PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
March 1, 2024

The Council of Park City, Utah, will hold a special meeting in person at the Park City Library Community Room, at 1255 Park Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. Click here for more information.

Zoom Link: https://us02web.zoom.us/j/84812043048

CITY COUNCIL STRATEGIC PLANNING RETREAT - 9:00 a.m.

I. ROLL CALL

II. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from February 1, 2024

III. VISION & VALUES & PRIORITY EXERCISES

IV. 12:00 p.m. - LUNCH & LEARN

1. Friends of Ski Mountain Mining History

2. Central Wasatch Commission

V. VISION & VALUE & PRIORITY EXERCISES

VI. 3:15 p.m. - PUBLIC INPUT

VII. 3:30 p.m. - FORM OF GOVERNMENT AND RECAP & WRAP UP

VIII. ADJOURNMENT

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

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

February 1, 2024

The Council of Park City, Summit County, Utah, met in open meeting on February 1, 2024, at 3:30 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss litigation at 3:30 p.m. Council Member Ciraco seconded the motion.

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

CLOSED SESSION

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

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

WORK SESSION

Discuss Recommended Changes to the Water Rate Schedule for FY25:
Clint McAffee, Michelle DeHaan, and Jason Christensen, Public Utilities Department, presented this item. McAffee reviewed water challenges that had been overcome in the last several years, such as water quality and supply. He noted the City supplied irrigation water to the golf course and water to the resorts for snowmaking in the winter. He indicated almost half of the water supply came from mining tunnels.

McAffee stated the department expenses were fully funded by water fees. He reviewed the water rate structure set in 2023. At that time, residential rates increased by 3%, commercial by 24%, irrigation by 29% and multi-family by 9%. He noted historically, residents saw water increases that were in line with inflation. He recommended a 10% water rate increase in all classes in order to keep up with inflation. With his calculated projections, the City would also need to increase rates by 3% each year following the 10% increase. He stressed there was a high cost to water service. Another reason for the need to increase rates was that the community took water conservation seriously and the water demand had decreased. Also, the new 3Kings Water Treatment Plant was a big expense. He noted emerging challenges included PFAS in the wells that would require treatment as well as road salt that got into the water system.

McAffee reviewed some alternatives to increasing water rates, including charging City-owned water connections retail rates, charging the golf course for irrigation water, or deferring capital projects. He noted the school district would begin paying for their water usage. He indicated Council Member Rubell had suggested hiring someone to perform a rate study.

Council Member Dickey referred to the capital improvement plan and asked if a bond was a possibility. McAffee stated they were not considering that because of high interest rates. He noted they usually only bonded for large capital projects and there weren't any big projects where a bond would be justified, but he could look at how a bond could affect water rates. Council Member Dickey asked if the projects displayed would be deferred to which McAffee affirmed.

Council Member Rubell asked if the same retail water product was being delivered to all parties. McAffee stated they delivered treated water, minimally treated water, and untreated water. The retail rate was for drinking water. The other raw water deliveries had no charge. Council Member Rubell asked if there was a method to test PFAS. DeHaan indicated there was granular activated carbon that would need to be in the different treatment plants to treat PFAS. McAffee stated the financial model did not include PFAS so if they were required to treat it, that would be a different discussion. DeHaan stated the ski industry began testing for PFAS and some athletes had been banned from competitions because PFAS was found. There wasn't a lot of technology available for testing and it would be expensive when it occurred. Council Member Rubell was interested to see emerging technologies and what the City could do to help mitigate PFAS.

Council Member Parigian asked where the 10% rate increase would come from. McAffee stated in years past, they increased rates the same across the board. They were here now to identify the need and they would look at how the customer rates were balanced. Council Member Parigian asked if department budgets included water usage to which McAffee stated the departments didn't keep track of their usage, but he kept track of the usage.

Council Member Ciraco asked about the 2016 elevation surcharge. McAffee explained the goal was to accurately charge the correct fee to users. Users at the lowest elevation of the City received the cheapest water, but water pumped to homes at higher elevations cost more because the water had to be pumped up hill. Council Member Ciraco asked if the surcharge from 2016 still covered the cost. McAffee stated the units at higher elevations had a surcharge on their bill and that was adjusted as part of the rate increases. Council Member Ciraco asked if the PFAS issue was specific to ski wax or were there other products that contained PFAS, to which DeHaan stated there were many products. McAffee guessed most of the PFAS in the City came from ski wax.

Council Member Toly asked about the capital improvement projects on Main Street. McAffee stated that project was accelerated due to the great need. Council Member Toly asked why the mine tunnel needed improvements this year. McAffee indicated the mine tunnels were like horizontal wells. They were excavated to drain the tunnel. The mountain was slowly compressing, and the goal was to keep the tunnel open so the water source could continue. Council Member Toly asked if the water meter project cost was due to consumers changing out their water meters. McAffee stated unspent project balances rolled into the next fiscal year. Last year they didn't use all their budget so this year's budget looked larger.

Mayor Worel asked if McAffee monetized how much water was lost due to water line breaks. McAffee stated they monetized money lost from water leaks. Mayor Worel asked if a rate study needed to be done before contemplating charging the City fees for water usage. McAffee indicated they could be looked at simultaneously. Mayor Worel asked if Council supported a water rate study. Council Member Rubell favored both phases of the rate study through a RFP process. He indicated one option for the study would be to include three rates for the three products. Council Member Parigian was against spending money for outside services when it could be done inhouse. McAffee noted outside services could compare the City to other cities. Council Member Ciraco supported an outside study, especially since the new water treatment plant was just finished. Council Members Dickey and Toly supported the rate study. Council Member Toly asked if the study could be completed before FY25, to which McAffee affirmed that Phase One of the study could be finished by then. Council Member Toly preferred to wait for the study results before discussing implementing water fees for City-owned properties. She didn't want to defer the Main Street water project. Council Member Dickey favored exploring a charge for fee driven City departments such as the golf course and MARC, and stated those fees could be wrapped into the user fee for those services. He thought the departments that weren't fee driven could implement conservation measures, and he was open to charging them as well.

McAffee stated they could bring information on City water accounts back to Council or he could include that in Phase Two of the study and have the consultants weigh in on charging City accounts. Council Member Ciraco wanted to explore charging the City accounts for water to be consistent with the Water Department being charged for IT and other internal services. Council Member Parigian thought charging for water would be a strain on the ice arena and the MARC, and he preferred to phase in the charge so the users of those facilities wouldn't get a drastic increase in usage fees. Council Member Rubell supported charging City accounts for water, but noted the fee should depend on the study results. He stated rates could be adjusted at any time, so he wanted to get it right. He didn't want to see a direct pass through of the fees to the users of City facilities. He also did not want to defer the capital projects.

Mayor Worel summarized the Council wanted to begin Phase One of the water rate study and look into charging City departments for water. Council Member Parigian noted he didn't want to defer capital projects.

FY25 Special Event Officer Fee Discussion:
Lt. Vaifoa Lealaitafea, Captain Darwin Little, Penny Frates, and Jenny Diersen presented this item. Lt. Lealaitafea stated the special event officer fee had not been updated in five years and was currently $75 per hour. Increasing the fee to $100 per hour would help with hiring the appropriate number of public safety officers. He noted it was difficult to recruit and hire for Arts Fest in 2023 because of competing events that paid officers more than the City had authorized.

Mayor Worel indicated she received many calls from residents who felt their neighborhoods were protected. Council Member Dickey supported the fee increase for special event police officers and waiving the fees for community identifying events (CIE). Council Member Toly asked if the same number of officers were needed each year, and did some events require more officers. Diersen stated the Police Department requested the number of outside officers needed from event to event and that number could fluctuate based on the mitigation tools put in place. Council Member Toly supported both the fee increase and waiving the fees for CIEs. Mayor Worel asked about staffing for first amendment events. Lt. Lealaitafea stated they had enough resources for this latest event and if the crowd would have grown, they could ask neighboring agencies for assistance. Council Member Rubell supported the police fee increase. He noted there were illegal traffic moves by drivers and no enforcement was initiated. He wanted to see action initiated by the special event officers. Lt. Lealaitafea stated that was part of the struggle. The strategy was to put officers in certain spots and the public didn't understand the officer needed to remain at the spot for presence reasons. Captain Little indicated it could be frustrating being in an intersection and letting a violation go. But if the officer pursued the offender, it would shut down that intersection and cause traffic backups. He understood the concern that there was a need to utilize the resources effectively. Council Member Rubell asked for a future discussion on officer presence, and if paying an officer $100 per hour to sit at a location for presence was the right mechanism to achieve that outcome or if there was another way to achieve the outcome that was more cost effective. Regarding general traffic issues with events, he wanted to think strategically about the situation to alleviate the burden.

Council Member Parigian asked if the Police Department had trouble finding special event officers for Sundance, to which Lt. Lealaitafea affirmed. Council Member Parigian asked if the City paid administrative fees to outside agencies, to which Lt. Lealaitafea affirmed. Council Member Parigian referred to the display and indicated he did not want to pay double the administrative fee on holidays. Frates stated she would look at past invoices to see if outside cities were increasing their fees for holidays. Council Member Parigian asked if the vehicles were idling. Lt. Lealaitafea indicated the vehicle would need to be on if lights were on. Council Member Ciraco asked if the outside jurisdictions set the fees to which Lt. Lealaitafea affirmed. Council Member Ciraco asked what the top three CIE events were. Diersen stated these events identified with the community, and mostly consisted of events sponsored by nonprofits that couldn't afford to pay the fees. Council Members Parigian and Ciraco supported waiving those fees. Council

Member Parigian asked if this change would increase the likelihood of the non-profits exceeding the threshold for waiving fees. Diersen stated some events were outside the parameters of those limits, such as Fourth of July and Miners' Day.

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 Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II. APPOINTMENTS

1. Appeal Panel Appointments:

Michelle Downard, Resident Advocate, reviewed the creation of this panel was approved by Council last July. There were five applicants who were interviewed in January for three seats. Mayor Worel noted the five candidates were well qualified and all could do a great job. Council Member Dickey supported Adam Strachan, Matthew Day, and Elyse Katz. He looked for candidates who could hit the ground running. Council Member Toly supported those candidates as well. Council Members Rubell, Parigian, and Ciraco favored Strachan, Day, and Esteban Nunez.

Council Member Rubell moved to appoint Adam Strachan, Esteban Nunez, and Matthew Day to the Appeals Panel. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Parigian, and Rubell
NAYS: Council Members Dickey and Toly

III. PRESENTATIONS

1. Park City High School Students at the Capitol Recap:

Linda Jager, Community Engagement Manager, indicated some high school students representing different clubs attended Leadership Day at the Capitol. Ella Ehrich, student council member at Park City High School, gave her experience in attending the

Legislative Session at the Capitol. She indicated they participated in a mock legislative session, and she was grateful to be part of that. Council Member Toly stated it was a great day for all who attended.

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Ciraco thanked staff for their work during the Sundance Film Festival. Council Member Parigian loved seeing the films during the Sundance Film Festival. Council Member Rubell stated he looked forward to having a strategic review of the Transit system. He heard positive things on the direct routes to the resorts. Council Member Toly also thanked staff for mitigating the Sundance traffic. She indicated she and Council Member Dickey went to a Colorado Association of Ski Towns (CAST) meeting in Crested Butte, Colorado, and she appreciated all the initiatives the ski towns were involved in. Council Member Dickey noted in some ways, Park City was ahead in the efforts being made on ski town issues. He was happy to see all the efforts in Transit. Mayor Worel thanked staff, the resorts, and Sundance for coming together at City Park to celebrate the 40th anniversary of Sundance. Council Member Ciraco stated next Wednesday there would be a Transit Week event at the Old Town Transit Center with coffee and donuts. Mayor Worel stated the World Cup Ski Event started today. Also, Park City Mountain would be celebrating their 60th anniversary and they would be having a birthday bash on February 10th.

Staff Communications Report:

1. Radon Gas Detection and Mitigation Program:
Mayor Worel asked that radon detection kits be provided to City employees. The Council members agreed the kits should be distributed.

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.

Kris Campbell, LGBTQ+ taskforce, thanked the City for tracking the legislative bills this session. HB261 was signed by the governor and a similar bill, HB111, took away the ability to have conversations around diversity, equity, and inclusion. They hoped the bill wouldn't discourage the City from helping other groups as they find their sense of belonging in the community. HB257, the transgender bathroom bill, required him to use the women's bathroom and changing rooms, and it made him and the women in those rooms feel uncomfortable. He asked the City to help the taskforce in helping individuals feel safe. He encouraged gender-neutral spaces for transgender and nonbinary individuals in public buildings.

Sean Udell, 84032, via Zoom, spoke about mental health impacts from HB257 on the LGBT group. He noted suicide and homelessness were more prevalent in this population. He thought a lot of the illness would not exist if there was less bigotry. He hoped the City and county would increase funding for the Summit County Health Department to create programs for this population.

Virginia Solomon, 84098, stated the bills previously mentioned and other bills in the pipeline negatively impact the LGBT community. They asked to be involved in conversations so their input could be given.

Mayor Worel closed the public input portion of the meeting and thanked the taskforce members for being here and speaking up.

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from January 4, 11, and 16, 2024:

Council Member Rubell referred to the January 4, 2024, minutes and indicated on Page Three, Line 18, the comments on legal jurisdiction and public feedback was missing language that the county attorney rejected the offer from the City to forward emails received by the City. Also, on Line 28, he clarified the fire district was not providing EMS services to other areas of the county.

Council Member Rubell moved to approve the City Council meeting minutes from January 4, 11, and 16, 2024 as amended. Council Member Toly seconded the motion.

RESULT: APPROVED AS AMENDED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VII. CONSENT AGENDA

1. Request to Approve the Amendment to Interlocal Agreement between Park City School District and Park City Municipal Corporation Regarding School Resource Officers:

2. Request to Approve the 2024 Council Liaison Assignments:

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

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

VIII. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2024-04, an Ordinance Approving Land Management Code Amendments to Prohibit Nightly Rentals in the Bald Eagle Club at Deer Valley:
Lillian Zollinger, Planning Department, presented this item and indicated this request was to prohibit nightly rentals and internal accessory dwelling units (IADU) in the Bald Eagle Club. She noted the Planning Commission supported prohibiting nightly rentals but did not support prohibiting IADUs.

Dwayne Vance, Bald Eagle Club HOA, reviewed this was the first gated community in Upper Deer Valley and it consisted of 15 lots. Residents welcomed owners and guests, but they didn't want transient uses for these units. He noted 40 out of 48 HOA owners voted to prohibit transient uses. The prohibitions were legally enforceable, but he asked the City to be consistent by also putting this in the code. Regarding IADUs, the law authorized these to increase affordable housing and provide income for homeowners. He stated that according to state law, Park City had the authority to prohibit 25% of the City for IADUs, although it had not prohibited any to this point. He thought the state law was new and this was most likely the first request for prohibiting IADUs. This was a gated community with luxury homes, and the homes would never be used for workforce housing. The analysis for IADUs in the club was the same as the City's analysis for prohibiting nightly rentals. Both IADUs and nightly rentals required permits and the IADU could be granted by the City even though the HOA prohibited it. If this happened, the owners would be angry and lawsuits would be likely. He noted only condo projects could prohibit IADUs. This condo community had detached units and this configuration was more conducive to building IADUs. He encouraged the Council to prohibit both nightly rentals and IADUs.

Council Member Rubell stated enforcement should be through the HOA. He asked how the prohibition would be enforced if the IADU was prohibited in the LMC. Zollinger stated staff would look at the application and deny it because it was prohibited in the code. Council Member Dickey clarified it would be a code enforcement issue since it was prohibited by code. Council Member Toly asked if Chatham Crossing was the last subdivision to prohibit nightly rentals, to which Zollinger affirmed.

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

Council Member Dickey stated the Council approved the last request for prohibiting nightly rentals in a particular subdivision, but they gave direction they didn't want to restrict nightly rentals at that micro level. He wanted to respect the Planning process and he didn't want the City to be an enforcement arm for a private contract. He supported IADUs for Upper Deer Valley and was not in favor of prohibiting those in Upper Deer Valley.

Council Member Toly stated there were a lot of neighborhoods without HOAs and the City shouldn't push nightly rentals into neighborhoods that couldn't protect themselves.

She also didn't want to see restrictions on IADUs. Council Member Ciraco didn't think the City needed to be the enforcement for the HOAs, but the HOAs were responsible for enforcing their CCRs. Council Member Parigian agreed.

Council Member Dickey moved to deny Ordinance No. 2024-04, an ordinance approving Land Management Code amendments to prohibit nightly rentals in the Bald Eagle Club at Deer Valley. Council Member Toly seconded the motion.

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

IX. NEW BUSINESS

1. Consideration to Authorize the City Manager to Purchase a Residential Studio Unit Located at 1940 Prospector Avenue, Carriage House #209, in the Amount of $240,000, Utilizing the Affordable Housing Fund:

Council Member Parigian disclosed he owns a unit in Carriage house and indicated it wouldn't affect his decision.

Rhoda Stauffer, Affordable Housing Specialist, presented this item and stated the City had an opportunity to purchase a studio unit for Transit employee housing. This unit was adjacent to other City housing. The unit appraised for $250,000 and it was in good shape.

Council Member Rubell clarified the unit would be used for Transit employees. Stauffer stated the Housing Department would purchase the unit because Transit did not have the funding at the moment. Council Member Toly asked if it would be for long-term employees or seasonal employees. Fjeldsted stated seasonal housing was key to recruitment, but sometimes long-term employees used the housing as well. Council Member Rubell stated it sounded like an employee benefit instead of a rental program. Council Member Toly asked if the unit could be used for long-term transit, to which Fjeldsted stated the housing was used for both seasonal and long-term employees.

Council Member Ciraco asked what the HOA fees were per month, to which Stauffer indicated $244. Council Member Ciraco asked if the employees paid that fee, to which Stauffer indicated the City paid it.

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

Council Member Rubell thought this was a great opportunity and a good investment. He thanked the sellers as well. Council Member Parigian noted Carriage House was a good place to live.

Council Member Dickey moved to authorize the City Manager to purchase a residential studio unit located at 1940 Prospector Avenue, Carriage House #209, in the amount of $240,000, utilizing the Affordable Housing Fund. Council Member Ciraco seconded the motion.

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

2. Consideration to Approve Ordinance No. 2024-02, an Ordinance Approving a Zoning Map Amendment For One Lot Zoned Single-Family and Estate to Single-Family, Including All of Lot EW-B-2AM Located at 1460 Eagle Way, Park City, Utah:
Spencer Cawley, Planner II, presented this item and reviewed the lot had a split zone and the proposal was to make a single-family zone for the entire lot. This would help when the site was developed since it would eliminate ambiguity.

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

Council Member Dickey stated the Planning Commission discussed the potential that the lot could be subdivided into three lots in the future. Cawley indicated the owner could subdivide the lot, but that would have to go through a plat amendment. Council Member Dickey stated the Planning Commission discussed restricting development and he asked if development could be restricted on the lot. Cawley stated the City was allowing what was approved in the code to exist. Rebecca Ward, Planning Director, noted this was part of the plat amendment process which required the Planning Commission to find good cause before the lot could be divided into three lots. Council Member Rubell stated subdividing the lot into three lots would be similar to the lots around it. Council Member Dickey agreed it would fit in the subdivision and he didn't have an issue with it.

Council Member Rubell moved to approve Ordinance No. 2024-02, an ordinance approving a zoning map amendment for one lot zoned Single-Family and Estate to Single-Family, including all of Lot EW-B-2AM located at 1460 Eagle Way, Park City, Utah. Council Member Dickey seconded the motion.

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

3. Consideration to Authorize the City Manager to Execute Contracts for the Following: 1) Electric Bus Options from the Gillig/Utah Transit Authority Contract to Purchase 7 New 35-Foot Electric Buses and 3 ABB Depot Chargers with a Total of 9 Dispensers; 2) an Electric Trolley Specially Manufactured for Main Street; and 3) a Ford E-Transit Passenger Van to Provide Local Services between Residential Neighborhoods, Park City High School, the Hospital and National Ability Center,

and Other Key Local Destinations, in Forms Approved by the City Attorney's Office:

Sarah Pearce, Deputy City Manager, announced the City hired Tim Sanderson as Transportation Director. Sanderson indicated he and his wife were excited to be in Park City. He noted Kim Fjeldsted was an awesome Transit Manager.

Fjeldsted indicated this item was to purchase seven Gillig buses and charger. It would take two years before they arrived. She also wanted to purchase an electric van and an electric trolley. She noted federal funding could be used to purchase the van since it was Altoona tested. Fjeldsted indicated the purchase would total $11 million and the City's responsibility would be $1.9 million. She estimated the trolley would cost $150,000.

Mayor Worel asked if a new bus barn would be needed since all these buses were being acquired, to which Fjeldsted stated the bus barn was at full capacity now. Council Member Parigian asked if there would be additional routes. Fjeldsted indicated there would not be additional routes. The buses were needed since so many buses were out of commission during charging time.

Council Member Rubell asked if the new buses could be allocated to new routes. Fjeldsted stated buses were not assigned to routes but that was always a possibility as staff looked to expand their reach. Council Member Rubell asked if this discussion would come back in the future. Pearce stated Sanderson would look across the department and find ways to increase efficiency. The long-term transportation plan was just approved, the City had a short-term transportation plan, and they could bring those back to Council for an update.

Council Member Toly asked if the electric trolley could run all day or would they need two trolleys. Fjeldsted stated she could look at that. Council Member Toly asked if the trolley would still go up and down Main Street and if the City would retain the existing trolley, to which Fjeldsted affirmed to both questions.

Council Member Dickey asked if the trolley would have van seating. Fjeldsted stated the chassis would be the same as a van, but the interior would be like a trolley. Council Member Parigian stated the existing trolley was a 2016 model and asked why the City needed a new one. He noted Main Street was being reimagined and he didn't know what would be needed in the future. Pearce stated the purchase was contemplated to move to electric vehicles. It took so long to acquire electric vehicles so this request was timely, but they could discuss it further if Council desired. Mayor Worel noted this would be a smaller vehicle, and asked if it could go all the way up Main Street, to which Fjeldsted affirmed. Council Member Dickey indicated the City took pride in its efforts to go all electric and he supported an electric trolley. Pearce stated they wanted the trolley to maintain the same character as the current trolley.

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

Council Member Rubell moved to authorize the City Manager to execute contracts for the following: 1) electric bus options from the Gillig/Utah Transit Authority contract to purchase 7 new 35-foot electric buses and 3 abb depot chargers with a total of 9 dispensers; 2) an electric trolley specially manufactured for Main Street; and 3) a Ford e-transit passenger van to provide local services between residential neighborhoods, Park City High School, the hospital and National Ability Center, and other key local destinations, in forms approved by the City Attorney's Office. Council Member Ciraco seconded the motion.

Council Member Parigian didn't think approving the trolley was needed tonight. Council Member Rubell kept the motion as-is, but noted the Council members would see a prototype before purchasing it.

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

4. Consideration to Approve Ordinance No. 2024-03, An Ordinance Amending Land Management Code Regulations for Electric Vehicle Charging Stations, Affordable Master Planned Developments (AMPD), and Subdivision Review:
Spencer Cawley and Lillian Zollinger, Planning Department, presented this item. Cawley indicated changes to the subdivision review process were mandated by the state. Electric vehicle charging station amendments included the conduit needed to increase from 20% to 50%, fast chargers would be established as a standalone use in some zones and as an accessory use everywhere, and the definition of service station would be broadened. Amendments to the AMPD included requiring a 10-foot stepback on perimeter facades only, establishing a 10-foot setback for rooftop mechanical equipment, removing provisions regarding childcare facilities, and clarifying that elevator penthouses and stairwells may be located within the 10-foot stepback.

Council Member Dickey asked if lack of action for preliminary subdivision approvals by the Planning Director meant the application would go to the appeal body. Rebecca Ward stated if the Planning Department didn't respond to the applicant, then the applicant could go to the Planning Commission.

Council Member Rubell referred to the fast charger code proposal and clarified there couldn't be properties in all zones that were established for car charging, but fast chargers could be installed at any residence, to which Cawley affirmed. Council Member Rubell asked what AMPD activities were ongoing with the Planning Commission and why this code amendment was separate from that. Ward stated the Planning Commission held several work sessions on AMPDs last year in relation to EngineHouse and Holiday Village/Parkside Apartments (HOPA), and they identified some areas for adjustments regarding stepbacks, eliminating interior stepbacks and allowing elevator and stairwells in the stepbacks. In addition, there were consultants working on broader LMC amendments that included parking reductions, commercial limitations, and other topics regarding AMPDs. Rubell asked if these amendments could be continued until the other AMPD code amendments were brought to Council, to which Ward stated that could happen if Council desired.

Council Member Toly asked about the childcare facility proposal. Ward indicated there was a current provision in the code that stated the Planning Commission may require childcare facilities as part of the AMPD if there were residential uses as part of the project. There was no clear criteria on how that determination would be made and that was discussed by the Planning Commission during the HOPA application process and it required them to do additional studies. The Planning Commission recommended removing that discretion from the code. They would be looking at all the childcare facility regulations comprehensively in March and they were interested in exploring incentives for childcare facilities rather than specifically in the affordable developments, and would have the discretion to impose the requirements.

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

Council Member Parigian asked if this amendment would allow an elevator shaft up to 10 feet. Ward affirmed 10 feet and noted there was a current allowance for the height at eight feet, and that would not change.

Council Member Rubell didn’t know why the AMPD would be amended now when the entire AMPD was being looked at comprehensively.

Council Member Rubell moved to approve Ordinance No. 2024-03, an ordinance amending Land Management Code regulations for electric vehicle charging stations and subdivision review and to exclude the AMPD changes until those were included with other AMPD changes planned for the near future. Council Member Dickey seconded the motion.

RESULT: APPROVED AS AMENDED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

5. 2024 Legislative Session Update:
Michelle Downard, Resident Advocate, reviewed some bills being tracked by the City during this legislative session which would have impacts to the community.

Mayor Worel stated the public comments tonight were moving with regard to HB257 and she asked if Council supported an analysis of all City buildings to ensure there were gender-neutral bathrooms in each one. The Council agreed to the analysis and construction of gender-neutral restrooms in each facility.

Council Member Rubell referred to SB171 and asked to understand what compensation meant and what the ability of the City would be to regulate the impact of health, safety and welfare of those in rental dwellings. On HB85 he wanted an opinion on how this would impact the City policies and trail systems.

Council Member Dickey didn't understand HB13. He thought it was an assessment and one could have tax increment funding against the assessment, but it wasn't a property tax increase so there was no need for municipal consent. Matt Dias, City Manager, indicated this bill had been proposed for three years in a row. Cities could draw down on a state fund for their infrastructure and they would pay back those funds. The bill would evolve between now and the end of the session. ULCT was watching this closely. There were many questions from mayors and councils asking how a property tax would be assessed without municipal consent.

Council Member Ciraco referred to HB306 and stated a lot would be deed restricted for owner occupancy and he wanted to know if other factors would be included, such as income, sales price, and price appreciation, or if it was only owner occupied. Dias stated the Housing team was involved with all the housing bills at the legislature. They provided quality input on some of the bills. They hoped to use Park City practices to make the bills enforceable.

X. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder