down (waiting you turn to play), or “playing up” (having to play with people whose skill level is greater than yours) or “playing down” (having to play with players who are not as good). It doesn’t work nearly as well as just booking a court for your foursome.

Third, for older players like me, there is nothing worse than playing, sitting, playing, sitting, and so forth. You work up a sweat when you play, then you cool down and tighten up when you sit. It’s a recipe for a cramp, pull or tear. No older athletes willingly choose such a cycle. We do it because if we don’t, we have no other opportunity to play. We’re basically forced to take open play or no play at all. Talk about “degrading the pickleball experience”...

Finally, if open play is such a wonderful innovation, why did the MARC impose it only on pickleball players? Why doesn’t the MARC take away some court reservation time from tennis players and instead charge more money for up to 32 tennis players of disparate skill levels to play on courts that can only accommodate 16? This is yet another example of the MARC treating pickleball much worse than tennis.

7. The explosive growth in pickleball has caused some conflicts

Admittedly, when one sport experiences sudden and rapid growth, it can cause conflict. Park City saw that with snowboarding. Yes, there was conflict between skiers and snowboarders, but over time it generally resolves. I know of no public ski areas that discriminate against snowboarders (though of course a private resort like Deer Valley has that legal right). Bellow (link B) is a story about the conflict in a NYC park, where older pickleball players and kids were vying for the same scarce space. And of course, there has been conflict between tennis and pickleball.

The role of government is to resolve such conflicts thoughtfully, reasonably, and equitably – not to discriminate and arbitrarily favor one sport over another.

8. The decision-making process in Park City is tainted

It is axiomatic that public officials in decision making positions should not accept valuable gifts from stakeholders who benefit from those decisions. In New York, the Public Officers Law prohibits giving anything of more than nominal value to a public official. Admittedly, I’m not well versed in the law here. But at a recent RAB meeting, Mr. Fisher told the RAB that he had been given a free trip to Florida (presumably airfare and lodging) by the US Tennis Association. Obviously, Mr. Fisher’s decision to allocate exponentially more court hours to tennis than to pickleball is enormously beneficial to USTA members, who undoubtedly are facing pressure to share limited court space.

I’m not suggesting a quid pro quo or corruption of any kind. But I am a firm believer that public officials should avoid even the appearance of impropriety. If this is a legitimate conference and Mr. Fisher’s

attendance would genuinely benefit the residents of Park City, then Park City taxpayers should foot the bill. If it isn't, then it undermines public trust and confidence in the independence and integrity of the decision-making process to have USTA give an expensive gift to a public official who has recommended such a one-sided allocation of limited court time. The Park City Council should not allow public officials to accept gifts from those who benefit from the actions and decisions of that official.

On behalf of all of the pickleball players, I urge the PC MARC and the City Council to just do the right thing. Give tennis the courts in the main building and let tennis and pickleball play side by side in the bubble. Let both sports book bubble courts on a first come, first served basis. It's the fair thing to do. And in the long run, it's better for everyone to settle this amicably and equitably. All we ask is that you treat pickleball players fairly NOW, rather than make us wait years until more courts are built.