



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

January 4, 2024

The Council of Park City, Summit County, Utah, met in open meeting on January 4, 2024, at 3:15 p.m. in the City Council Chambers.

Council Member Dickey moved to close the meeting to discuss property, litigation, and advice of counsel at 3:15 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Parigian, and Toly

EXCUSED: Council Members Ciraco and Rubell

CLOSED SESSION

Council Members Ciraco and Rubell arrived shortly after the meeting began.

Council Member Ciraco moved to adjourn from Closed Meeting at 3:45 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

WORK SESSION

Appeal Panel Interviews:

The following applicants were interviewed for three open seats on the Appeal Panel: Adam Strachan, Esteban Nunez, Matthew Day, and Michael Collins. Elyse Kats was unable to interview. It was indicated the Council would decide on panelists soon.

Council Member Rubell moved to close the meeting to discuss personnel at 4:55 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 5:15 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly (via Zoom) Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. APPOINTMENTS

1. Appointment of a Mayor Pro Tem and Alternate for Calendar Year 2024:

Mayor Worel indicated it was tradition to appoint a Pro Tem based on seniority and in the case of two Council Members who were elected at the same time, the Pro Tem would be the one who received the highest number of votes. In subsequent years, the Pro Tem would rotate through the other Council members. She indicated Council Member Toly would be the Pro Tem for 2024 and Council Member Rubell would be the alternate Pro Tem.

Council Member Parigian moved to appoint Council Member Toly as Mayor Pro Tem and Council Member Rubell as the alternate Mayor Pro Tem for calendar year 2024. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

III. PRESENTATIONS

1. Presentation of the 2023 Historic Preservation Awards to King Con Ore Bin, Daly West Headframe, and 180 Daly Avenue:

Caitlyn Tubbs, Historic Preservation Planner, and Bridgette Meinhold, artist, were present for this item. Tubbs explained the grand prize winner traditionally had an art piece created in its honor. This year, King Con Ore Bin was the grand prize winner and other winners included the Daly West Headframe and 180 Daly Avenue. Awards were based on excellence in restoration.

Meinhold explained her art piece was more than a painting because she gathered flowers and other natural materials from the site, and then made her own ink to create the piece.

Donald Roll, Friends of Ski Mountain Mining History, thanked the Historic Preservation Board for the award and for the grant that went towards the restoration. Hannah Tyler reviewed the history of the Daly West Headframe, and indicated it fell over in 2015 and she was glad for the partnerships that facilitated the restoration.

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell welcomed the new Council members. He stated the Council members had been getting feedback on issues outside the City's jurisdiction. Margaret Plane, City Attorney, indicated counties had jurisdiction over felonies. Municipalities only had jurisdiction over misdemeanors. Council Member Rubell felt they needed to reach out to activist groups to explain their role. Mayor Worel indicated she talked with Summit County Attorney Margaret Olson to see if she wanted the emails received by the City to be forwarded to her. Olson did not want the City emails for her records and indicated and the County had received many emails and most likely they were the same ones the City received. Matt Dias, City Manager, stated a draft response could be written for Council members to use. Council Member Rubell updated the Council on the Park City Fire District Administrative Board (PCFD) meeting. They recruited new personnel, they no longer provided EMS services to other areas, and the new fire station was now completed and there would be an open house. He noted lower fire protection impact fees were enacted for new residential and commercial builds.

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.

Aldy Milliken, Kimball Art Center Executive Director, reviewed a Letter of Intent (LOI) was signed by the Kimball Art Center (KAC) and the City Council in 2017. KAC already paid considerable funds towards the arts district project. Peer cities to Park City had already constructed art districts. KAC was a stable entity and served the community in many capacities. The planning studies of Bonanza Park showed support for an art

district. He asserted they had outgrown their temporary space and needed to begin their permanent home.

Tom Gadek stated the trolley went to the top of Main Street. Recently the top of Main Street had been narrowed and a turnaround was created. He thought this was a good design. He also appreciated reducing the speed limit on Main Street to 15 mph. He stated he took the trolley and wanted to be dropped off at the turnaround and was told they could not stop at the turnaround. He felt this was a good resource for the community and he wanted to see it continue.

Joel Zarrow thanked the Council for their service. He worried about the snow, climate change and the economy. He felt the City needed to expand beyond winter sports and fill the needs of the community. He supported providing a world class arts and culture space.

Keren Mazanec eComment: "I have lived in Park City from 2001-2008 and then again from 2015 to present. My husband, daughter and I are full time residents in Park Meadows in Park City. I am a physical therapist and have commuted to Salt Lake City for many years for my job. Over the years I have witnessed the road kill along SR224 and I-80. In 2003 I had a patient who was involved in a life altering accident from hitting a moose on I-80 on his way to Salt Lake City from Park City. He went from being a college football player to learning to be independent as a quadriplegic. I appreciate all that the Save People Save Wildlife organization has done to try to prevent more accidents on our roads. Once the fences went up along I-80 there was a huge decrease in the amount of dead animals along the road. I agree that the fencing needs to be continued along SR224 into town. But there also has to be a way for these animals to migrate across SR224. I believe a wildlife overpass or underpass would be the best solution. We cannot turn a blind eye to what is going on. As we grow we have to consider our environment and the animals that we share it with. We saved Bonanza Flats. We paid to prevent Treasure from building. Surely considering all that was spent on those 2 projects alone I would think we could come up with a viable solution to this issue that is extremely important to our town and our county. Please make this a priority. I will leave you with an article from the Texas Monthly about how Texas has seen human and animal lives saved with such bridges. <https://www.texasmonthly.com/travel/texas-wildlife-crossings-saving-lives-and-money/#>

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 30, 2023, and December 5 and 14, 2023:

Council Member Rubell moved to continue the December 14, 2023 City Council meeting minutes to January 11, 2024. Council Member Dickey seconded the motion.

RESULT: CONTINUED TO JANUARY 11, 2024

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

Council Member Rubell moved to approve the City Council meeting minutes from November 30, 2023 and December 5, 2023. Council Member Dickey seconded the motion.

Margaret Plane clarified the new Council members could vote on the minutes as long as they reviewed the meeting and the minutes.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VII. CONSENT AGENDA

1. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2024 Sundance Film Festival:

2. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2024 Sundance Film Festival:

Council Member Dickey moved to approve the Consent Agenda. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance 2024-01, an Ordinance Approving the 2024 Regular Meeting Schedule for City Council:

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

Council Member Dickey moved to approve Ordinance 2024-01, an ordinance approving the 2024 regular meeting schedule for City Council. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

2. Public Hearing Regarding Potential Applications for Community Development Block Grant (CDBG) Small Cities Program Funding, a Federal Program, for the 2024 Funding Cycle:

Rhoda Stauffer, Affordable Housing Specialist, presented this item and stated a public hearing was required by law as part of the grant program. She reviewed federal grants given under this program were solely for projects that benefited low- and moderate-income families. She noted the City could not discuss specific projects at this public hearing, but if the City applied for a grant, a second public hearing would be held and potential projects could be discussed.

Mayor Worel opened the public hearing.

Megan McKenna, Housing Advocate for Mountainlands Community Housing Trust, supported the CDBG program and felt it was good for the City to apply for a grant for affordable housing.

Craig Weakley, 84060, Senior Citizen Board Member, stated they were working on the Woodside Park Phase II project. They believed this grant was a great opportunity and the Woodside Park housing and senior center project would be a good candidate for this funding. He also thought having the City apply for the grant would maximize the award.

Mayor Worel closed the public hearing.

(Separate CDBG Public Hearing minutes used for the grant application are attached to this document.)

3. Discuss Main Street Area Plan Advisory Committee:

Erik Daenitz, Economic Development Manager, presented this item and displayed analytics for Main Street during the holidays. He noted the volume of visitors had decreased and stated this did not necessarily correlate with sales tax. From the data, he deduced Main Street had a strong holiday season.

Daenitz discussed the future of Main Street. He reviewed the 1998 Downtown Action Plan and indicated there was direct involvement with businesses and City staff in the plan's creation. He offered three work method options for moving forward: staff advice with no public input, an advisory committee which represents the community, or a consultant-based process. Key topics to be addressed would include utility infrastructure, Land Management Code (LMC) and regulation, economic enhancement, and transportation. He also noted he hoped to include Park Avenue as part of the project. He would focus on Main Street and the surrounding residential areas. He didn't anticipate significant changes or rezoning recommendations to the residential areas, but it would provide them the scope to look at opportunities for traffic flow enhancements if that made sense after conducting the analysis.

Council Member Toly asked for two community resident members to be on the advisory committee: one living on Main Street and one who visited Main Street frequently. Council Member Rubell asked if Daenitz wanted to include non-traditional connectivity to Deer Valley. Daenitz stated the boundaries of the study would include the Townlift Plaza. Council Member Rubell asked if the Marsac roundabout was included for accessing Lower Main Street or for accessing Deer Valley. Daenitz stated that was a state road so not much could be done there without partnering with UDOT. It was close to the Flagpole lot and if that lot could be reconfigured in a way that made more sense, he would want to include it in the study. Council Member Rubell asked to include non-vehicle traffic in the report as well. He asked about the infrastructure issues in the Main Street area and the timing for resolving those issues in conjunction with other Main Street work. Daenitz stated the infrastructure need was urgent, but that didn't mean it would lead to other capital investment projects that didn't have anything to do with water. Doing both at the same time would not generate significant savings.

Council Member Dickey asked what staff time would be required if an advisory committee was not used. Daenitz stated staff contributed significant time whether they guided a committee or not. It would be more work if a committee was not formed, but not that much more time. Dias stated he would support Daenitz and his team with resources for a consultant, additional staff, etc.

Council Member Parigian favored the advisory committee option, and asked why visitation was lower this season. Daenitz stated this was normalizing after COVID as well as an economic normalization. Council Member Parigian asked what the goal was for the Main Street project. Daenitz indicated Main Street stakeholders had an interest in revitalizing the Main Street core district. Also, Council gave direction during budget cycles to reserve money for Main Street projects and/or studies. Dias reviewed several years ago, the City was asked by the Historic Park City Alliance to perform a visioning study for the area. After COVID, there were several Council discussions regarding a Main Street study. Council Member Parigian thought there would be a log jam and indicated infrastructure could not be figured out until the traffic problem was solved. He gave an example of having wider sidewalks if Main Street became a one-way corridor. If things were moved around, there was more opportunity for change in infrastructure. Daenitz stated those were questions the group would investigate. He noted the transportation team had a master plan and from votes taken in December, he saw strong Council support for transportation capital investments.

Council Member Toly indicated this was three-pronged: City infrastructure, City-owned property at the top of Main Street, and the future of Main Street, with Olympics coming. Also, other areas were being developed that would compete with Main Street and that needed to be addressed. Council Member Parigian asked how the data was determined. Daenitz reviewed the software he had tracked cell phones in a pre-determined area.

Council Member Ciraco asked if the new establishment on Main Street contributed to the visitation spike the last week of December. Daenitz stated that could have helped. There was also inversion in Salt Lake City and people came to Park City for clean air. Council Member Ciraco noted the Mayflower development and asked if that was part of the reason for this study. Daenitz indicated the interest for a study was there prior to the Mayflower development, but it was also a factor. Main Street was a historic district and couldn't be duplicated, but improvements could be made. Council Member Ciraco thought it would be important to consider the residents who lived in close proximity to the commercial zones. He wanted those residents to have a voice. He stated the City was 10 years away from a 2034 Olympics so he felt the process should be streamlined.

The Council members wanted to proceed with the study. Council Member Toly asked if a Council member should vote as part of the committee. Daenitz stated he would prefer for the Council to advise and observe, but not vote. Council Member Toly preferred the advisory committee model. Council Member Rubell wanted all three options to play a part. He thought the infrastructure project was needed and it should be coordinated with the Main Street project. He indicated people on advisory committees had different backgrounds and staff could glean from their perspectives. He suggested the committee start in Phase II, comparing the phase to Bonanza Park Phase II study. He wanted a professional design for a plan that addressed the key targets as the guidepost. Then the committee would be asked to shape the key targets to move the study forward.

Council Member Dickey asked if the consultants would be used more upfront to shape a plan, to which Council Member Rubell affirmed. Council Member Dickey asked what the fastest model was. Daenitz stated leading with a plan and then refining it would be faster because they would cut out the discovery phase. Council Member Dickey liked Council Member Rubell's concept and he favored having a small committee. Council Member Parigian favored having the locals meet first before bringing in the consultants. He thought traffic was the underlying issue and felt decisions couldn't be made until that was resolved. Council Member Ciraco favored the model Council Member Rubell proposed and requested consultants work with staff and then bring the ideas to the advisory group. Council Member Toly stated if Council Member Rubell's proposal was approved, she requested having HPCA part of the plan from the beginning. Council Member Dickey stated an advisory committee should be set up from the beginning.

Mayor Worel summarized three Council members favored Council Member Rubell's hybrid approach. Daenitz stated staff would guide certain scenarios for the consultants to help them and then deeper discussions would occur with the advisory committee. This format would be used to move forward quickly.

The Council members agreed the Council liaison would not vote with the committee. There was discussion on the boundary for analysis. Council Member Dickey liked the proposed boundary. He stated Park Avenue was talked about but it still hadn't been transformed. He asked how impactful it was to Main Street. Daenitz stated it was not impactful unless it would be considered as an entry corridor. Council Member Dickey

didn't think Park Avenue was necessary for the study. Daenitz recommended deleting Park Avenue from Heber going north and keeping the rest of the boundaries. Council Member Rubell favored that, and requested pushing nonvehicle type connections to the resorts and other parts of town. Council Member Ciraco supported the newly suggested boundary, and hoped they could think about a way to make the nearby residential areas aware of the process. Also, the Townlift might get replaced at some point, so he wanted to look at better connections to the mountain. Council Member Parigian stated Upper Park Avenue residents should be included in the process since they would be affected. Daenitz stated the question was on boundaries, but he would be aware of impacts to surrounding areas and the need for communication with them.

IX. ADJOURNMENT

X. PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian 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 01-2024, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2024 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 Dickey moved to approve Resolution RDA 01-2024, a resolution establishing a regular meeting date, time, and location for 2024 meetings and appointing officers of the board of directors of the Redevelopment Agency of Park City, Utah. Board Member Rubell seconded the motion.

RESULT: APPROVED

AYES: Board Members Ciraco, Dickey, Parigian, Rubell, and Toly

IV. ADJOURNMENT

XI. PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian 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 01-2024, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2024 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 Parigian moved to approve Resolution HA 01-2024, a resolution establishing a regular meeting date, time, and location for 2024 meetings and appointing officers of the board of directors of the Housing Authority of Park City, Utah. Board Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Board Members Ciraco, Dickey, Parigian, Rubell, and Toly

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

FIRST CDBG PUBLIC HEARING MINUTES
PARK CITY MUNICIPAL CORPORATION FIRST CDBG PUBLIC HEARING
HEARING HELD IN THE COUNCIL CHAMBERS AT
445 MARSAC AVENUE, ON JANUARY 4, 2024, AT 6:05PM

The Park City Municipal Corporation first CDBG public hearing was held on Thursday, January 4, 2024, in the Council Chambers at City Hall located at 445 Marsac Avenue, Park City, UT 84060. The public hearing commenced at 6:05pm.

Present: Mayor Nann Worel
Councilor Tana Toly
Councilor Bill Ciraco
Councilor Ed Parigian
Councilor Ryan Dickey
Councilor Jeremy Rubell

City staff in attendance: Jason Glidden, Jennifer McGrath, Sarah Pearce, Matt Dias, Rhoda Stauffer, Erik Daenitz, Chief Wade Carpenter

Public in attendance: Megan McKenna, Craig Weakley, and seven additional unidentified members of the public.

City Recorder: Michelle Kellogg
City Clerk: Marissa Marleau
City Attorney: Margaret Plane

Mayor Nann Worel opened the CDBG public hearing and requested that staff review the purpose of the hearing and provide some background on the CDBG program. Staff stated that the purpose of the public hearing is to provide citizens with information about the Community Development Block Program (CDBG) and to allow for discussion of possible applications for the 2024 funding cycle. It was explained that grant money must be spent on projects benefiting primarily low- and moderate-income people. The Mountainland Association of Governments (MAG), in which Park City Municipal Corporation (PCMC) is a member, is expecting to receive just short of \$600,000 for the Wasatch and Summit Counties Small Cities Program for the 2024 program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time. Staff reviewed examples of eligible activities including construction projects such as replacement of water or sewer lines, street reconstruction, construction of homeless facilities, community centers, parking facilities, day care centers, sidewalks, fire stations and equipment, senior centers, to name a few. Eligible affordable housing projects include rehabilitation of existing units, lead paint abatement, and modernization of public housing units. CDBG funding can be used for economic development purposes as well for infrastructure development, land/property acquisition, and micro-enterprise assistance. Regional and community planning are also eligible activities. In past rounds, typical

projects that received funding in Summit and Wasatch Counties were infrastructure projects such as installation and/or replacement of water and sewer lines.

Staff reviewed that PCMC last applied for the program in 2006. In addition, the last CDBG grant received was \$25,000 in 2004 to complete an affordable housing study.

Mayor Worel opened the public hearing.

Ms. Megan McKenna complimented the Mayor and Council on considering an application to the CDBG program and recommended that a grant be used for affordable housing.

Mr. Craig Weakley asked that a future grant be used to support a new Senior Center.

Mayor Worel asked if there were any other citizens either in person or on-line that wanted to speak. There were none.

Mayor Worel thanked the participants and closed the CDBG public hearing at 6:16pm

An aerial photograph of a mountain town covered in snow. The town features numerous colorful buildings, including red, yellow, and green ones, nestled in a valley. Snow-covered mountains are visible in the background under a clear blue sky.

PUBLIC HEARING

Community Development Block Grant

City Council
January 4, 2024



CDBG

A Federal Grant Program

- CDBG can fund a broad range of activities to benefit low- and moderate-income households as well as protected classes such as seniors.
- Eligible activities include construction projects such as replacement of water or sewer lines, street reconstruction, construction of homeless facilities, community centers, parking facilities, day care centers, sidewalks, fire stations and equipment, senior centers, to name a few.
- Eligible affordable housing projects include rehabilitation of existing units, lead paint abatement, and modernization of public housing units.
- CDBG can be used for economic development purposes as well for infrastructure development, land/property acquisition, and micro-enterprise assistance.
- Regional and community planning are also eligible activities.



CDBG

Small Cities Program

- Summit & Wasatch County programs are managed by Mountainland Association of Government.
- Just under \$600,000 in grant funding for 2024.
- Park City hasn't applied since 2006 and was last awarded a grant in 2004 for an affordable housing study.
- If the City decides to submit a proposal, staff will return to review the project at a second public hearing.



Public Hearing

Guidelines:

- The City may not discuss any specific projects
- Open the public hearing and record citizens' ideas and suggestions



An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly in shades of brown, tan, and green, are densely packed in the valley. In the background, steep, snow-covered mountains rise under a clear blue sky. A title is overlaid on the upper portion of the image, flanked by two horizontal white lines.

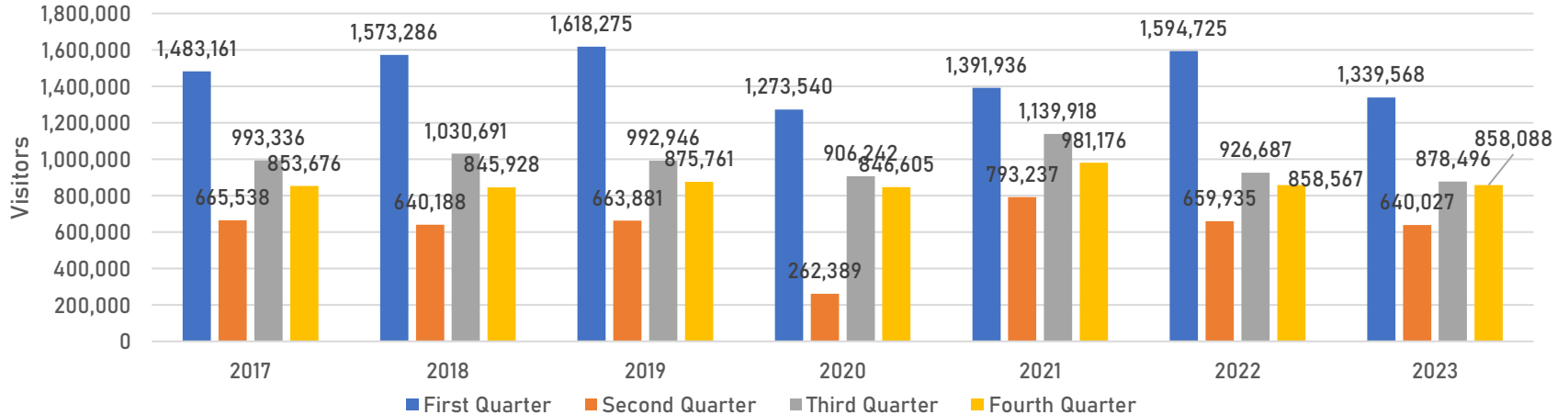
Main Street Area Plan Update & Engagement

PARK CITY

1884

Main Street Visitation Update

Estimated Main Street Visitors by Calendar Year and Quarter



Main Street Visitors

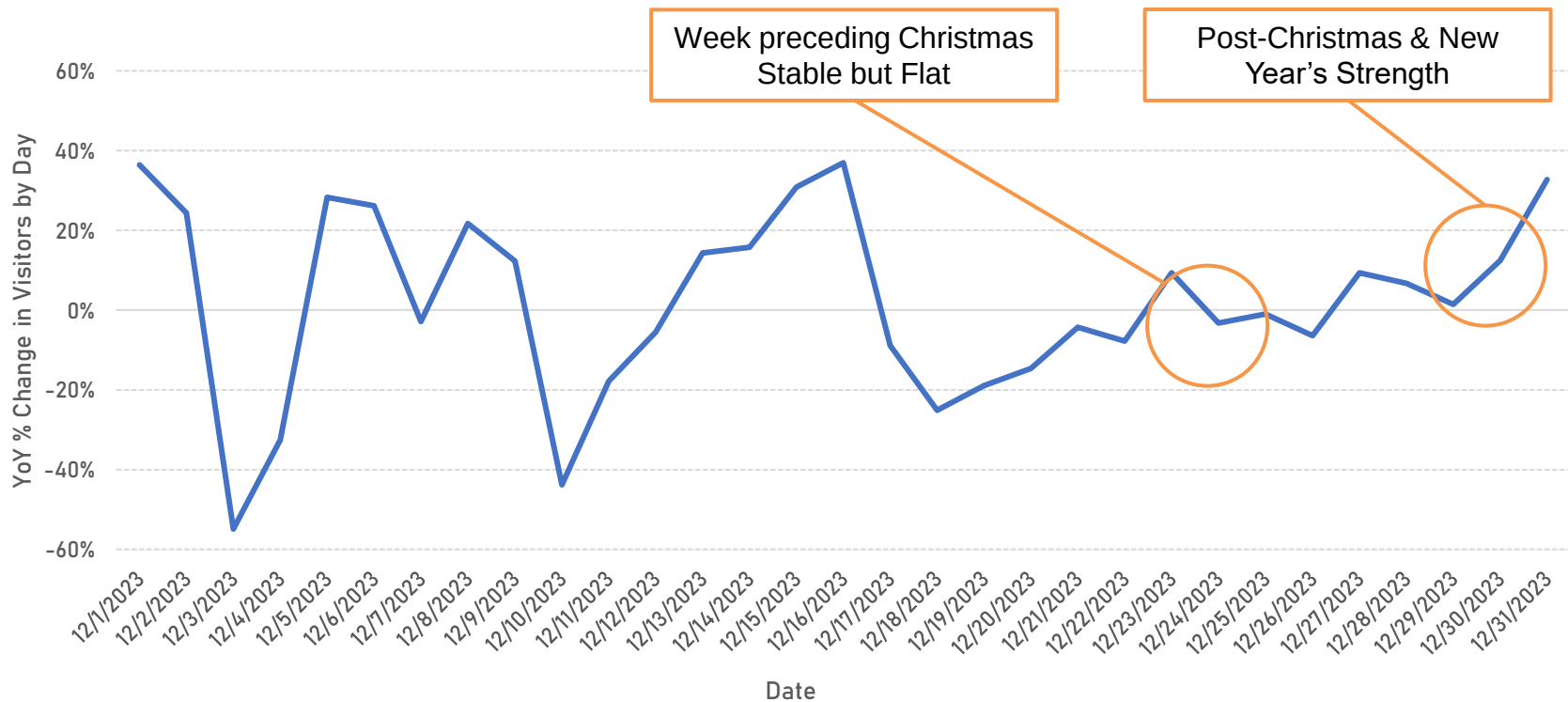
Calendar Year	Main Street Visitors				
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
2017	1,483,161	665,538	993,336	853,676	3,995,711
2018	1,573,286	640,188	1,030,691	845,928	4,090,093
2019	1,618,275	663,881	992,946	875,761	4,150,863
2020	1,273,540	262,389	906,242	846,605	3,288,776
2021	1,391,936	793,237	1,139,918	981,176	4,306,267
2022	1,594,725	659,935	926,687	858,567	4,039,914
2023	1,339,568	640,027	878,496	858,088	3,716,179

Main Street Visitors, YoY % Change

Calendar Year	Main Street Visitors, YoY % Change				
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
2018	6%	-4%	4%	-1%	2%
2019	3%	4%	-4%	4%	1%
2020	-21%	-60%	-9%	-3%	-21%
2021	9%	202%	26%	16%	31%
2022	15%	-17%	-19%	-12%	-6%
2023	-16%	-3%	-5%	0%	-8%

Main Street Visitation Update: December 2023

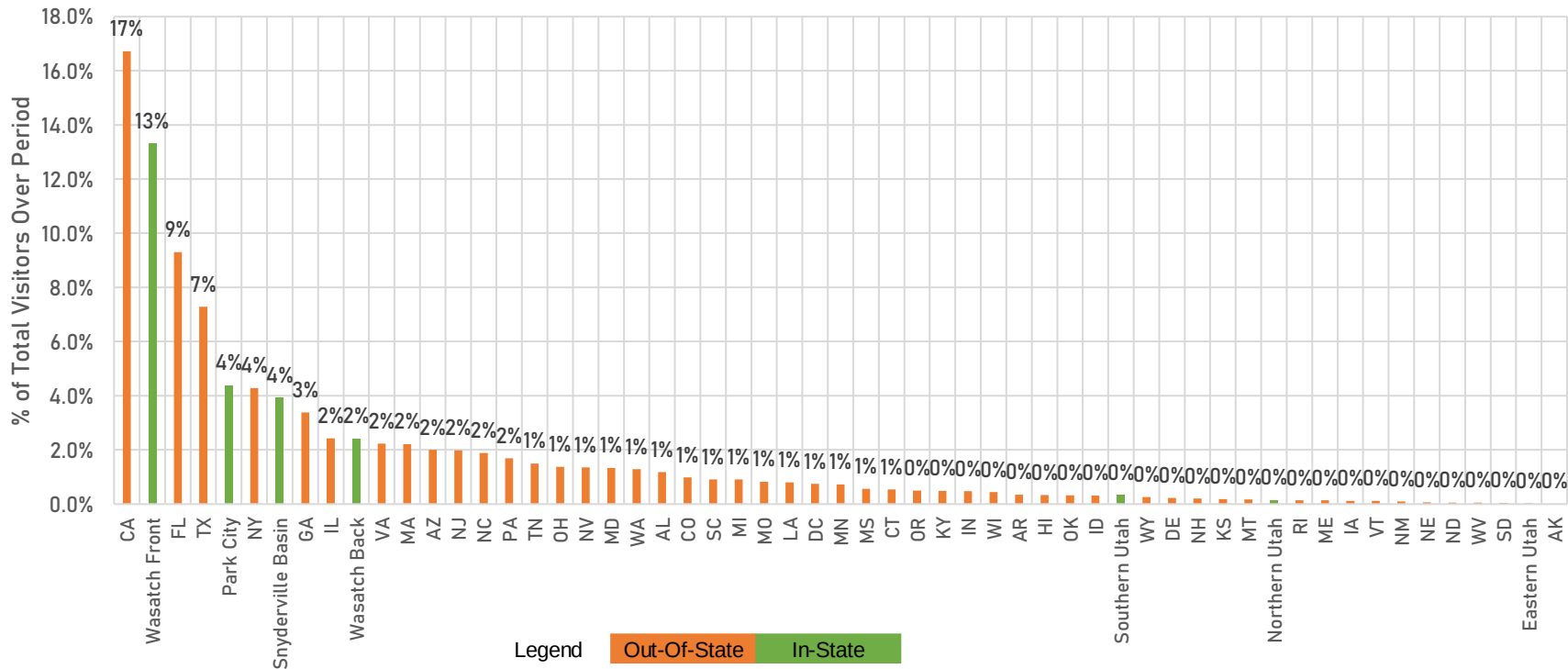
YoY % Change in Main Street Visitors by Day
December 2023



Main Street Visitation Update: December 2023

California and Wasatch Front lead the way over the holiday period. Park City and Basin contribute.

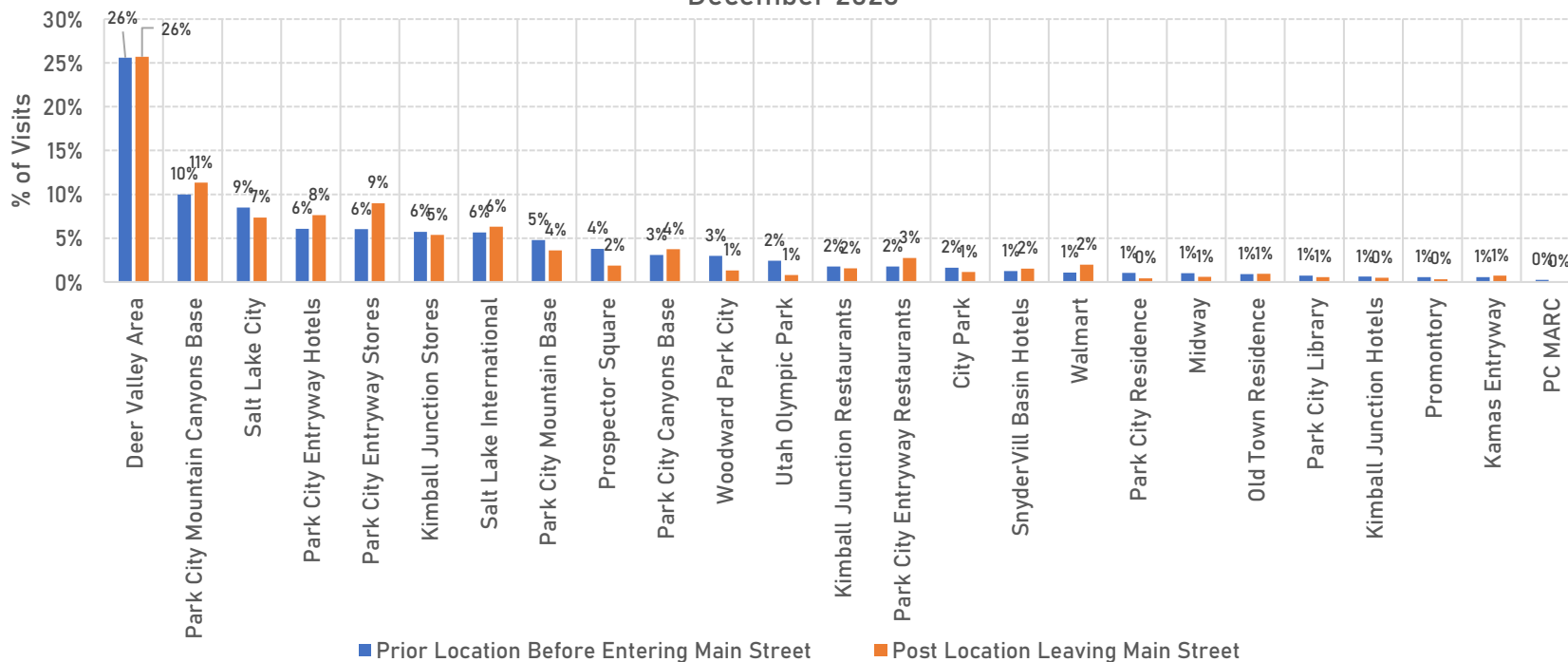
Source of Main Street Visitors by Home Location and %
December 2023



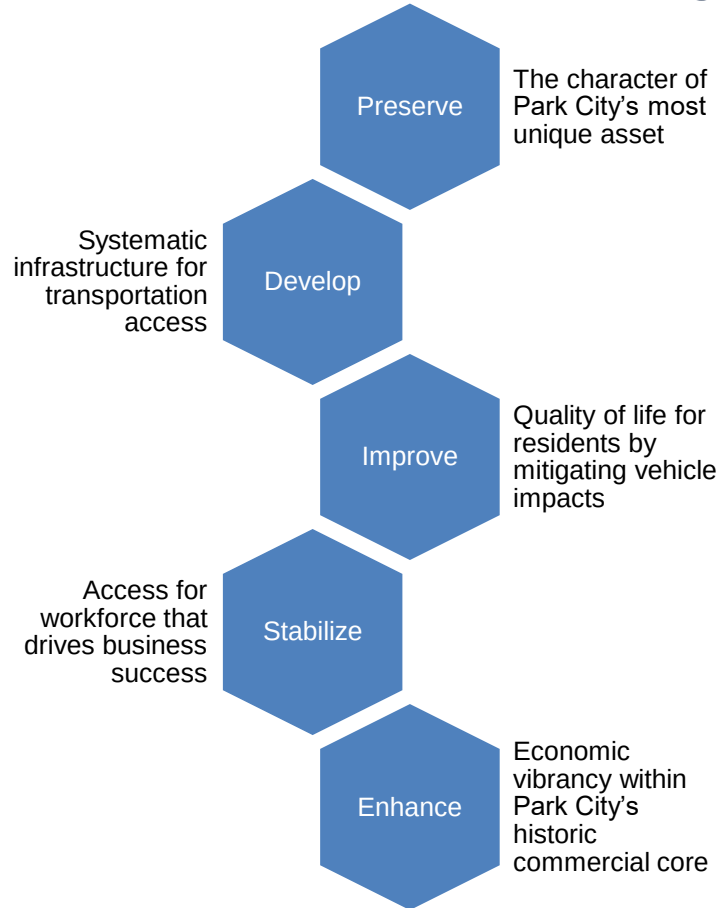
Main Street Visitation Update: December 2023

Top locations prior to entering and exiting Main Street demonstrate the Deer Valley area and the Park City Mountain base are key areas visitors pass through.

Top Visitor Locations Prior to Entering Main Street and Post Leaving Main Street
December 2023



Main Street Future: Key Targets



Predecessor

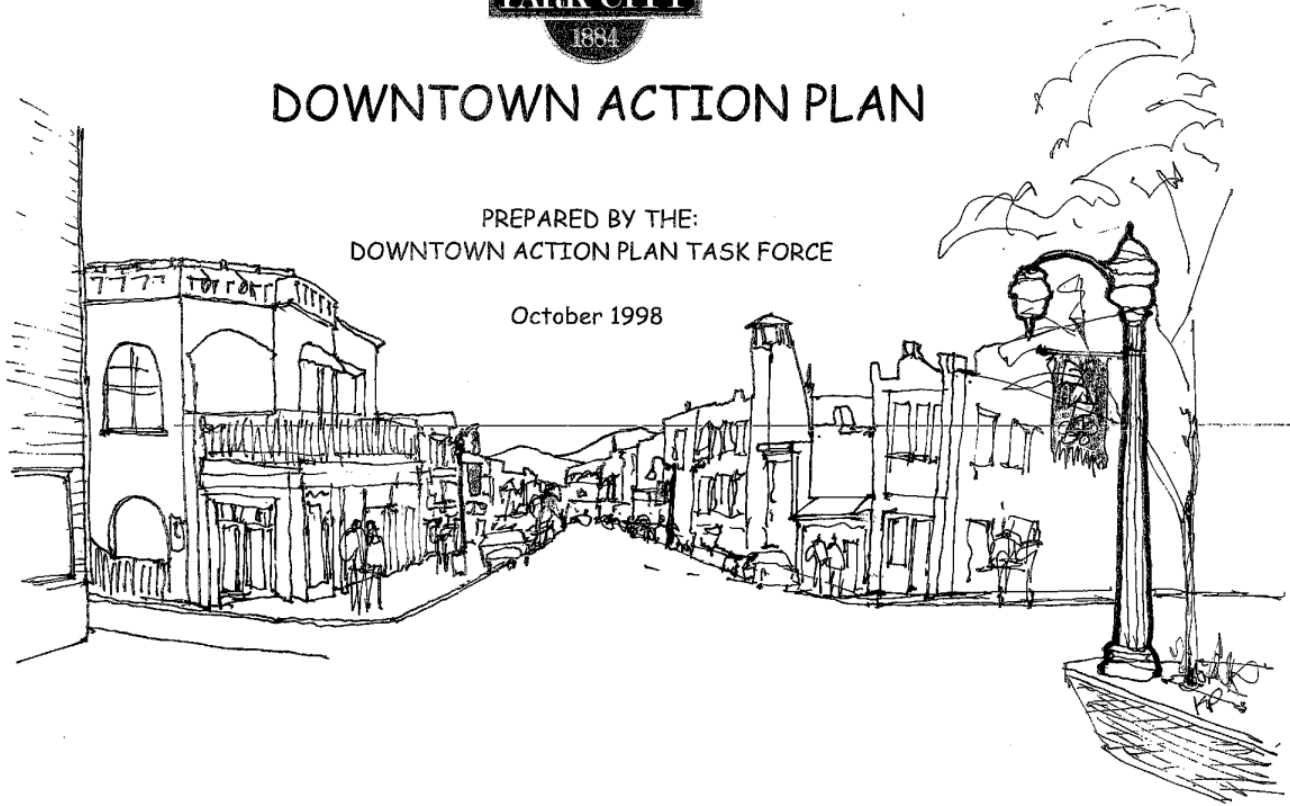
PARK CITY

1884

DOWNTOWN ACTION PLAN

PREPARED BY THE:
DOWNTOWN ACTION PLAN TASK FORCE

October 1998



Predecessor

Downtown Action Plan Task Force Members:

Fred Jones, Chairman, Representing the Planning Commission
Chuck Klingenstein, Representing the City Council
Jim Petrie, Representing the Historic District Commission
Steve Hooker, Representing the Main Street Merchant Association
Neil Breton, Representing the Restaurant Association
Jan Wilking, Representing the Chamber of Commerce

Other members serving as alternates:

Hugh Daniels, Representing the City Council
Joan Calder, Representing the Chamber of Commerce
Paul Brown, Representing the Restaurant Association
Mac McQuoid, Representing the Historic District Commission

Park City Municipal Corporation Staff Members:

Richard E. Lewis, Director of Community Development
Pat Putt, Planning & Zoning Administrator
Nora Shepard, Special Projects Planner
Myles Rademan, Director of Public Affairs
Eric DeHaan, City Engineer
Hope Bleeker, Transportation Director
Kurt von Puttkammer, Architectural Review and Graphics
Thomas Barlow, Planning Intern, Graphics Support

Main Street Future: Work Approach

Methods to Proceed

Council Acts Directly on
Staff Advice Only

No Public Feedback

Advisory Committee
Represents Community

Recommended Path

Consultant-Based
Process

Council Has Signaled
to Not Follow this Path

Main Street Future: Work Approach

Advisory Group Approach

Represented Body

City Council (Option to have as Either Direct Representation or External Advisor)

Planning Commission

Historic Park City Alliance

Park City Chamber of Commerce

Park City Area Lodging Association

Park City Area Restaurant Association

Park City Historic Preservation Board

Resident Community Member

Park City Municipal Staff

Main Street Future: Work Approach

Advisory Group Responsibilities

Provide Knowledge

Of current industry/geography conditions and needs

Support the Target Outcomes

That Council has specified

Represent Their Organization

Serve as liaison between industry group, advisory group and Council and represent the public interest

Provide Project Recommendations

That seek to deliver on targeted outcomes

Support Implementation

Provide information to the public

Main Street Future: Key Streams

Key areas of focus

Utility Infrastructure

Needed uplift of Main Street water infrastructure

Land Management Code & Regulation

Potential code revisions to target affordable housing, vibrancy, chain businesses, etc.

Economic Enhancement

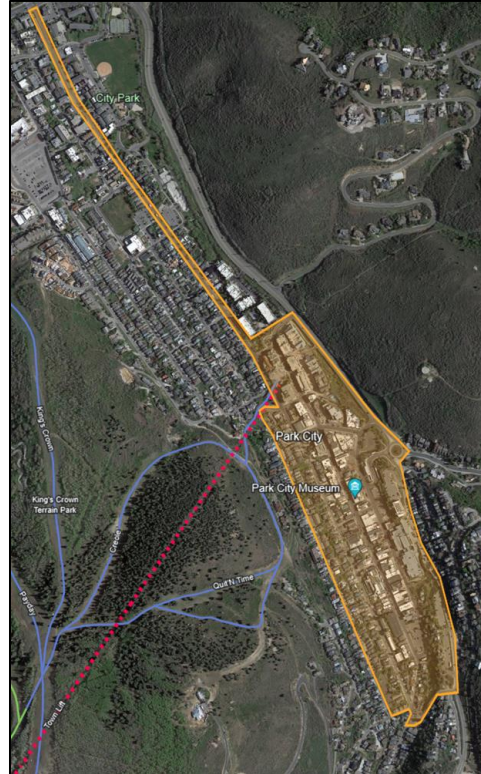
Potential asset development opportunities to stabilize demand base and recirculate customers of Main Street

Transportation

Potential traffic flow revisions, streetscape infrastructure and uses

Plan Boundaries

Option to consider Park Ave. corridor as part of project.



3 Regions

Seeking to Prepare Context-Sensitive Recommendation



Main Street Process to Incorporate Existing, Additive Information

- Bonanza Park Area Plan and 5-Acre Site Feasibility will conclude in FY24
- Intention regarding regionally significant parking facility announced in Dec. 2023



Key Question Recap

- If Council wishes to proceed, what approach should Staff pursue?
- If the representative model is preferred, should Council directly vote within the committee or serve as an external advisor?
- What boundary should be included for analysis?

Appendix



Main Street Future: Key Takeaways

Renewed Investment in Main Street Is Needed

Some things must be done...



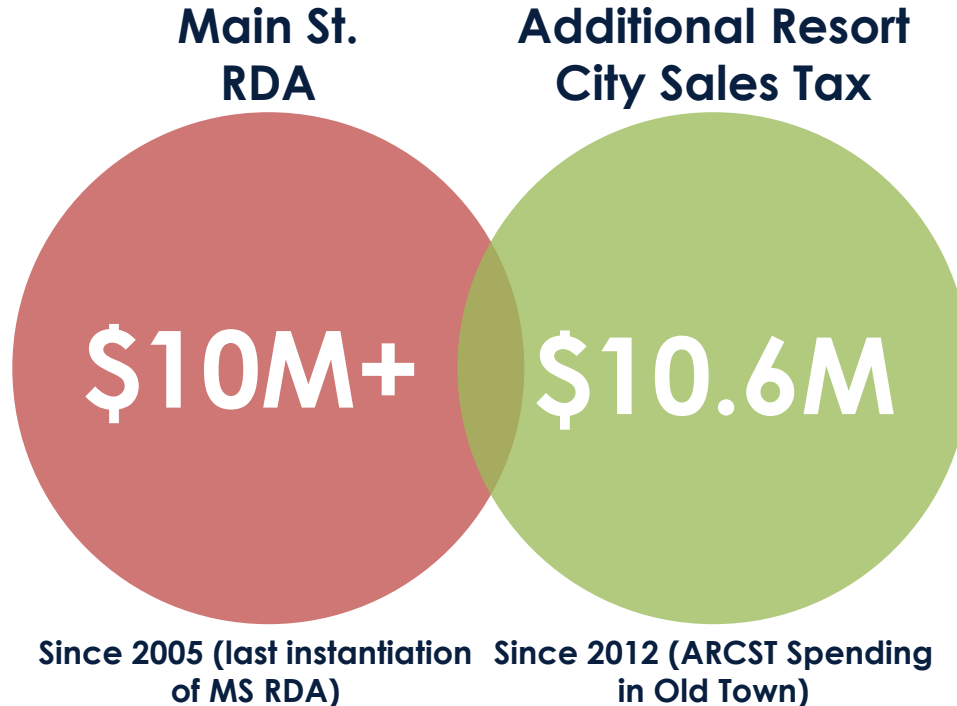
Scale & Scope of Change is Dependent on Council Priorities

...while other opportunities are discretionary.



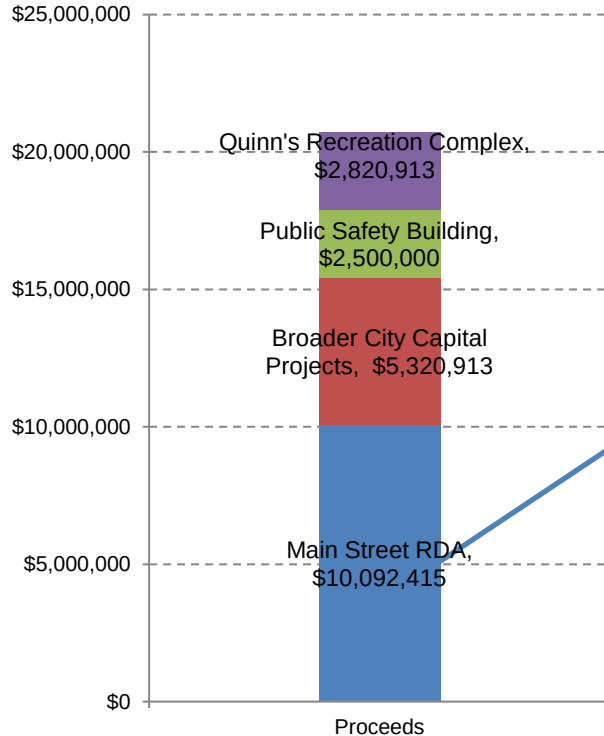
A Look Back: Funding Over Time

Primary sources of expense for downtown capital projects have traditionally come from Main Street RDA and Additional Resort Sales Tax.



Main Street RDA History

2005A Sales Tax Revenue Bond Proceeds



Project	Actual Expense	Budgeted Future Expense
SWEDE ALLEY/MARSAC (CHINA BRIDGE)	\$ 6,249,974	
SHELL SPACE (KPCW, Liquor Store)	\$ 1,823,037	
DOWNTOWN REVITALIZATION	\$ 426,704	
OLD TOWN STAIRS	\$ 424,606	\$ 284,253
MAIN STREET BOLLARDS PHASE I	\$ 88,282	
ECONOMIC STUDY	\$ 45,413	
HISTORICAL INCENTIVE GRANT	\$ 41,434	
HISTORICAL INCENTIVE GRANTS	\$ 32,500	
SANDRIDGE PARKING LOT	\$ 29,700	
ABATEMENT FUND	\$ 15,380	
TOWN GREEN COMPLEX	\$ 8,520	
DOWNTOWN REVITALIZATION	\$ 6,833	
ADDL PARKING MAIN AND SWEDE	\$ 5,342	
RELOCATED UTILITIES	\$ 930	
PROPERTY IMPROVEMENTS	\$ 350	
OLD TOWN ACCESS & CIRCULATION PLAN		\$ 60,000
PAVEMENT MANAGEMENT IMPLEMENTATION		\$ 52,000
CITY-WIDE SIGNS PHASE 1		\$ 20,000
MAIN STREET BOLLARDS PHASE I		\$ 11,718
Total Historical & Budgeted Projects		\$ 9,626,977

Additionally, FY22 budgets small operational expenses and projects an ending balance of ~\$100K

Additional Resort City Sales Tax History

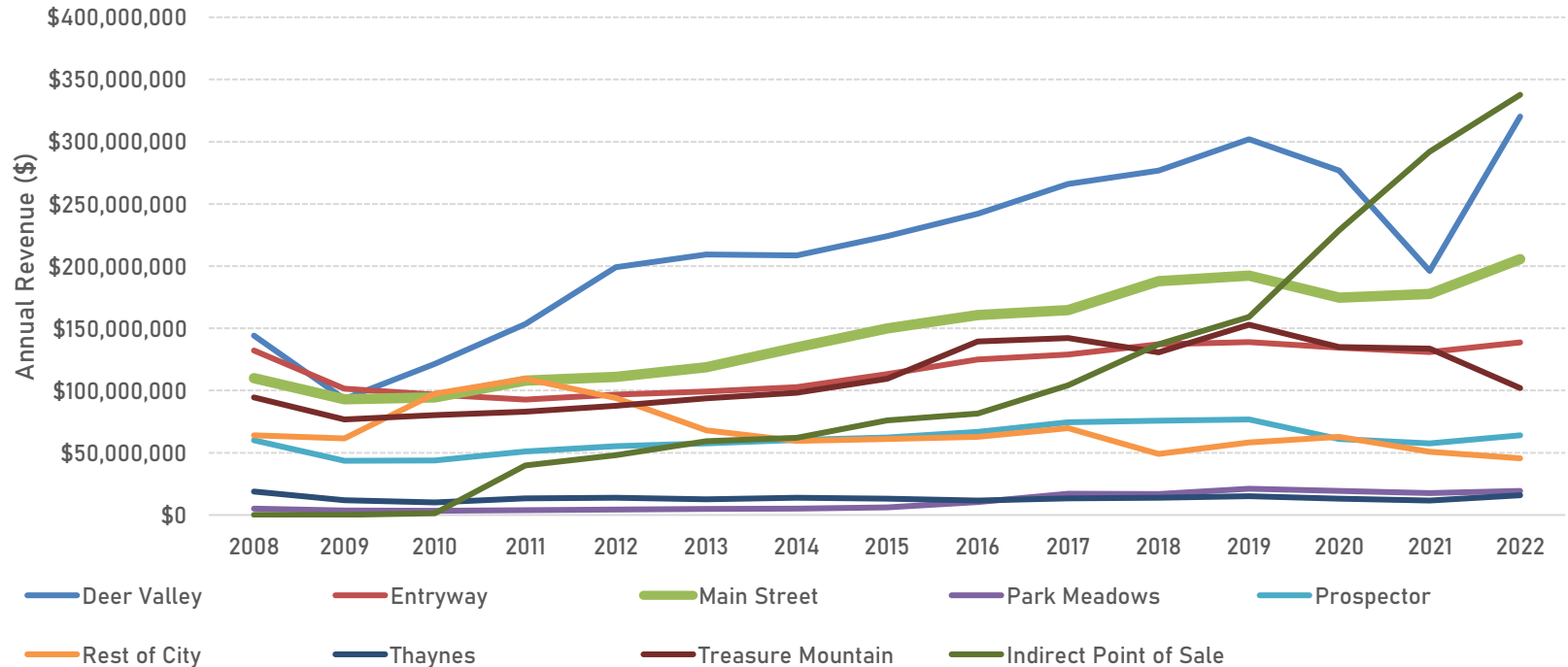
Historical Spending on ARCST-Related Capital Projects							
Category	Project	ARST Cash Spend	2014 STR Bond Proceeds	2015 STR Bond Proceeds	2017 STR Bond Proceeds	2019 STR Bond Proceeds	Total
Open Space/Land	TREASURE HILL				\$6,000,000	\$8,128,142	\$14,128,142
Open Space/Land	OPEN SPACE ACQUISITION	\$17,709	\$3,974,140	\$6,403,619			\$10,395,468
Open Space/Land	LAND ACQUISITION/BANKING PROGRAM	\$4,725,155					\$4,725,155
Downtown Infrastructure	DT ENHANCEMENT PHASE 2	\$34,703	\$489,174	\$3,874,470	\$16,608		\$4,414,955
Downtown Infrastructure	OTIS PHASE II(A)	\$500,000	\$1,556,919	\$375,177			\$2,432,096
Downtown Infrastructure	OTIS PHASE III(A)	\$2,236,589		\$0			\$2,236,589
Stormwater	STORM WATER IMPROVEMENTS	\$2,021,416		\$8,678			\$2,030,094
Downtown Infrastructure	DEER VALLEY DR PHS II	\$97,656		\$719,981			\$817,637
Downtown Infrastructure	DOWNTOWN PROJECTS PLAZAS	\$61,005			\$231,828		\$292,833
Open Space/Land	PRIVATE LAND ACQUISTION #1	\$258,522					\$258,522
Downtown Infrastructure	MS INFRASTRUCTURE MAINT	\$252,098					\$252,098
Stormwater	LITTLE BESSIE STORM DRAINS			\$217,005			\$217,005
Downtown Infrastructure	DOWNTOWN PROJECTS - PHASE III	\$430		\$165,228			\$165,658
Stormwater	PROSPECTOR AVE STORM WATER	\$137,870					\$137,870
Downtown Infrastructure	PARK AVE. RECONSTRUCTION	\$300					\$300
Total With Open Space		\$10,343,454	\$6,020,233	\$11,764,158	\$6,248,436	\$8,128,142	\$42,504,422
Total Ex Open Space		\$5,342,067	\$2,046,093	\$5,360,539	\$248,436	\$0	\$12,997,136

Total of Downtown Infrastructure lines = \$10.6M

Main Street Trends: Sales Tax

Positive historical trend, but losing market share.

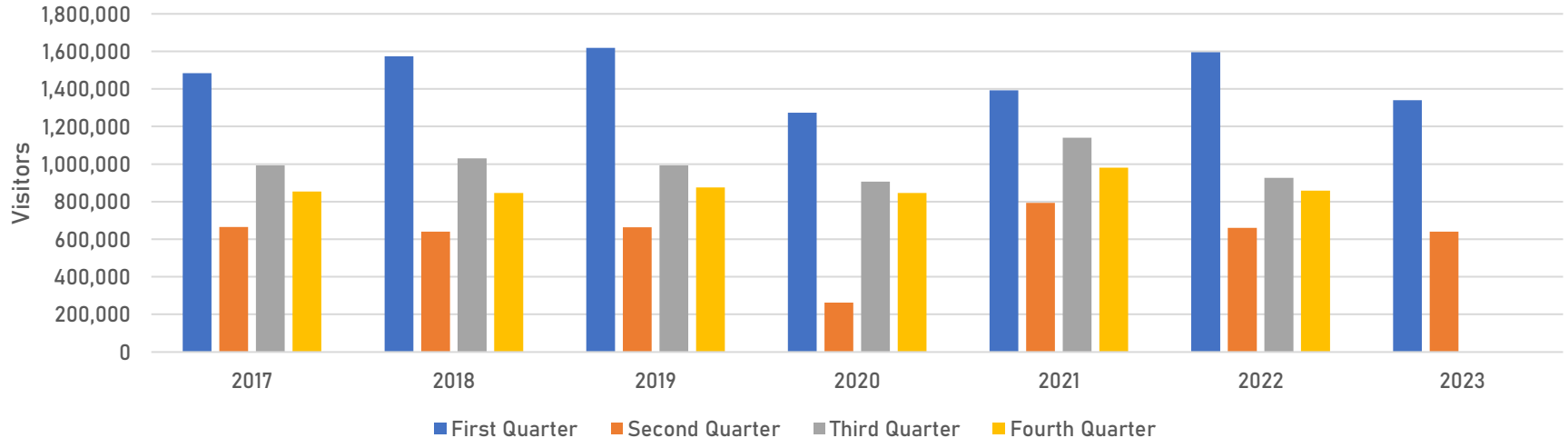
Annual Revenue By PCMC Fiscal Year and Geographic Region of City



Main Street Trends: Visitors

COVID bump is fading.

Estimated Main Street Visitors by Calendar Year and Quarter



Calendar Year	Main Street Visitors				
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
2017	1,483,161	665,538	993,336	853,676	3,995,711
2018	1,573,286	640,188	1,030,691	845,928	4,090,093
2019	1,618,275	663,881	992,946	875,761	4,150,863
2020	1,273,540	262,389	906,242	846,605	3,288,776
2021	1,391,936	793,237	1,139,918	981,176	4,306,267
2022	1,594,725	659,935	926,687	858,567	4,039,914
2023	1,339,568	640,027			

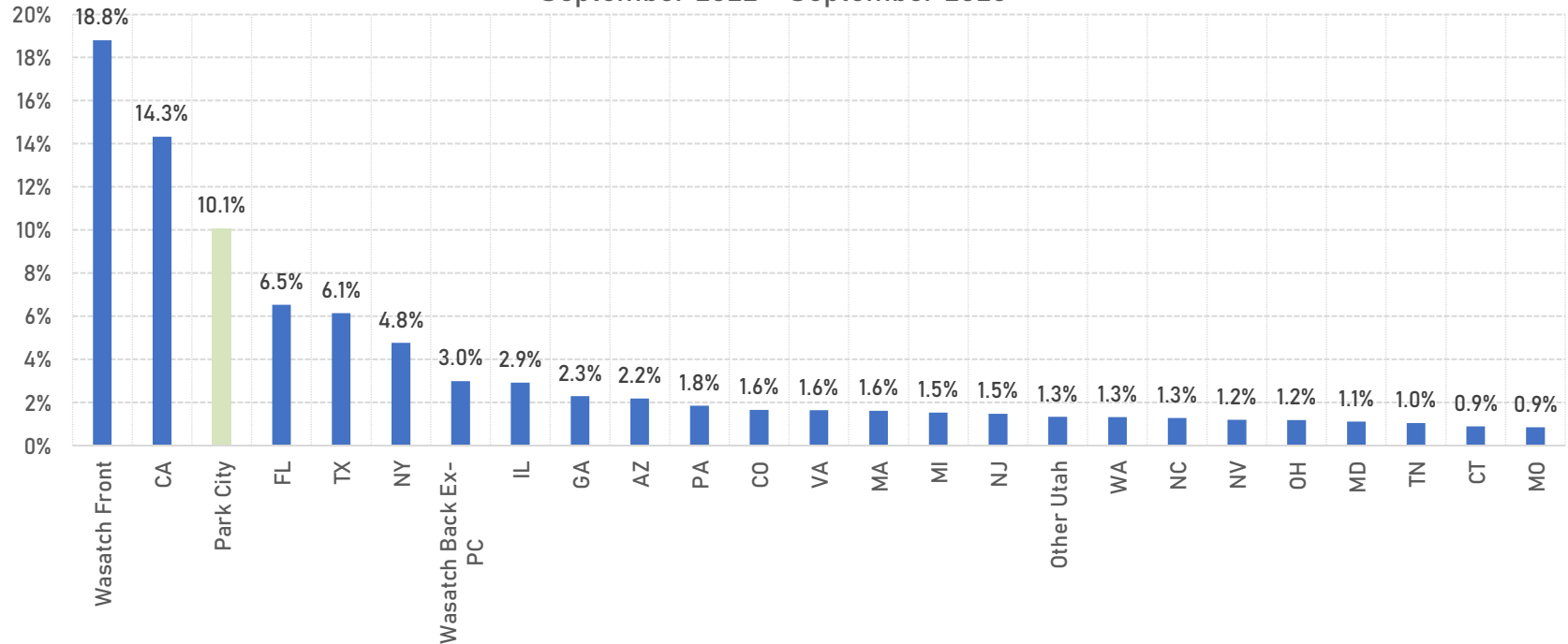
Calendar Year	Main Street Visitors, YoY % Change				
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total Calendar Year
2018	6%	-4%	4%	-1%	2%
2019	3%	4%	-4%	4%	1%
2020	-21%	-60%	-9%	-3%	-21%
2021	9%	202%	26%	16%	31%
2022	15%	-17%	-19%	-12%	-6%
2023	-16%	-3%			

Source: Park City Municipal Corporation. As of September 2023.

Main Street Trends: Visitors

Wasatch Front, California, Florida, Texas and New York remain important.

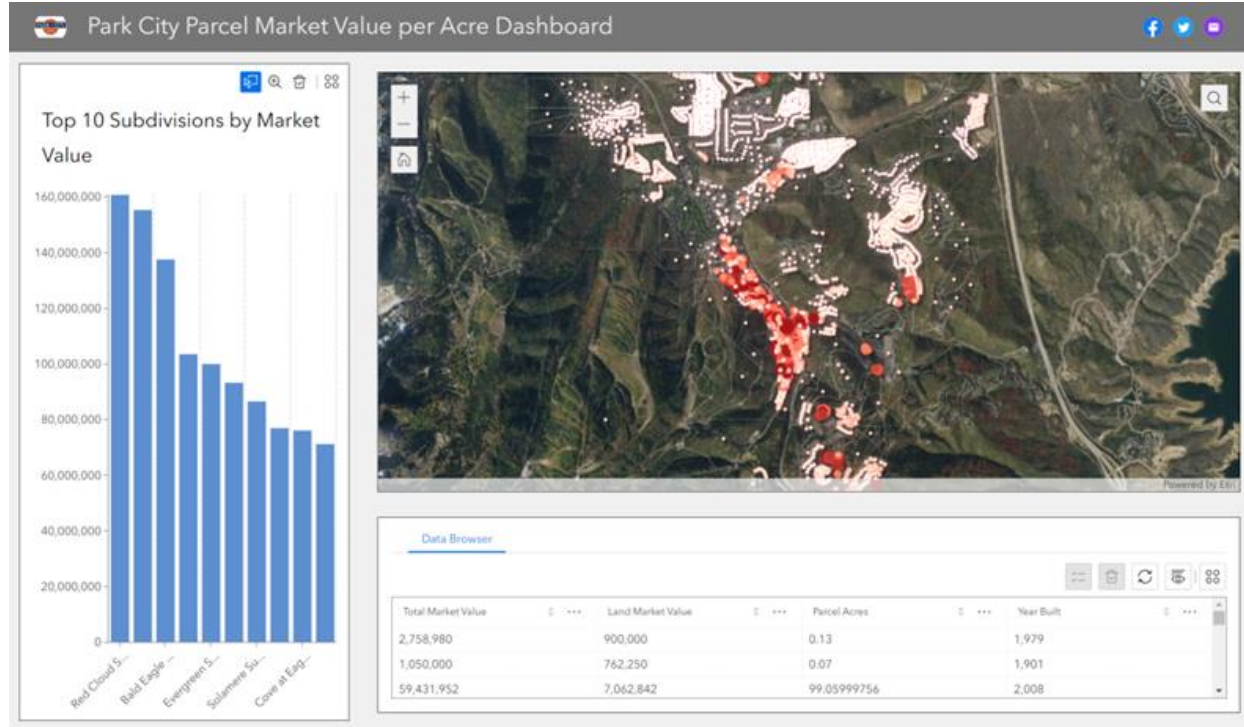
Top 25 Sources of Main Street Visitors
% of Total Visitors by Home Location
September 2022 - September 2023



Source: Park City Municipal Corporation. As of September 2023.

Data Science: Early New Products

\$700M - \$1B of new, complementary, assessed value could be added in Park City's historic core, which can aid PCMC in its Transportation and Housing goals.



Source: Park City Municipal Corporation. As of September 2023.

Infrastructure Needs

Water, Storm Water, Sewer

- \$10M+ Systematic replacement of main lines, laterals
- Minimum two, possibly three season, capital project
- Storm water improvements would be paired with the project
- Snyderville Basin Water Reclamation District would collaborate to replace sewer in Main Street north of Heber Ave.

Natural Gas, Electrical, Telecom

- These utilities were paired with Main Street granite sidewalks improvements
- However, work stopped at Heber Ave., lower Main Street could be reviewed

Streets

- A crown correction, grind, and overlay are needed on Main Street barring any change in vehicle traffic use
- A seal coat may provide temporary extension
- Park Avenue Reconstruction outreach is in progress, remains a need, and costs are increasing since last estimate

Parking Maintenance

- Planned conditions assessment on China Bridge parking and related infrastructure

Waste Management

- Council approved waste management contract as of August 2023.

Key Questions That Could be Considered in an Area Plan

Evaluate Existing Conditions in Detail

- Set clear baseline on existing land use, historic property information, traffic patterns, parking uses, etc.

Redevelopment of Swede Alley

- Potential redevelopment and expanded use of PCMC owned parcels on/near Swede Alley
- Sidewalk and pedestrian infrastructure

Traffic Flows

- Study current and potential future traffic flows through the district

Pedestrianization

- Potential pedestrianization and/or active transportation on Main Street

Lower Main Street

- Inclusion of Lower Main in infrastructure planning discussions

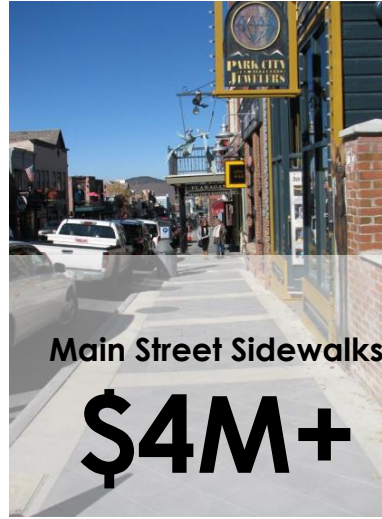
Asset-Level Analysis

- Similar to 5-Acre site in Bonanza Park, asset-specific feasibility analysis could be included

2012 Downtown Improvements

Café Terigo Plaza

\$500k+



Main Street Sidewalks

\$4M+

Swede Alley Crosswalks

\$200k+



Lights, Furnishings, Streetscape

\$300k+



Bob Wells Plaza

\$650k+



Bear Bench Walkway

\$731k+



Main Street RDA History

Last Renewed

2005

2021

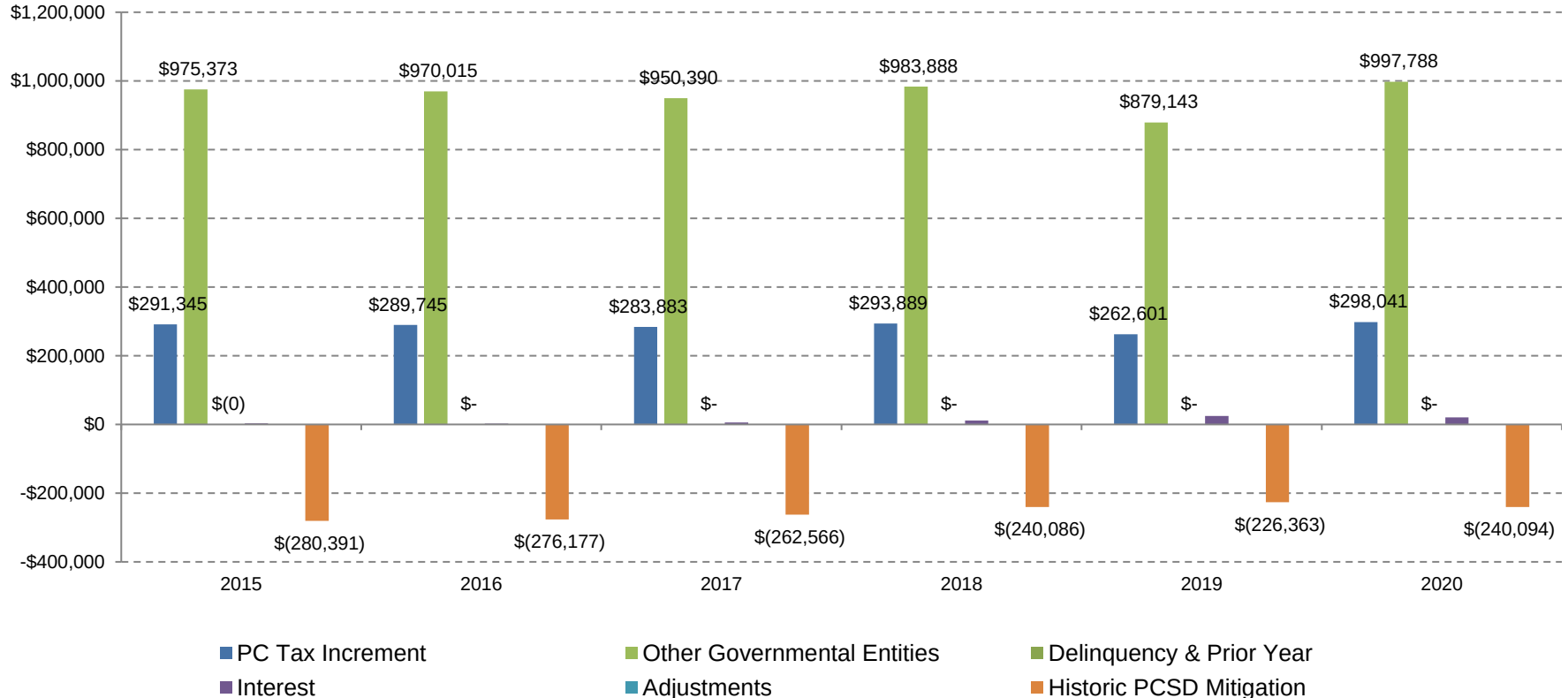
Expired



Source: Park City Municipal Corporation. As of June 17, 2021.

Main Street RDA History

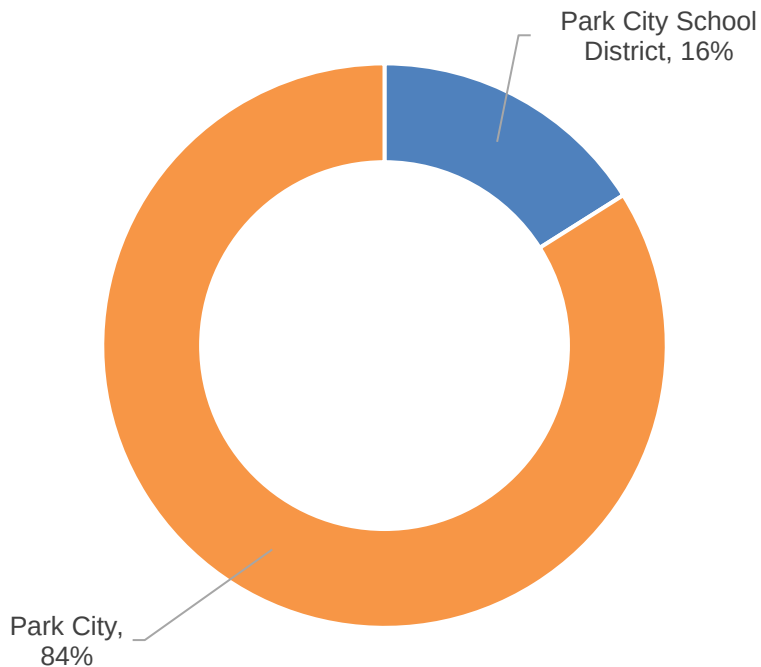
Breakdown of Main Street RDA Revenue Flows - Last 5 Years



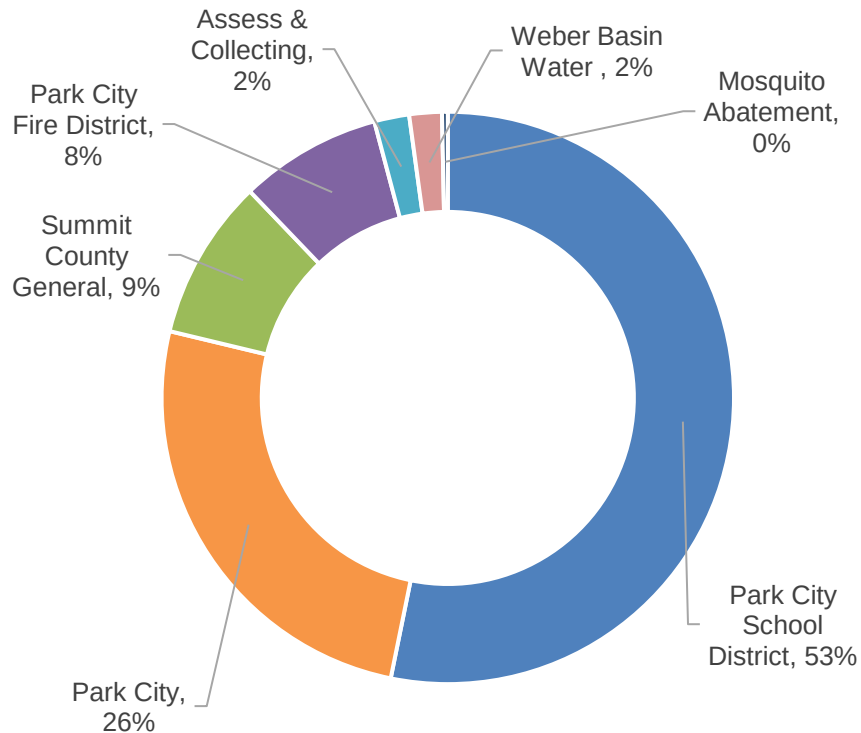
Source: Park City Municipal Corporation. As of June 17, 2021.

Main Street RDA Revenue Distribution

Tax Increment Distribution (W/RDA)



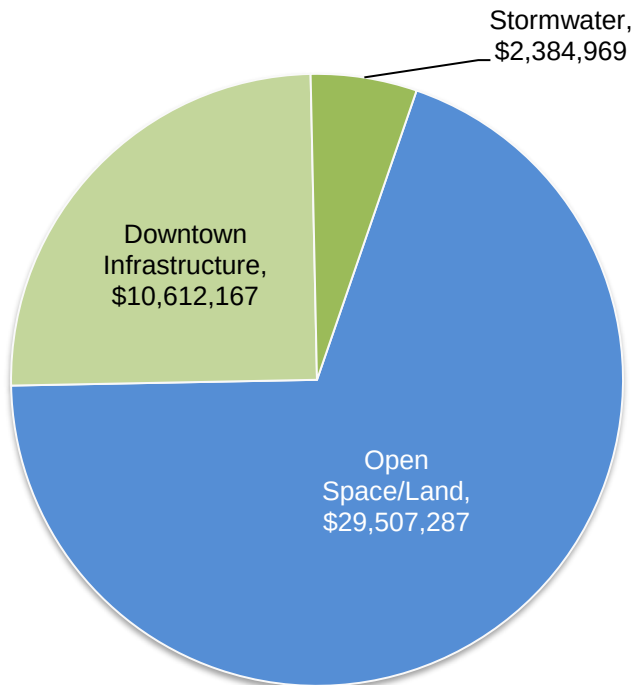
Tax Increment Distribution (No/RDA)



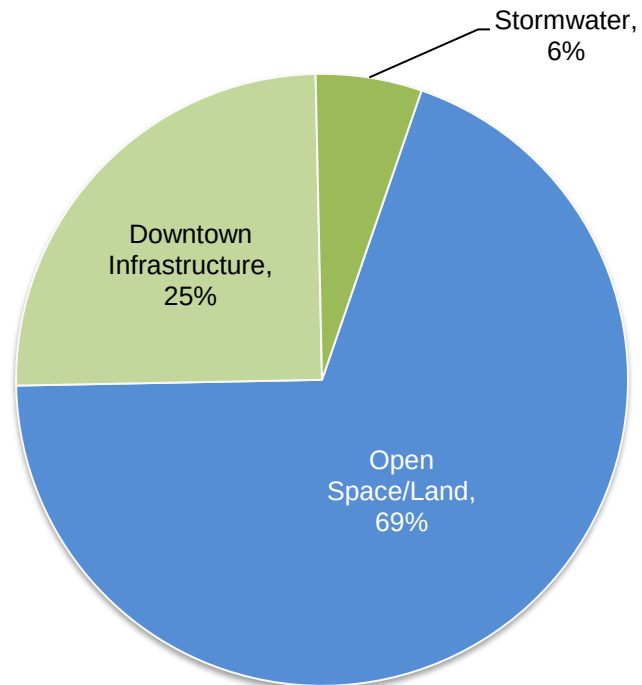
Historic ARST Cash & Bond Proceed Spend

The below encompasses ARST capital project cash expenditures by project type in \$ and % since 2012.

ARST Historical Cash Spend by Project Type, \$



ARST Historical Cash Spend by Project Type, %

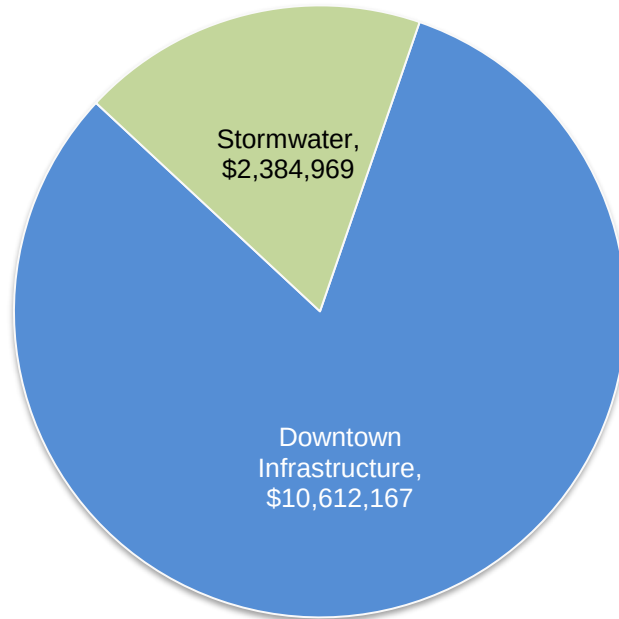


A Look Back:

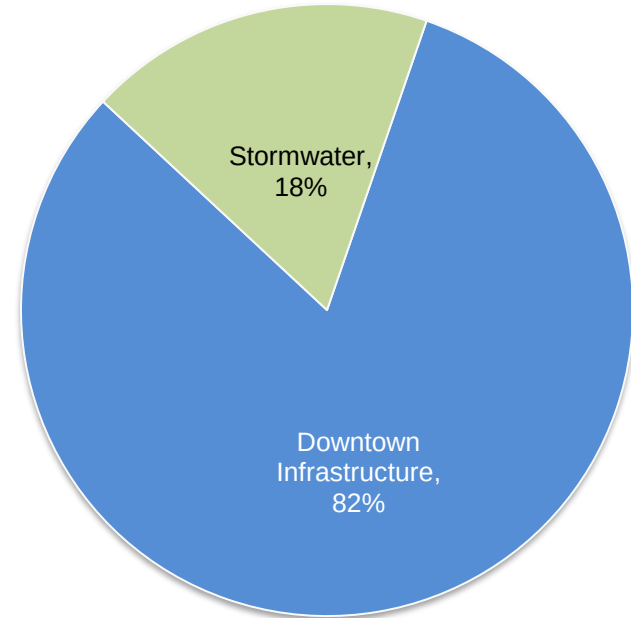
Historic ARST Cash & Bond Proceed Spend

The below encompasses ARST capital project cash expenditures (excluding Open Space) by project type in \$ and % since 2012.

ARST Historical Cash Spend by Project Type, \$



ARST Historical Cash Spend by Project Type, %



From: [Bob Theobald](#)
To: [Nann Worel](#)
Cc: [Max Doilney](#); [Becca Gerber](#); [Tana Toly](#); [Jeremy Rubell](#); [Ryan Dickey](#); [Christin VanDine](#); [John Frontero](#); [Sarah Hall](#); [Henry Sigg](#); [Matt Dias](#); [Jennifer McGrath](#); [Sarah Pearce](#); [Mark Harrington](#); [David Thacker](#); [Rick Shand External](#); [Ed Parigian](#); [Margaret Plane](#); [Laura Suesser](#); [bill.ciraco@gmail.com](#); [Michelle Kellogg](#)
Subject: [External] Willow Ranch Amended CCRS 2022
Date: Tuesday, December 19, 2023 10:54:27 AM

Warning: Replies to this message will go to bob@theoski.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Dear Mayor and City officials:

Max and Becca – I sincerely thank you for serving in an often-thankless job. I know that all of your decisions were made with the City's best interest in mind. You should be proud of the accomplishments and best wishes in other endeavors.

I thank all of you for your countless hours of review and facilitating a very big overall positive project for DV Snow Park and the wide-spread transportation elements designed to benefit the community at large. DV and Mayflower-Extell are indeed partners in the overall operation of the US-40 base and the mountain. As some of you may know, I have been involved with Mayflower since about 1980 (before the lease was signed with DV) and part of the original land planning in 1984, BOR reservoir eminent domain process, Flagstaff annexation, JSSD water and sewer reconciliation/acquisition, initial MIDA negotiations including hotel site selection, researching, compiling, and providing due diligence information to all buyers of Mayflower assets. I had the pleasure of working closely with Bob Wells throughout – RIP. And, based on my 10+ year experience with MIDA, I can unequivocally say, MIDA does not venture where it is not invited by the local jurisdiction – they will not sneak over the mountain and wrestle away land use authority. Park City should be so fortunate to have MIDA's indirect involvement in a major project - talk about disclosure and diligence. Disclosure: I have no continuing involvement in the affairs of Mayflower, MIDA, or Extell.

I understand that all City officials need a break and some downtime. But as you must acknowledge there are many outstanding issues and agendas to be set in the new year for Council and Commission. I am confident that discussions and much thought will take place over the next few days/weeks, although no formal meetings/actions.

To this end, I thought I must inform of a significant revelation regarding the PCMC/Crescent Vertical (Sarah and Gerry Hall) lawsuit. Unless someone formerly with the City was complicit with the scheme, I believe City officials are unaware of the potential violations and would want to know about them. I have taken a deep dive into an analysis of the 2022 Willow Ranch Amended CCRs. In my opinion, the newly discovered CC&Rs violate many elements of the intent of the 1993 Master Plan Development approvals, the Sensitive Lands Overlay (SLO) ordinance as well as the Army Corps of Engineer's Permit and restrictions. Specifically, by:

1. Deleting the Limits of Disturbance Area designated by the City and Corps of Engineers, and the Variance/amendment process
2. Attempting to change the methodology of determining the applicable Maximum Floor Area (square footage) of the Dwelling and Barn
3. Deleting Exhibit H - Army Corps of Engineers Permit and Restrictions
4. Deleting elements necessary to provide notice to Owners and City staff of applicable criteria for wetlands and view corridor SLO analysis.
5. This list may not be all inclusive.

Without having institutional memory such as the planning staff, planning commission and Council, or readily available historic documentation of the MPD, it would be impossible to ascertain the then Council's original intent for the MPD by reviewing the 2022 CC&Rs – as it guts most consequential aspects. The 1993 CC&Rs is an inseparable document to the Plat - an ordinance. The Dropbox link is believed to be “one-stop-shopping” for all documents thought necessary to make an informed decision of the legality and impact of the apparently improper amendments by the HOA and the Halls. <https://www.dropbox.com/scl/fo/5wcxza06nqlzdd6804kmj/h?rlkey=v26a2wwhef8kh71odje0hr8pn&dl=0>. Please review at your convenience.

The Petitioner's attorneys are evaluating the ramifications of the CC&Rs document and how it relates to the litigation process. Does the City know about and condone the amendments to the CC&Rs? Perhaps, further discussion regarding such is appropriate before the new year.

Sincerely Bob

Bob Theobald
2810 Holiday Ranch Loop Rd
Park City, Utah 84060
435-714-0301
Bob@Theoski.com