



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

March 7, 2024

The Council of Park City, Summit County, Utah, met in open meeting on March 7, 2024, at 2:15 p.m. in the City Council Chambers.

Council Member Dickey moved to close the meeting to discuss litigation at 2:16 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

CLOSED SESSION

Council Member Ciraco arrived at 2:25 p.m.

Council Member Dickey moved to adjourn from Closed Meeting at 3:00 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Kimball Junction Environmental Impact Study Update by UDOT:

Becky Stromness, UDOT Project Manager, reviewed the goals for this project, including the improvement of travel times on SR224, the reduction of vehicle queues on the I-80 off ramps, and the improvement of pedestrian and bicyclist mobility and accessibility in the area. She stated Alternatives A and C were advancing through the process at this time. She explained the screening process for the alternatives that helped the team decide which alternatives to make priorities.

Alternative A would have a split-diamond interchange with intersection improvements, a bus rapid transit (BRT) lane planned at Olympic Parkway, and a pedestrian crossing. Alternative C consisted of intersection improvements, including additional turn lanes at

Olympic Parkway, and improved pedestrian crossings and bike lanes. She noted the public comment period was open until March 27, 2024.

Mayor Worel asked when construction would begin once an alternative was selected. Stromness stated the project would get put on a list and would be prioritized against other projects. Mayor Worel asked if the Olympic factor would increase the priority placement, to which Stromness indicated she thought it would. Council Member Ciraco favored Alternative A since that contemplated splitting traffic. He supported splitting traffic to park and take public transit. He thought adding traffic on Landmark Drive wouldn't be optimal because of the grade of the terrain. He also suggested not having a traffic stop for those getting on I-80 from SR224.

Council Member Parigian agreed expanding Landmark Drive would not work well. He asked if the alternative would keep traffic the same through 2050. It was indicated the alternatives would handle traffic better than the configuration today. Council Member Rubell indicated this project affected the City and he appreciated the work done. Council Member Dickey asked why Alternative B scored low for pedestrians. He hoped UDOT would consider future neighborhoods in that area. Stromness stated Alternatives A and C both had pedestrian crossings planned. Council Member Toly asked why the cost difference between A and C was double. Stromness indicated the preferred project would come down to the draft Environmental Impact Study (EIS).

Special Events Policy Update:

Jenny Diersen, Special Events Manager, presented this item and indicated her team performed outreach on all the items that would be discussed today. She stated her department permitted 60% of all event requests. She reviewed events historically were held to bolster the economy. In the past few years, there was an emphasis on mitigating events. Because of the efforts to mitigate impacts, there were fewer complaints from residents.

Diersen stated she drafted some code amendments based on trends staff was seeing with events, including changes to peak and local times for some events, allowing the Special Event manager to retain administrative authority and updating the definition for Community Identifying Events. She displayed the proposed special event fee changes.

Council Member Toly supported the code refinements and the July Fourth drone show. She asked if Mountain Trails had planned Tour de Suds this year and thought it might be bigger this year. Diersen stated her team was working on that and she didn't think the number of attendees would be dramatically different. Council Member Toly asked if Diersen knew the attendance of the Jazz in the Park event. Diersen stated the crowd was manageable and there were no complaints made to the City. Council Member Toly preferred that more events be held in the off-seasons and she didn't want City events to overlap with County events.

Council Member Dickey supported the code amendments, the drone show, and the fee increases. Diersen asked if Council wanted to look at opening the off-season for events. Council Member Toly supported that. Council Member Dickey read the planned events in the fall and didn't think it was too open. Council Member Rubell didn't think events were solely held for economic development, and asserted they were also held to enable community. He liked having some events when people were in town. He supported the code refinements and asked about the CIE exceptions to the code. He wanted to change the language from exceptions to say those events were treated differently. He discussed the potential to evolve the Special Event levels from having five levels to having four levels based on the impact of the event. Also, within the CIE amendments, he stated a legacy event didn't necessarily qualify every year just because it qualified historically. He also was concerned with the CIEs that extended beyond Park City into the county and the Wasatch Back. It was a lofty goal but not a qualification criterion. He stated the taxpayers were paying for the subsidies and the event should serve the region, but not as a distinct qualifier. Council Member Rubell supported the drone show and future planning. He noted some events were not continuing because they did not renew for various reasons.

Council Member Ciraco agreed with Council Member Rubell on the code amendments. He supported the drone show and future planning, and asserted Sundance was on the top of the list. He also supported the fee increase. Council Member Parigian agreed with the code amendments. He asked who determined the drone show was a success. Diersen stated the provider was great to work with, and people enjoyed it but missed the sound of fireworks. The environmental and sustainability goals of the City aligned with the drone show. There was stress with fireworks because of the fire risk. Council Member Parigian supported the fee increase. Council Member Dickey stated staff requested a five-year contract and he suggested a three-year contract. Diersen stated she could do a three-year contract with a two-year renewal so adjustments could be made if needed.

Review Special Service Contracts Program Recommendations:

Hans Jasperson, Budget Analyst, presented this item and reviewed the program recommendations. He noted the recommendations would make the process simpler and clearer. They included renaming the program Public Service Contracts. These included Core Service Contracts and Innovation Fund Contracts. He proposed adding Arts and Culture, Mental Health, and Senior Services to the Core Service Contracts category and removing Housing. They would prohibit organizations from receiving multiple simultaneous contracts. He hoped to reallocate the contract budget so more funds would go to core services. They would clearly define and communicate the process and program as well as implement an interview process for applicants. They would also provide greater detail when making the contract recommendations.

Council Member Rubell thought this was great progress. He asked if Core Services was a push for outsourcing the service, to which Jasperson stated they were services that needed to be outsourced or supplemented. Council Member Rubell suggested that

language be added into the program to ensure there was no redundancy in City programs and service contracts. He suggested adding the following questions to the evaluation criteria: Did the City do this? What is different about what is being proposed? What is different about the future state than the current state that warrants an award to the operation? He asked where the Core Service list came from, to which Jasperson indicated it was last updated in FY2020. Council Member Rubell asked to revisit the list before taking the first round of applications.

Council Member Dickey asked what the Core Services included. Jasperson stated they were services that should receive long-term funding. Council Member Rubell indicated he didn't want to change the list immediately, but he hoped there could be Council agreement on what the list consisted of before the first round of applications. Jasperson asked if the Council wanted to reconsider a four-year contract for Core Services. Council Member Rubell thought it would be good to not have a time-limited contract, but rather hold them to performance criteria. Mayor Worel stated the non-profits liked knowing the funding was secure for a certain amount of time, but they also liked knowing that at a certain time they could request additional funding. Council Member Rubell thought the providers could come to the City with requests for additional funding. Council Member Rubell expressed concern regarding the transparency of recommendations and noted the denials did not come to Council. He asked how interviews could change that. Mayor Worel stated there were always applications that the committee had questions about. Council Member Rubell wanted to see the denials as well. Council Member Toly indicated there was no lobbying for the recommendations. Mayor Worel thought it was fair to list all applicants and the associated recommendation. Council Member Rubell stated it would be beneficial to know the demand for the service offered. Jasperson stated demonstrating the need was one of the requirements.

Council Member Dickey liked the recommendations and questioned the limited resources for the Core Services. He asked why Housing was removed yet Trails and Legal Mediation were kept in Core Services. Jasperson stated there were contracts for mediation that the City didn't do. The contractor also did trail maintenance that the City couldn't cover. Margaret Plane, City Attorney, clarified legal mediation was mediation for two third-party groups, such as tenants and landlords. Council Member Dickey asked why the services had to compete for funds. Jasperson clarified they didn't compete, but there was a budget request for those services.

Council Member Toly supported having a discussion on the Core Services. She requested the definition of each core service and the current contract holder. Council Member Dickey asked if the core service contract had to fit into the process, to which Jasperson affirmed. Council Member Ciraco wanted the Core Services defined. Regarding the Innovation Fund, he thought that should be flushed out because he didn't want to take on excessive risk. He suggested setting minimum requirements. He indicated it would be helpful to have greater detail on the committee's reasoning for recommendations.

Council Member Parigian asked how innovation would be defined. Jasperson explained there could be merging needs in the community where an innovative application could be submitted that would meet a priority. Council Member Parigian asked if an organization could get funding from both Core Services and the Innovative Service, to which Jasperson stated if it met the requirements and was a separate program. Council Member Parigian felt Housing should remain a core service and fund it as needed. He asked how the \$750,000 budget was determined and to consider just having one fund and dividing it as needed. Jasperson stated it was divided so there would be clarity on expectations as non-profits applied for the funds.

Mayor Worel asked if the Innovative Fund was ongoing so organizations could apply at any time of year. Jasperson stated if there was an overall budget, they could make that work. Mayor Worel noted non-profits could not always plan what was going to happen and the funds needed for those circumstances. Council Member Dickey asked about the demand, to which Mayor Worel indicated there were double the requests as there were funds to allocate. Council Member Toly asked if the committee would meet each time an application came in. Council Member Rubell stated the funding needed to be separated. He referred to the City priorities and stated the City should support those as they allocated funding. He noted Housing was a priority. Jasperson agreed they needed to start with the City core priorities.

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 Sarah Pearce, Deputy City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco disclosed his property bordered the subject property on the agenda for consideration of an annexation petition. He was also the president of the HOA that bordered the subject property. He stated none of that would affect his decision

on this matter. Council Member Toly thanked staff for the great Council retreat last week. She asked Heinrich Deters, Trails and Open Space Manager, to discuss e-bikes. Deters stated there was an e-bike postcard being mailed out which was encouraging the community, including Basin Rec, to take an e-bike survey.

Council Member Rubell agreed the retreat was well done. He requested a discussion on how to move forward from the retreat discussion. He asked that the contracts spreadsheet be kept up to date and specifically noted he wanted to see the Bully Pulpit facilitator contract. He distributed the Park City Fire District Annual Report to the Council members.

Mayor Worel facilitated the Summit County edition of the Scripps National Spelling Bee. She was very impressed with the young participants. She indicated the winner will be going to Washington, D.C. to compete at the national level.

Staff Communications Reports:

1. Remnant Parcel Conveyances from Summit County:

2. 2023 Transit Year End Performance Stats:

3. Bonanza Area Transmission Undergrounding Feasibility Study Update:

Council Member Rubell was happy to see this report and looked forward to action. He noted underground powerlines prevented outages. He wanted a discussion on Bonanza Park and how to get that project going. He proposed going to RFP prior to running all the land use changes through the Planning Commission. He thought the RFP responses could help inform the land use process. Mayor Worel recalled that the Bonanza Park Feasibility study and the 5-acre parcel change requests would be district-wide changes. The Council members agreed to have that discussion. Plane clarified the discussion would be around moving the RFP forward more quickly. Council Member Rubell asserted he wanted to discuss going to RFP before going through the planning process relating to potential changes, and what the implications would be.

Council Member Parigian agreed the RFP could go out with the current code. He wanted to get this going.

III. 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.

Shelley Gillwald, 84098, Park City Soccer Club, thanked the Council for the CIE program which made events affordable for non-profits. She also thanked the Special Events staff for all their work and support for events.

Aldy Milliken, Kimball Arts Center Executive Director, stated arts and culture was a core service. He stated the arts and culture sector was going through a master planning process and he hoped it would connect the ambitious goals of growth and the initiatives to highlight arts and culture as a priority in the community. He wanted to include everyone in order to elevate arts and culture in the community.

Megan McKenna, 84060, Mountainlands Community Housing Trust Housing Advocate, appreciated the Council retreat. She felt Park City had a distinct identity because of the relationships here. The mining history contributed to the gritty workforce. The community worked hard and played hard. The workforce living in the community was shrinking and she wanted to consider that.

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from February 15, 2024:

Council Member Parigian requested two corrections to the minutes. On Page Two, Line Eight, he referred to the leisure pool, not lap pool. On Page Three, Line Eight, he indicated concrete production emitted CO2.

Council Member Dickey moved to approve the City Council meeting minutes from February 15, 2024 as amended. Council Member Ciraco seconded the motion.

RESULT: APPROVED AS AMENDED

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

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Design Professional Services Agreement with Contech Engineered Solutions LLC, as Approved by the City Attorney, for the Design, Engineering, Fabrication, Manufacturing, and Delivery of Two Pedestrian Bridges to be Installed on the Rail Trail, in the Amount of \$173,100.00:

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

VI. OLD BUSINESS

1. Gordo Property Update:

Erik Daenitz, Economic Development Manager, and Ryan Blair, Environmental Regulatory Program Manager, presented this item. Daenitz displayed a proposed concept design for the Gordo property and explained it showed the possibilities for the property. He reviewed the history of the property acquisition and the mix of zoning. He noted Council supported soil remediation for that property. They also supported a study for a regional park and ride and favored public/private partnerships for a project.

Daenitz stated the City entered into a partnership with Deer Valley in December. Blair indicated the City received approval for excavation work by the Department of Environmental Quality. Daenitz stated there needed to be public input before a full development was initiated. He also recommended issuing an RFP to get a sense of the market. Blair detailed the corrective action plan for soil cleanup and noted he wanted the most restrictive clean up so the City could have the greatest options for the property moving forward. He estimated the cleanup would begin in May and would cost approximately \$4 million.

Daenitz stated this site was previously considered for a Public Utilities building and retention pond. The construction of 3Kings Water Treatment Plant eliminated the need for a facility here. A park and ride was also considered for the site. The current proposal included 1,500 parking stalls, 266 housing units, 50,000 square feet of mixed-use space, 100,000 square feet of garage, transit, public safety support and/or commercial, and 90,000 square feet of community recreation on the garage rooftop. He indicated a site evaluation was performed for park and rides and the Gordo property scored the highest. He noted none of the structures were more than four stories high. Daenitz stated public financing tools could be used if there was a certain ratio of mixed-use and affordable housing.

Mayor Worel asked if RFP respondents could generate their own design. Daenitz stated the current design was just an example and requirements could be put into the RFP. Council Member Rubell asked if the soils on the parking portion of the site could be capped, instead of removed. Blair stated the entire site would need to be remediated according to the corrective action plan. Council Member Rubell asked if the plan could be redefined to which Blair stated he could go back and talk about a specific location for parking and those associated requirements.

Council Member Dickey asked if there was a recommended mix ratio of affordable and market rate housing for this project. Daenitz stated the City should look at the number of units needed for a public/private partnership to work. Then comply with the state's requirements associated with the housing and transit reinvestment zone, which was that there could not be short-term housing and 10% of the housing had to be affordable.

Council Member Ciraco referred to the cost analysis on the property and asked if the monetization of the current public works facility had been considered in evaluating the cost of the use. Daenitz stated that had not been considered. Council Member Parigian

asked if the soil already in the hold would be taken away. Blair stated all the soil placed on the site up to 2010 would be removed. Council Member Parigian asked if the clock tower was over four stories. Daenitz stated it was but noted that was not a used building. Council Member Parigian clarified the cars would turn right on Richardson Flat Road and into the parking garage.

Mayor Worel opened the public input.

Max Doilney 84060 thanked Daenitz for all his work at the City. He stated it was difficult to acquire land so he hoped this site could be used for good.

John Greenfield supported having a parking garage on this site. His problem was that the proposed uses were theoretical and used as a means to an end. This had nothing to do with alleviating traffic congestion. The traffic was not from skiers, but from the workers. He favored a park and ride next to the off-ramps of Highway 40 and felt that was a better alternative. He noted there was no public outreach on using the Gordo site for parking. In the future, powerful people would try to influence the Council on the Gordo site. When he campaigned for a Council seat, he was offered money and he felt pressure to change his opinion on the Gordo site. He encouraged Council to think about the wisest use for that property.

Megan McKenna appreciated Daenitz' service. She looked forward to engaging in this process.

Barbara Siegel eComment: "Ref the proposal for development - and parking structure - at Gordo property: Great location for affordable housing for NAC and other PC employees. BUT NOT the optimal location for a 1500 car parking structure and will not reduce traffic congestion. Such a parking structure needs to be located closer to the intersection of 248 & 40 to capture people coming from the Kamas direction & all the developments around the Jordanelle as well as people from SLC coming up 40 to 248. Please re-consider putting a parking structure at the Gordo property."

Mayor Worel closed the public input.

The majority of the Council supported removing the soils and issuing an RFP for soils remediation. Council Member Rubell wanted to look at the scope of the project before issuing the RFP. Mayor Worel thought the City should have public engagement on the uses for the site. Council Member Dickey supported parking at the site, and he thought it would get used year-round. He supported the housing and village concept too. He didn't want more market-rate housing, but he knew it would fund the rest of the project. He supported finding partners and issuing the RFP to get the project going, but wanted to determine what the financials were.

Council Member Toly liked the village concept. She was concerned with market rate housing. She thought there was a lot of commercial space and wanted to learn more

about proposed commercial uses. She asked about the garage and support commercial. Daenitz stated the design was an example, but the site could accommodate 150,000 square feet of something. Council Member Toly liked the recreational aspects at the site. She was interested in what the community had to say about the proposal.

Council Member Parigian did not support an RFP for site development. He thought the City could figure out what was wanted. This was an entry point into town. This should have public input and then the Council could determine what should be there before issuing the RFP. He didn't want to spend Deer Valley money just because we had it. He was not convinced this site was the best spot for a park and ride and felt it should be closer to the off ramps. He also thought there should be public engagement before the soils were removed.

Council Member Ciraco was excited about the possibilities for this site. He wanted to see what the cost would be for soil remediation if a big part of the site was for parking or a bus barn. He noted the City's top priority was transportation and the biggest issue was SR248. He thought there would be congestion for 1,500 cars coming and going from the parking garage at peak times. He wanted to move forward but he hoped for more conversations on the best use for the property before going to RFP.

Council Member Rubell stated this concept was great work. He thought the parking options should be thrown out because Richardson Flat worked well. The potential site could be considered for Transit and Public Works instead of housing those departments in the middle of town. He supported a housing and transportation hub. He thought the RFP would gather more information and opinions, including what could be done if the soils were not removed. But the RFP didn't need to be presumptive to a decision for what was going on the site. For housing, he wanted to see a wide range of incomes and not just under 80% area median income (AMI). He asserted housing for those with incomes in the 80%-120% AMI range was important too. He wanted to see this project move fast. He suggested running public engagement when the concept designs were made.

Council Member Toly asked if the regional transportation facility could be combined with Public Works. Daenitz stated that would be information that could be requested in the RFP process. He noted the market would support some things but not others. He stated the more government uses were part of the project, the more the City would have to pay. Council Member Parigian asked what would be included in the RFP. Daenitz stated the soils should be taken care of and then the Council could talk about the project.

Mayor Worel summarized the majority of Council favored moving forward removing soils and a majority of Council agreed to issue an RFP. As the soils RFP was issued, there would be time to discuss the uses for the site. Council Member Ciraco asked for feedback on all the options for the site in the site RFP. Mayor Worel requested that staff initiate public engagement. It was indicated work on the site RFP would be on hold until the soils RFP was implemented. Council Members Rubell and Dickey wanted to work

on both at the same time. There was discussion on the productivity of an RFP when nothing had been decided. Daenitz stated the Council would have a future discussion on what should be included in the site RFP.

2. Review the Dining Deck Program:

Jenny Diersen, Special Events Manager, reviewed the Council's direction to assess the dining deck lease fees and not create a hardship on the Arts Fest. She stated the program had been in effect for 13 years. It was a complex program and took nine departments to implement. There were nine dining decks on Main Street in the summer. Dining deck fee options included eliminating the fees, which would require a public benefit analysis, and eliminating the permit fees. She noted eliminating fees would not be an incentive for additional decks and it could encourage other organizations to request fee waivers. The restrictions set up for the dining deck program prohibited additional restaurants from participating.

Diersen also discussed the Art Festival booth fee for restaurants with dining decks and stated one option, in exchange for waiving deck fees for restaurants, was for the City to waive the \$10,000 Kimball Art Center (KAC) City services fee during the festival, and to pay KAC \$2,000 to make up the difference in lost revenue.

Mayor Worel asked if additional dining decks would be constructed on Main Street if the barriers were eliminated, to which Diersen indicated waiving fees could help, but a bigger incentive would be to eliminate the operational restrictions on dining decks. She noted the two-meal requirement was a big deterrent to restaurants as they considered dining decks. The HPCA also looked at Main Street restaurants and most had space for outdoor dining.

Council Member Ciraco asked if the sales tax revenue numbers were available for the restaurants with a dining deck, to which Diersen stated they didn't have those numbers, and that was one reason they needed a public benefit analysis. Council Member Ciraco asked if decks would create a better environment for the restaurants or for Main Street as a whole, to which Diersen thought it would benefit Main Street as a whole. Council Member Ciraco stated Main Street was unique with regard to businesses and density compared to other parts of town.

Council Member Rubell asked what the permitting fees were, to which Diersen stated \$30. The building permit was an additional \$300. Council Member Rubell indicated the deck lease fee was set at 30% of lost parking revenue five years ago. Diersen stated the current subsidy was estimated to be \$190,000 due to lost parking revenue. Plane explained a public benefit analysis was required for disposing of property below fair market value, including temporary leases. Non-monetary assistance to a for-profit entity would trigger the analysis. The law said you need a common sense approach to what fair market value was. If 30% of revenue for a parking space used 100% of the time was no longer a common sense approach to the fair market value, it should be reevaluated or a public benefit analysis should be conducted to determine over the lifetime of the

program what the City received for the nonmonetary assistance. Council Member Rubell indicated a public benefit analysis would be necessary since the lease rate was set with numbers from five years ago. Plane noted fees and lease rates in local government often did not keep pace with the market demand and it didn't mean government was violating the statute but it was something to consider. Council Member Rubell stated that to be consistent, an analysis should be performed if the City continued to charge \$2,160 as the lease fee. He asked if the lease fee should be refigured, discuss the approach for calculating the fee, or eliminate the fee.

Council Member Toly asked if dining decks would be allowed because of the waterline project. Diersen stated half could be installed as scheduled and the other half would be installed after July 1st.

Mayor Worel opened public input

Aldy Milliken, KAC Executive Director, expressed concern for eliminating the Art Fest fees it charged to dining decks. KAC expenses kept rising and they were constantly trying to make their programs work on existing budgets. He hoped to find solutions that would maintain bright futures for KAC and the Main Street businesses.

Hilary Gilson, KAC Art Director, 29464 thought these changes could impact the viability of the art festival.

Mayor Worel closed the public input.

Council Member Toly favored eliminating the lease and permit fees. Diersen reviewed KAC would lose \$12,000 if they didn't charge the restaurants fees so they requested not to pay \$10,000 for City services during the festival and for the City to pay KAC \$2,000.

Council Member Dickey supported not charging KAC \$10,000 for City services. He did not support paying them \$2,000. He favored the City charging a lease fee and permitting fee. Council Member Rubell stated the goal was Main Street vibrancy and getting people out of cars. He would support Prospector doing the same thing. He favored waiving the fees. If the fees were not waived, then a public benefit analysis was needed for new methodology. The extra seats generated extra tax revenue and he felt that contributed to the vibrancy. He agreed the two-meal requirement should end. For KAC, he supported recovering the \$12,000 for this year only and then working together on a long-term solution.

Council Member Ciraco did not want to put a burden on KAC this year. He supported vibrancy on Main Street. The City was starting a Main Street analysis so he didn't want to change things too drastically. He didn't think the lease fee was a burden to the restaurants and he was fine with restaurants that only served one meal per day. He supported waiving the \$10,000 in City service fee for KAC but was unsure about paying

them \$2,000. He supported a public benefit analysis and potentially waiving the lease fees.

Council Member Parigian supported keeping the lease and permit fees. He supported waiving the \$10,000 City service fee and didn't support paying KAC \$2,000. Council Member Toly supported eliminating the lease and permit fees and waiving the City service fee of \$10,000.

Mayor Worel asked if a public benefit analysis was required before eliminating lease fees. Plane affirmed that was required and explained the process. She stated three Council members did not favor eliminating the fees. Diersen stated the study could be done one time, but it didn't need to be done annually. This would bring lease fees up to date. Her concern was that half the decks would go up in six weeks and a study could not be completed in that short of time. Plane indicated the study would cover the benefit over the life of the program.

Council Member Ciraco supported eliminating the lease fee and requested a public benefits analysis. Plane confirmed three supported waiving the lease fee and initiating the public benefit analysis. Diersen stated the public benefit analysis would be accelerated. She noted the majority supported waiving the permitting fees. She asked if the Council wanted to require the dining decks to only serve one meal instead of two meals. Council Member Dickey asked if one meal would mean having the same number of decks but offering fewer meals to which Diersen affirmed. Council Member Dickey asked for that requirement to be studied. Council Member Parigian didn't want to see empty decks and supported the two-meal requirement. Council Member Ciraco supported giving discretion to the restaurants. Council Member Rubell thought there was potential for a restaurant to start with dinner service and with success they would expand their service to lunch as well.

Ginger Wicks, HPCA Executive Director, stated she didn't want empty decks on Main Street so they required two-meal service. It was also frustrating for other businesses to see empty decks taking up parking places. Council Member Rubell favored one meal. Diersen stated two restaurants would participate if the requirement was changed to one meal. Council Member Rubell noted the decks promoted a pedestrian experience. Council Member Ciraco suggested requiring a length of time service instead of number of meals served. Further discussion on one meal versus two meals ensued.

Diersen summarized the majority of Council supported facilitating dining decks, performing a public benefit analysis, and waiving the fees. Staff could look at the operational restrictions and come back to the Council with some options. The Council agreed not to charge KAC \$10,000 for City services and the City would pay \$2,000 for one year, and then work toward a long-term solution.

3. Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Silver Spur Construction to

Construct the Main Street Water Line Replacement Phase 1 Project, in an Amount Not to Exceed \$2,194,350:

Griffin Lloyd, Public Utilities Engineer, presented this item and reviewed the Main Street mitigation efforts during construction. Outreach efforts included flyers and door-to-door contacting. They would give biweekly updates via newsletters. He noted the winning bidder had done several projects with the City over the last few years and he looked forward to working with them.

Council Member Rubell hoped the Main Street design could be leveraged to prepare for future work. Council Member Toly asked if the construction hours were Monday through Friday and not weekends. Lloyd indicated work on weekends would have to be approved by the Building Department. Mayor Worel asked about social media and other forms of outreach. Lloyd stated there would be social media posts and radio spots. Council Member Toly added she and Council Member Parigian updated the Lodging Association on the project.

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

Council Member Rubell moved to authorize the City Manager to execute a construction agreement, in a form approved by the City Attorney, with Silver Spur Construction to construct the Main Street Water Line Replacement Phase 1 Project, in an amount not to exceed \$2,194,350. Council Member Toly seconded the motion.

RESULT: APPROVED

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

VII. NEW BUSINESS

1. Consideration to Accept or Deny an Annexation Petition to Bring 0.94 Acres within the Thaynes Canyon Neighborhood from Unincorporated Summit County into Park City to Create Three Lots for Single-Family Dwellings within the Single-Family Zoning District (2409 Iron Canyon Drive). PL-23-05882:

Rebecca Ward, Planning Director, presented this item and stated the request tonight was if the Council wanted the City to consider the annexation request. Numerous emails had been received and would be part of the public record (attached to this document). If the petition was accepted, the application would go to various entities and the Planning Commission for analysis prior to coming back to the Council for consideration.

Ward reviewed the location of a one-acre square that was unincorporated. The County zoned it as Rural Residential and it allowed one home. It would allow up to a 32-foot height and it could be used as a nightly rental. The applicant wanted to annex the parcel into the City limits and include part of the IC-MISC property to make the property larger and then subdivide and develop the parcels.

Ward stated accepting the petition would be the beginning of the process. An analysis would be performed to ensure the plan fit with the surrounding community. It would be reviewed through the sensitive land overlay. If approved, nightly rentals would be prohibited and the developer would be required to contribute to the City's affordable housing.

Brad Mackay, Ivory Development, stated the parcel was put under contract a year ago, and the annexation application had been in the works since that time. He noted he received several emails regarding the IC-MISC parcels and the thought was that those parcels were common space. In looking at the plat, those were not open space. The Boyers paid taxes on the land since the 1980s and they wanted to develop it now. Other community concerns included compatibility with the surrounding areas. He stated parcels to the north of the property were smaller than the proposed lots in this annexation.

Council Member Dickey asked if the IC-MISC parcel had a development entitlement on its own, to which Ward stated it was currently a parcel and would need to go through a plat process. The annexation application required a subdivision plat application so those parcels would be reviewed together. Council Member Dickey asked if the owner would be entitled to that. Ward stated it would need to be reviewed and the Planning Commission would take final action. Council Member Dickey asked if a driveway could cross the IC-MISC parcel, to which Ward indicated a driveway would not require a platting process. Council Member Dickey wanted to know why the neighbors thought it was common area. His concern was that it would be subdivided into three lots. He asked if the developer would petition for annexation if it was only one lot. Mackay stated he wanted the opportunity to talk to the City but he couldn't do that tonight. He thought annexation was appealing because they could access the City utilities.

Council Member Rubell asked if the review would be for the unincorporated parcel or both that parcel and the IC-MISC parcel. Ward stated the review would be for both parcels.

Council Member Ciraco asked if a lot combination would be required before a subdivision was considered. Ward stated there could be a recommendation that the parcels should not be combined as part of the annexation review. There was a lot of public input concerning the right-of-way. Council Member Ciraco asked if IC-MISC was always the property ID, to which Ward indicated she would have to look that up. Council Member Ciraco noted that parcel extended all the way up the road and also up Iron Mountain Drive. He also stated part of the parcel was sold to a landowner in Aspen Springs. He discussed the footprints of Aspen Springs Phases I and II. Regarding property taxes paid by Boyer, Council Member Ciraco speculated those were paid to prevent access by the unincorporated parcel. He asked if there was an HOA at Park City Heights, to which Mackay stated yes and it was developer controlled, but some of it was being turned over to the homeowners. Council Member Ciraco asked if this petition

was just about the unincorporated parcel or did it have to be considered with a prospective subdivision. Ward stated if the review process began, then it wouldn't require the two parcels be combined.

Council Member Parigian stated he was not in favor of the annexation and asked when the parcel ID was changed. Mackay stated the county had it zoned as CA for a short time and then they corrected it. The County Recorder put a note on the plat stating the IC-MISC was not open space. Council Member Parigian asked if Ivory Homes was willing to negotiate at some point, to which Mackay affirmed.

Mayor Worel opened the public hearing.

Richard Pick 84060 opposed the annexation petition. The petition was for a county parcel along with a City parcel with the hope of subdividing it into three lots. He stated the City parcel was originally common area and all the lots had a note stating common area was now being assessed under IC-MISC. The title to the common area was held by the Boyer Company. A HOA was not created to take title of the land. In 2022, a portion of the IC-MISC was conveyed to another owner, and had a note that stated this area was not common area. He indicated the parcel was common area for over 40 years. He also had concerns regarding the S-curve on Iron Canyon Drive.

Jim Helfand 84060 indicated the parcel sold to the owner in Aspen Springs was sold in 1992. The change in the parcel ID was in 2003. His property was adjacent to the IC-MISC property. He felt the annexation should be deferred because there was a legal issue that hadn't been resolved. He thought the application was misleading because it didn't include everything required by code. He thought the IC-MISC parcel was intended to be common area. He had an issue with the petition because there was no mention of what the proposed owner planned to do with the rest of the parcel.

Henry Fulton 84060 stated this proposed subdivision didn't fit in the neighborhood. It would also set precedent for other developers to renovate one home and make three homes on the property.

Mayor Worel closed the public hearing.

Council Member Parigian asked if the Council should consider the annexation if there was a legal cloud. Plane stated the review would happen if the petition was accepted. Council Member Ciraco had some concerns, but he had confidence the issues would be vetted by staff and the Planning Commission. Council Member Rubell asked why the IC-MISC parcel was part of the discussion since it was already part of the City. He favored continuing the item until he received answers to the question. Plane stated continuing was not an option. If no action was taken, it was deemed approved. Council Member Rubell asked if the applicant could reapply if the petition was denied, to which Plane stated they could.

Council Member Dickey stated he had no problem with the landowner wanting to annex into the City, but the application was not that simple. He thought it was a waste of time to review both parcels since it seemed like it had no hope. He supported a path of considering the parcel with a limit of one home on the parcel. Ward stated the recommendation being considered was consistent with the General Plan recommendations, zoning recommendations, and there would be a full evaluation of the other properties in the neighborhood for compatibility. Council Member Dickey indicated his concern was to evaluate the application with those standards, but this process would stir up a lot of interest and had no hope.

Council Member Toly stated the parcel was not considered common area by the County Recorder. The City code did not want islands of county property within the City. The two parcels confused the process. The two parcels didn't go together. Plane stated remnant islands were now prohibited by the state law. Council Member Toly thought this petition should be denied and a new application presented with just the county parcel being considered.

Mackay stated the only parcel for consideration in the annexation petition was the county parcel. The other documents in the petition were required as part of the petition, but the only consideration was the county parcel. Ward explained that the applicant was required to submit a subdivision application as part of the annexation petition. The preliminary subdivision submitted included the county parcel and the additional parcel. Council Member Dickey asked if the Council would review the annexation and subdivision approval concurrently. Ward stated the Council would consider the annexation and if approved, the subdivision approval would go to the Planning Commission for final action. Mackay indicated the two parcels were already combined and owned by one entity.

Council Member Parigian moved to deny an annexation petition to bring 0.94 acres within the Thaynes Canyon neighborhood from unincorporated Summit County into Park City to create three lots for single-family dwellings within the Single-Family Zoning District (2409 Iron Canyon Drive). The motion died for lack of a second.

Council Member Dickey indicated Council had the authority to approve the annexation and the Planning Commission had the authority to approve the subdivision. Mark Harrington, Senior City Attorney, clarified the Council would have an annexation agreement at the time of annexation approval. The agreement would determine the development parameters. The Council had the most flexibility at the time of annexation. Council Member Ciraco asked if the Council could send recommendations to the Planning Commission if the annexation was approved. Plane stated the agreement was built into City code to give the Council the authority to set the development parameters. Council Member Dickey thought it was in the City's interest to be the land use authority and the City should annex the property. He felt the Council had legislative authority.

Council Member Dickey moved to accept an annexation petition to bring 0.94 acres within the Thaynes Canyon neighborhood from unincorporated Summit County into Park City to create three lots for single-family dwellings within the Single-Family Zoning District (2409 Iron Canyon Drive). Council Member Toly seconded the motion.

Council Member Rubell stated the application would leave remnant parcels which was against the guidance in the report. He thought the intent of the IC-MISC parcel was to protect open space. He agreed the parcel should be annexed but he didn't agree with the application as presented. Mayor Worel indicated that would be analyzed in the process. Mackay stated the message was clear on the annexation, and he noted the remnant parcels were already in the City so there were no remnant parcels. There was no way to deed the parcels as open space to the subdivision because the subdivision was a standard subdivision. Those parcels could be purchased or deeded to someone else (accepting entity) but that was not part of the application. Council Member Ciraco asked what would constitute an accepting entity. Mackay stated state law defined those criteria for an accepting body. The subdivision needed to be designed as a planned community or it could be done by declaration, which had not been done because there was no HOA for Iron Canyon.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, and Toly

NAYS: Council Members Parigian and Rubell

2. Consideration to Authorize the City Manager to Execute a Design Professional Services Agreement with Kimley-Horn Associates in a Form Approved by the City Attorney Not to Exceed \$161,707 to Complete the Thaynes & Three Kings Drive Pathway Phase 1 Final Design:

Conor Campobasso, Transportation Planner, and John Robertson, City Engineer, presented this item. Campobasso reviewed the project background and public engagement efforts. He indicated there would be a 12-foot shared-use path along Thaynes. On Snow Creek, there would be a six-foot sidewalk. He hoped construction would begin in the fall and be completed by mid-2025.

Council Member Rubell stated the road was being narrowed and noted there were some bus stops. He expressed concern people might be standing in the road. Campobasso indicated there would be a platform for people to wait for the bus. Council Member Parigian asked what this contract included, to which Campobasso stated this would get the project through final design. Phase II of the project would cover an expanded area and was not included with this contract.

Mayor Worel opened public input.

Suzette Robarge 84060 stated her mother didn't want the path because people walked on the golf course anyway. Robarge was the owner on the corner of Three Kings Drive and had an issue with the culvert being extended over the ditch. She was not sure about her property line but this could cross her land. She wanted a resolution that protected her aesthetically, with the view being preserved. Mayor Worel asked if the design was being completed with this in mind. Robertson stated it was true the culvert would be extended so it would not be in the right-of-way. Both projects would address the issues.

Ryan Overton asked how the design would affect the signage on the corner by the hotel. Mayor Worel stated he could talk to staff about that.

Mayor Worel closed public input.

Council Member Dickey moved to authorize the City Manager to execute a design professional services agreement with Kimley-Horn Associates in a form approved by the City Attorney not to exceed \$161,707 to complete the Thaynes & Three Kings Drive Pathway Phase 1 Final Design. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

3. 2024 Legislative Session Update:

Michelle Downard, Resident Advocate, presented this item and indicated bills dealing with housing, elections, land use, etc. were considered by the state legislature. Council Member Parigian asked if the nightly rental maximum of 20 per manager passed. Downard stated the bill regarding occupancy and a local property manager did not pass. Council Member Dickey asked if there were some bills that the governor had not yet signed, to which Downard stated there were several waiting for signatures. Council Member Ciraco referred to HB562 regarding the statewide transient room tax (TRT) increase, and indicated he thought they had reduced the scope. Downard stated that was adopted in a reduced form. She noted one bill coming back to Council would be ranked choice voting.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

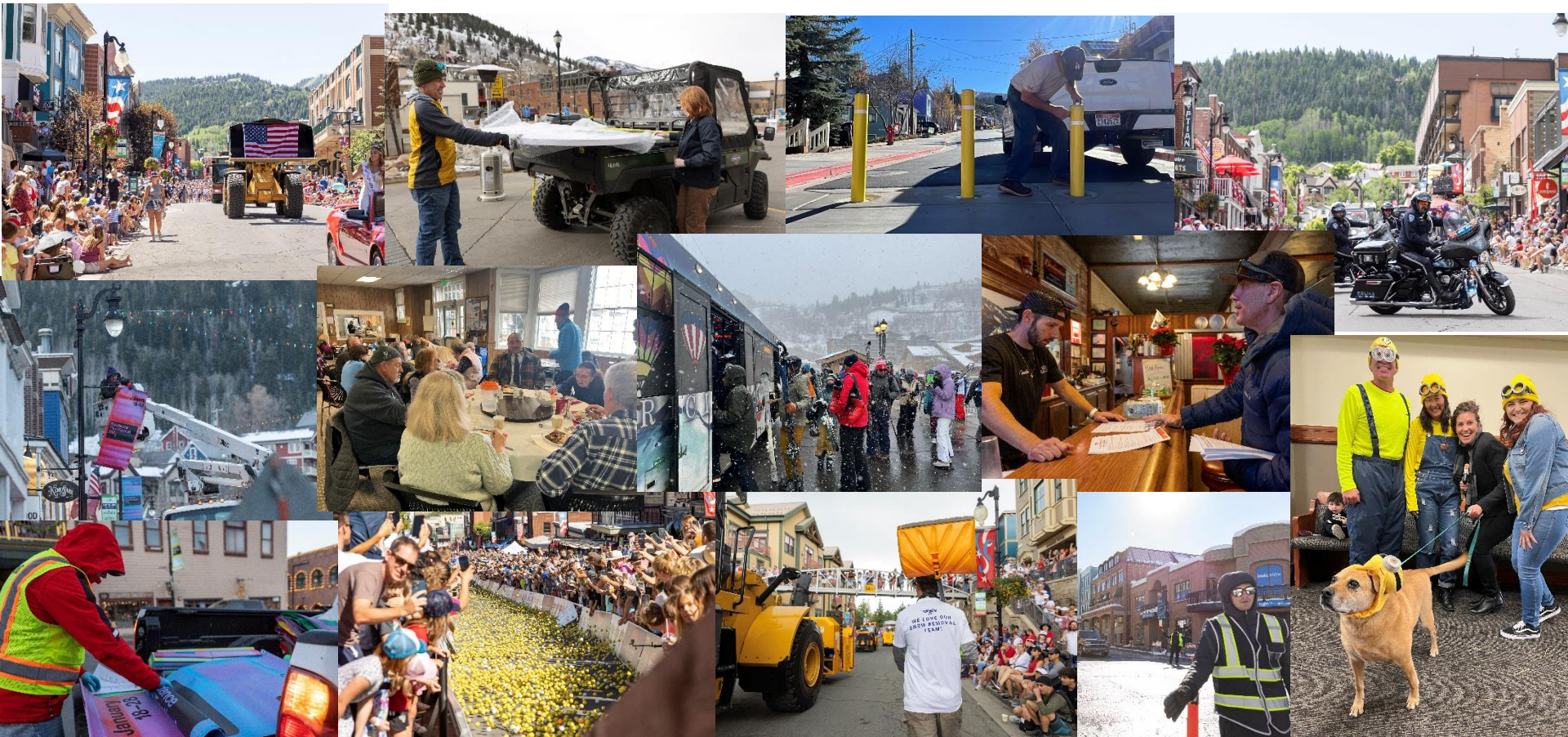
Michelle Kellogg, City Recorder

A group of five people (three women and two men) and a large, fluffy grey dog are posing together on a snowy mountain slope. The dog is in the foreground, looking towards the camera with its mouth slightly open. The people are arranged behind the dog, smiling. The background shows a snow-covered hillside with some evergreen trees and a small town or village nestled in the valley. The overall scene is bright and sunny.

SPECIAL EVENT UPDATE



— BEHIND THE SCENES —





HISTORY & TRENDS

Role of Special Events

- Effectuate Council's Desired Outcomes
- Goals: Economic, Cultural, Community
- Strike Balance
- Facilitate - Mitigate - Regulate

2023 By The Numbers

- 128 Event Inquiries (including Film)
- 78 Event Permits (60%)
- 2 Event Contracts – KAF & PSSM
- 1 New Childcare Provider
- 1 New Department + 2 Staff



PARK CITY

1884

— CALENDAR & POLICY —

2024 EVENT CALENDAR

- 61 current applications – typical
- Within Event Level Limits
- No identified conflicts!!
- New Events – Women’s Running Race
- Not Returning – One-Time Events and Prospector Square Block Parties

Summary:

Success! We struck a balance, and continue to mitigate to balance resident and business concerns.

Use caution – the community loves gatherings. There are fewer events this Fall all than we typically see.

POLICY & CODE REFINEMENTS

- Peak & Local Times
 - Autumn Aloft Weekend (Local Time?)
 - Extreme Soccer Tournament (Peak Time?)
- Update Special Event Manager to retain Administrative Authority
- Update CIE Definition (3/24/23)
 - Meet all criteria to qualify

Next Steps:

Depending on the Council’s Direction, we will return quickly to adopt these refinements.



JULY FOURTH & MAJOR EVENTS



Fourth of July Celebration

- Environment & Safety
- Release Drone Show RFP
- Five Year Term
- Within Current Budget
- Return in Spring for Council Approval

Future Planning – Major Events

- June: 2024 Sundance Debrief
- October 1: Future Sundance Contract
- Potential Olympic Conversations

SPECIAL EVENT FEE

- We propose a second increase (based on the previous direction) through the normal budget process for adoption. Minor increase to revenue estimated at \$10K.

Item	Current FY24 Fee	Proposed FY25 Fee
Level Five	\$5,188	\$10,376
Level Four	\$1,918	\$3,836
Level Three	\$905	\$1,810
Level Two	\$488	\$976
Level One	\$410	\$820
CIE	10% of Fees Above	10% of Fees Above
First Amendment	\$40	\$40
Film Permit	\$80	\$80



Qs & DISCUSSION



Topics for Discussion

- Special Event Trends & Code Refinements
- Fourth of July Drone Show
- Future Planning
- Special Event Fee Increase

Public Service Contracts

Recommendations for Process Improvement



Summary of Recommendations

1. Rename the program from Special Service Contract to Public Service Contracts
 2. Create two types of Public Service Contracts: Core Services and Innovation Fund
 3. Add arts & culture, mental health, and senior services to the list of core services
 4. Prevent organizations from receiving multiple service contracts for the same program
 5. Allocate a greater portion of the Public Service Contract Budget to Core Services
 6. Clearly define and communicate the program and process
 7. Implement an interview process for all Public Service Contract applicants
 8. Provide greater detail on all Public Service Contract recommendations in reports to Council
- 
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RECOMMENDATION #1

Rename the program from Special Service Contract to Public Service Contracts

Why we are recommending this:

- The [Budget Policy](#) describes the program as Public Service Contracts
- The existing terminology is confusing (e.g. “Special Service Contracts,” “Regular Special Service Contracts,” “DEI Special Service Contracts,” etc.)
- We want to avoid confusion by using simple, clear, and consistent terminology

PUBLIC SERVICE CONTRACTS

Contracts with nonprofit organizations for services consistent with the needs and goals of Park City

- Not grants or donations
 - Provision of these services is common for municipalities
 - Utah Code [10-8-2](#) allows municipalities to fund services that promote safety, health, prosperity, moral well-being, peace, order, comfort, or convenience
 - Utah Code [10-7-85](#) allows municipalities to appropriate funds for the support of the arts
- 
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RECOMMENDATION #2

Create two types of Public Service Contracts: Core Services and Innovation Fund

Why we are recommending this:

- We should continue to provide stability and certainty to programs that provide core services
- We should also promote innovation, allow new programs a chance to flourish, and remain adaptable to shifting needs

Public Service Contracts

Core Service Contracts

Services deemed core to Park City and that will likely be financially supported by the City for the foreseeable future

Innovation Fund

Seed funding to launch new programs that target community priorities

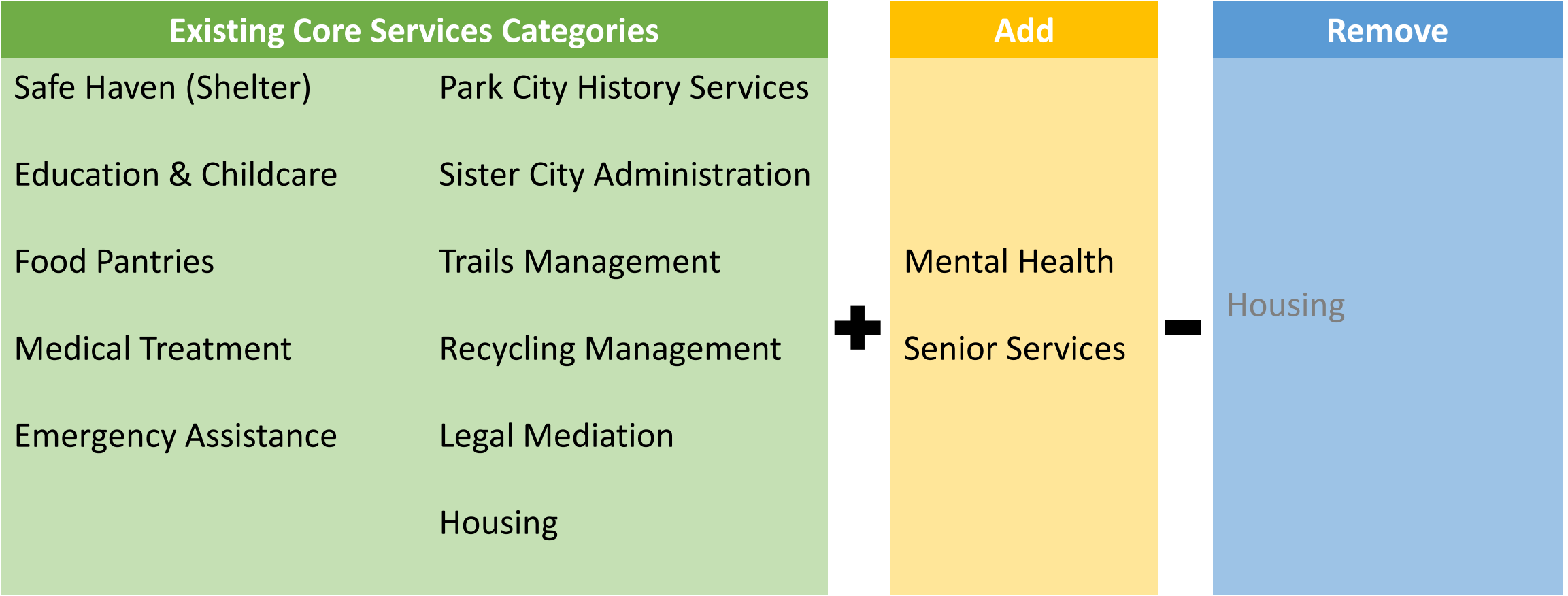
RECOMMENDATION #3

Add Arts & Culture, Mental Health, and Senior Services to the List of Core Services; Remove Housing

Why we are recommending this:

- Core Services categories should be regularly evaluated to align with community priorities
- The City does not have a dedicated arts & culture department
- There is growing demand in the community for mental health and senior services
- The City already has a dedicated housing department

PROPOSED CORE SERVICES CATEGORIES



RECOMMENDATION #4

Prevent organizations from receiving multiple service contracts for the same program

Why we are recommending this:

- Organizations wanting to launch new programs should not have to compete for funding with core services
- It's inefficient to manage multiple contracts for the same service
- Programs would not be able to receive both Core Service and Innovation funding
- Programs with existing DEI/Mental Health contracts would need to account for this funding in their FY25 Core Service Contract Request

Accounting for Existing Public Service Contracts, Hypothetical Food Pantry Program

	FY24-25 DEI SSC Contract (Current)	FY25-28 Core Service Contract (Example)	FY26-27 Innovation Fund (Ineligible)	Total
FY25	\$25,000	\$25,000		\$50,000
FY26		\$50,000		\$50,000
FY27		\$50,000		\$50,000
FY28		\$50,000		\$50,000

RECOMMENDATION #5

Allocate a greater portion of the Public Service Contract Budget to Core Services

Why we are recommending this:

- Nearly 40% of the FY24-25 DEI Special Service Contract awards went to programs that provide a core service
- Reallocating funding would better address the demand for core services in the community
- New and innovative programs seeking seed funding won't compete with established core service programs

Proposed Public Service Contract Budget

	FY25	FY26	FY27	FY28
Core Services Contracts (Regular Services)	\$380,000	\$600,000	\$600,000	\$600,000
Innovation Fund	\$0	\$150,000	\$150,000	\$150,000
DEI Special Services Contracts	\$250,000	\$0	\$0	\$0
Mental Health Service Contracts	\$120,000	\$0	\$0	\$0
Total Public Service Budget	\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00

RECOMMENDATION #6

Clearly define and communicate the program and process

Why we are recommending this:

- Nonprofit partners have asked for more clarity on the City's priorities for funding
- Clear expectations on funding priorities could lead to better applications and more innovative programs

RECOMMENDATION #7

Implement an interview process for all Public Service Contract applicants

Why we are recommending this:

- Allows committee members opportunity to ask follow up questions
- Allows committee members to receive valuable information at the same time from the same source
- Allows nonprofits a chance to make their case and to ask questions
- Can be implemented starting with FY25-28 Core Service Contracts
- No side conversations between committee members and nonprofits

APPLICATION AND INTERVIEW QUESTIONS

- How many Park City residents (residing in 84060) will your program serve?
- How many members of the Park City workforce will your program serve?
- Will you be able to provide the service if less than your full request is funded?
- For new and innovative programs: How will you financially sustain this program after the two-year contract has ended?

RECOMMENDATION #8

Provide greater detail on Public Service Contract recommendations in reports to Council

Why we are recommending this:

- Council has requested more information to better assess funding recommendations, including:
 - A detailed description of proposed projects
 - Rationale for the funding recommendation
 - Complete data on all Special Service Contracts, rental subsidies, grants, and fee waivers for each nonprofit
- Can be implemented starting with FY25-28 Core Service Contracts

An aerial photograph of a mountain town covered in snow. The town is densely packed with buildings, mostly with dark roofs, and is surrounded by snow-covered hills and mountains in the background. The sky is a deep blue, suggesting dusk or dawn. The overall scene is serene and wintry.

Potential Strategic Regional Parking & Transportation Facility

PARK CITY

1881

The Opportunity

Leverage work that must be done into a vision that can be achieved.

Partnership

Integration

Transformation



Source: Park City Municipal Corporation. As of February 2024.

Acquisition & Land Use History

Key Highlights

- Parcels total 22.67 acres
- Property acquisitions occurred over the period 1996-2020 with current parcel in orange collaborating with UDOT
- Parcels in yellow purchased with open space-related bond funding
- Mix of zoning currently spanning from open space to residential/agricultural/light industrial with medical cannabis overlay



Planning Guidance:

***2014 General Plan- Quinn's Junction Neighborhood-** well-designed structured parking preferred over large, unscreened surface parking

***2015 Round Valley Annexation Agreement,-** acknowledges a future CUP and subdivision for an '*Essential Municipal Public Utility, Use, Facility, Service and Structures*'

September 2023 Council Direction

Reviewing Council's direction from its September 2023 retreat.

Soils

Council members expressed support for continuing with soil remediation plans for the site.

Parking & Transportation

Council expressed alignment with previous studies that demonstrate the site to be a high-ranking location for a regional park and ride asset.

Mixed-Use

Feedback was mixed regarding the potential for commercial uses on the site.

Seek Financial Partners

Multiple Council members directed staff to explore the potential for additional financial partners and co-investors for a strategic regional site.

Updates Since 2023

1

Council initiates public private partnership with Deer Valley Resort¹. A component of the agreement provides funding for a strategic regional parking and transportation facility near SR-248, which is considered pre – approved in the partnership.

2

Corrective Action Plan approved by Utah Department of Environmental Quality (DEQ) on February 27, 2024. RFP for excavation work and beginning of site remediation planned for Spring 2024.

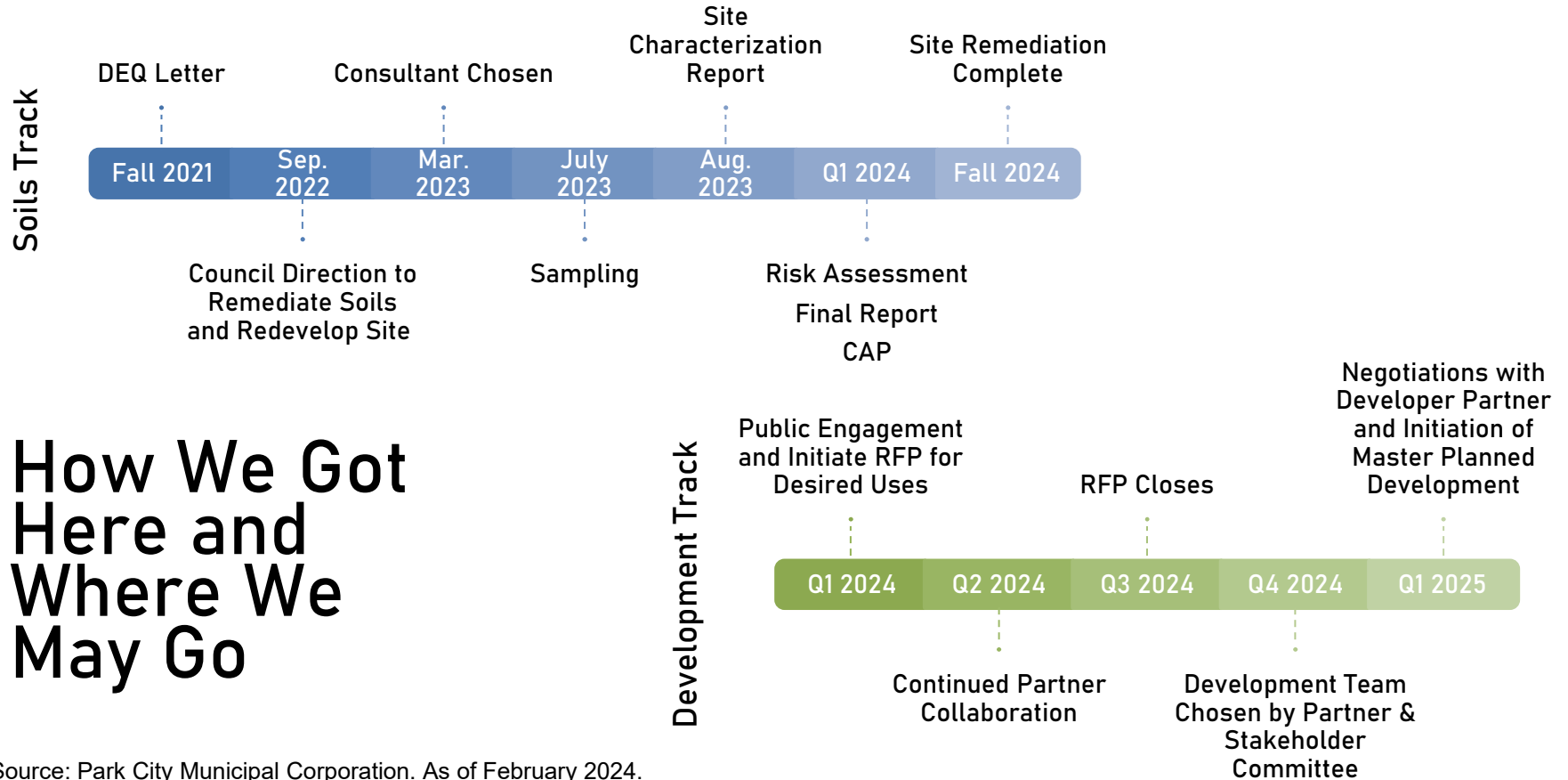
3

High-level massing and design study initiated by staff to explore initial feasibility of concepts discussed by Council in 2023. County regional park and ride study continues. Expected to recommend park and ride in this region.

1. The pre-approved transportation facility near SR 248 must have either (i) a minimum of 900 parking spaces in a parking structure and a minimum of fifty affordable housing beds, or (ii) a minimum of 900 surface parking spaces and a minimum of one-hundred affordable housing beds.

Source: Park City Municipal Corporation. As of February 2024. [Please click here to review Council's December 2023 Letter of Intent with Deer Valley Resort.](#)

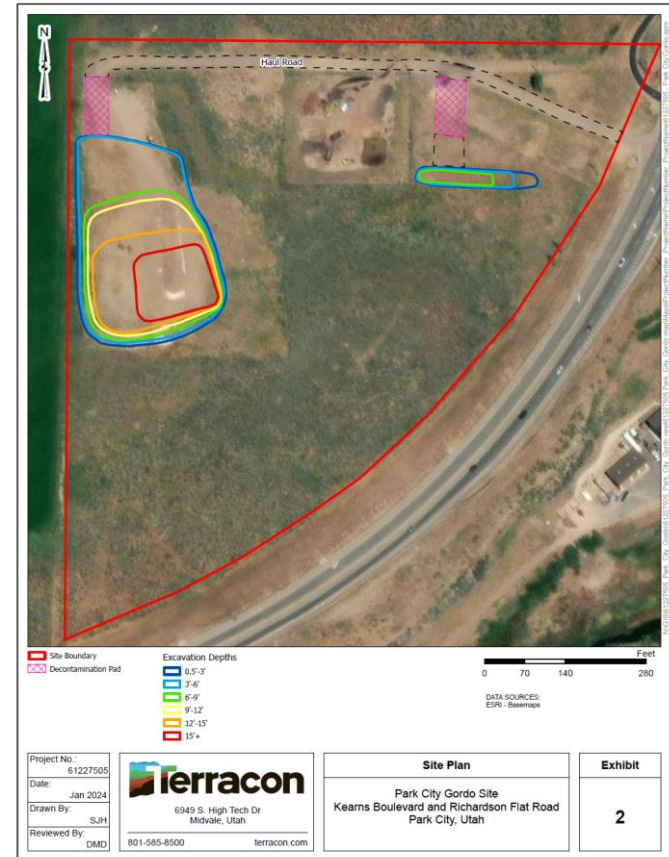
Soil History & Potential Future



Source: Park City Municipal Corporation. As of February 2024.

Corrective Action Plan

- Approved by Department of Environmental Quality as of 2/27/2024
- Based on sampling efforts Summer 2023
 - Maximum flexibility
- Risk Assessment
 - Not suitable for residential housing or commercial structures
- Remove 32,000 cubic yards of material
 - Disposal at appropriate facility
 - Summit Co requires higher level of testing-built into CAP
- Plan to start in May 2024
 - 2–3-month project
- Long term management



Soil - Key Takeaways

32K cu./y. to
be Removed

Any use other than capped surface parking requires the removal of 32k cu./y. of soil per risk assessment.

We Have
Existing
Budget

The City maintains a balance of ~\$4M in its capital fund to address. Remediation estimated to cost between \$4-5M (\$4M at Engine House pricing).

SC Has
Worked with
Previously

Summit County Landfill has worked with and accepted this material previously.

Excavation is
an
Opportunity

Excavation in Northwest corner provides cost savings to a potential developer, acting as pre-existing site work.

UDEQ to
Certify

UDEQ will give clean certificate once remediation work is completed.

Update to
Ordinance
Discussion

Timely updates: Staff plans to return to Council in April 2024 to discuss further potential improvements to PCMC's soils ordinance.

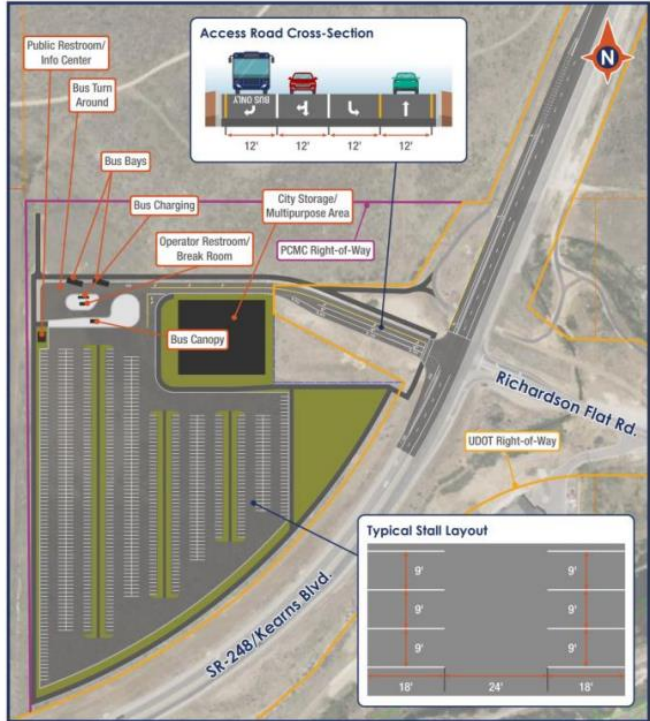
Public Works Concept



Public Works Features

- 15k sq. ft administration building
- 15k sq. ft storage and/or additional office space building
- 25k sq. ft. snow storage
- Significant water storage basin ~40% of site
- 21k sq. ft. Water treatment and chemical buildings

Surface Parking Concept



Park and Ride Potential Features

- 825 surface parking stalls (expansion possible)
- 3 bus bays
- 1 shelter
- 1 bus layover/electric charging station
- a public restroom and info center
- an operator restroom/breakroom
- 18.5% green space
- space for a maintenance shed/area for other City use/vehicle storage



Regionally Significant Transportation and Housing Infrastructure Concept

Transportation and Housing Features

- 1500 structured parking stalls
- 266 residential housing units
- 50k s.f. mixed use, childcare, commercial, office space
- 100k s.f. garage, transit, public safety support and/or commercial
- 90k s.f. community recreation (garage rooftop)
- Integrated trail network



Past & Current Discussions Regarding Use

Public Works
Facility



Surface Park
and Ride



Strategic Regional
Transportation Facility



Direct Cost to Municipality	Highest	Moderate	Moderate
Direct City Government Uses	Most	Moderate	Moderate
Housing Capacity	Moderate	None	Most
Additional Economic Impact	Moderate	None	Most
Vibrancy	Moderate	Moderate	Most
Satisfies Terms of DVR Partnership?	No	No	Yes

Source: Park City Municipal Corporation. As of February 2024.

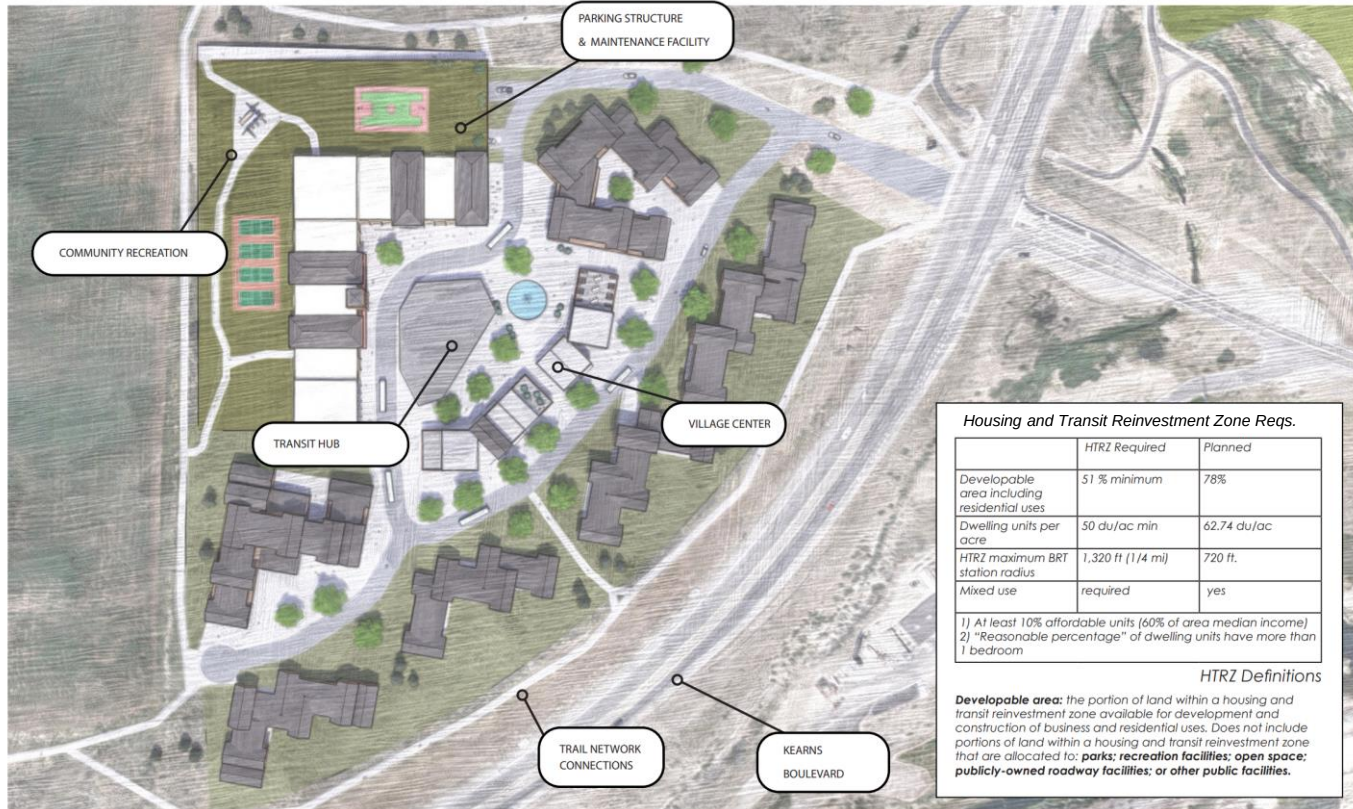
Optimal Location for Parking Facility

Site evaluations conducted by PCMC indicate Gordo as the best location for a parking facility in the Quinn's Junction Area.

Note: Rank: Good = 3 points, Fair = 2 points, Poor = 1 Point *Weighted Points Multiplier is derived from the Performance Criteria Matrix; Top Priorities receive a double multiplier; Medium Priorities receive a 1.5 multiplier and low Priorities get a 1.0 multiplier (no change)			QUINN'S JUNCTION SITE EVALUATION MATRIX								
			Richardson Flat Park and Ride		UDOT Detention Basin Parcel		Frontage Road Parcel (Old Highway 40)		Gordo Property		
Results from the Performance Criteria Matrix	Performance Criteria Matrix Categories	Weighted* Points Multiplier	Rank	(Weighted Points Multiplier) * (Rank Points)	Rank	(Weighted Points Multiplier) * (Rank Points)	Rank	(Weighted Points Multiplier) * (Rank Points)	Rank	Rank Points	(Weighted Points Multiplier) * (Rank Points)
TOP PRIORITY	Connectivity (trail, road, transit)	2	Poor	2	Good	6	Good	6	Good	3	6
	Safety and Security	2	Poor	2	Fair	4	Good	6	Good	3	6
	Accessibility and visibility (wayfinding)	2	Poor	2	Good	6	Good	6	Good	3	6
ELEVATED PRIORITY	Utility access (amenities)	1.5	Poor	1.5	Fair	3	Fair	3	Good	3	4.5
	Sustainability	1.5	Poor	1.5	Good	4.5	Good	4.5	Good	3	4.5
	Aesthetics (architecture, landscaping, gateway, way finding, welcome center)	1.5	Poor	1.5	Good	4.5	Good	4.5	Good	3	4.5
BASELINE PRIORITY	Cost	1	Fair	2	NA	0	Good	3	Good	3	3
	Size (parking stall count)	1	Good	3	Poor	1	Fair	2	Good	3	3
	Environmental Impacts	1	Poor	1	Fair	2	Good	3	Good	3	3
	Public (perception/acceptance)	1	Poor	1	Good	3	Good	3	Good	3	3
Total Score				17.5		34		41			43.5 *

Source: Park City Municipal Corporation. As of February 2024.

Regionally Significant Transportation and Housing Infrastructure Concept



Regionally Significant Transportation and Housing Infrastructure Concept



Source: Park City Municipal Corporation. As of February 2024.

Regionally Significant Transportation and Housing Infrastructure Concept



Source: Park City Municipal Corporation. As of February 2024.

Regionally Significant Transportation and Housing Infrastructure Concept



Source: Park City Municipal Corporation. As of February 2024.

Regionally Significant Transportation and Housing Infrastructure Concept



Source: Park City Municipal Corporation. As of February 2024.

Regionally Significant Transportation and Housing Infrastructure Concept



Source: Park City Municipal Corporation. As of February 2024.

Housing & Transit Related Financial Tools

**Incentivize
Owner
Occupied
Affordable
Housing <
80% AMI**

**At least 51% of a site
must be developed
for housing with at
least 10% of housing
affordable**

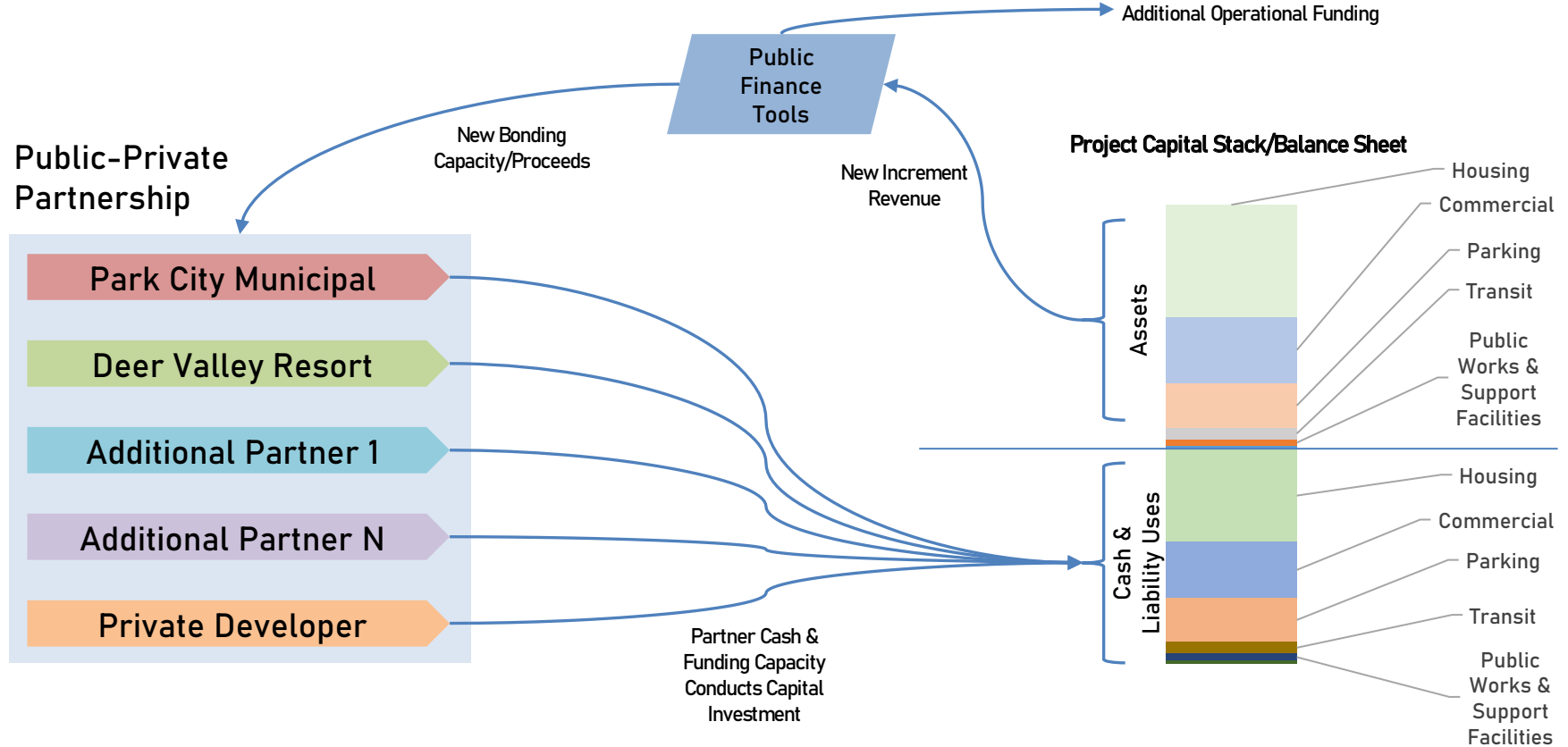
**Direct
Access to
Transit Hub**

**Bus rapid transit
qualifies in a public
transit county**

**Revenue
Generation
of up to 80%
of Future
Increment**

**Limited to a duration
of 15 years**

Funding Framework



Potential Next Steps

Council

- Direct staff to continue with RFP for soils remediation plan
- Engage with existing and potential partners
- Direct staff to prepare RFP for site development with partners

Staff

- Proceed to RFP for soils remediation plan
- Engage engineering services to prepare site roadway layout/grade/width recommendations
- Prepare RFP for site development with partners

MAIN STREET DINING DECK UPDATE



HISTORY



Main Street Dining Deck Program

- Economic Development Tool
- Balanced use of Public Property for Private Business
- The Process – Department Coordination
- Operational Restrictions & Safety
- Main Street Improvement Coordination

Council Direction (December 2023)

- Facilitate Dining Decks
- No longer charge restaurants to remain on the Street during Art Festival
- Don't create financial hardship on KAC

— OPTIONS TO CONSIDER —

Dining Deck Fee Options:

1. Eliminate Lease Fee – Requires Public Benefit Analysis
2. Eliminate Permitting Fees – allowed in code, with Council Direction
3. Pros / Cons

Art Festival Booth Fee Request:

1. No longer require KAC to pay \$10,000 in cash toward City Services
2. Pay KAC \$2,000 to make up the difference in lost revenue



Qs & Timeline



Recommendation

- Take public input
- Direction on Dining Deck fees
- Direction on Kimball Art Center's request for revenue loss

Timeline

- April – Approve dining deck leases
- May – Install uphill of 5th Street
- July – Install between 4th and 5th Street
- October 30 – Dining Deck program ends

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly multi-story structures with dark roofs, are densely packed in the lower half of the frame. In the background, a wide, snow-covered valley leads to a river that winds through a forested area. The sky is a pale, overcast blue.

Main Street Water Replacement

Construction Mitigation



Main Street Water Infrastructure

Background

- Current piping installed in 1980
- In the last 5 years Main Street has had 23 water breaks
 - 10 being in 2023 (not counting Heber Avenue)
 - 2 so far in 2024
 - Most breaks on smaller diameter lines
 - Resulting breaks have caused substantial damage and costly repairs



Schedule and Mitigation

Road Closure and Proposed Detour

- Fully close Main Street from Heber Ave to 5th Street from 7am to 7pm
- Detour Route
 - Heber Ave to Swede Alley
 - 4th Street to switch direction
 - 5th Street to Switch direction
 - Both to return to normal pattern in July
- No Parking from Heber to 5th from April 1 to July 1
- Road fully open at night
- Sidewalk closures
 - Will limit sidewalk closure to one side and then switch
 - Signage for access to business on closed side



Schedule

- April 1 – July 1
 - Mobilization and potholing last week of march
- Tourism shoulder season, minimal Events
- Dining decks in the area delayed until July 1
- Initial phase
 - Phase 2 – 5th to 3rd 2025
 - Phase 3 – 3rd to Swede 2026

Public Outreach

Main Street Replacement

- Developing a stakeholder/outreach contact list in collaboration with HPCA
- Working alongside HPCA for notifications, updates, newsletters
- Project website, email, phone number for information, questions, and concerns;
- Boots on the ground initial outreach and bi-weekly check-ins
- Regular project update communication and Social Media updates, as appropriate
 - Similar newsletter updates as Engine House Affordable Housing Development
- Project informational signs and flyers
- VMS boards for construction alerts
- Business Coordination
 - Water disruption
 - Sidewalk closures and temporary walking surfaces
 - Potential grants



Bidding

Contract Award

- Park City received 3 bids on February 22, 2024
- Silver Spur Construction was the lowest responsive bidder
 - Staff has reviewed the bids and find pricing to be in line with engineers estimate
 - Contractor has previous replacement experience on Main Street and Heber Avenue



Questions?





PROJECT LOCATION

ROBBINS ANNEXATION PETITION



ROBBINS ANNEXATION PETITION

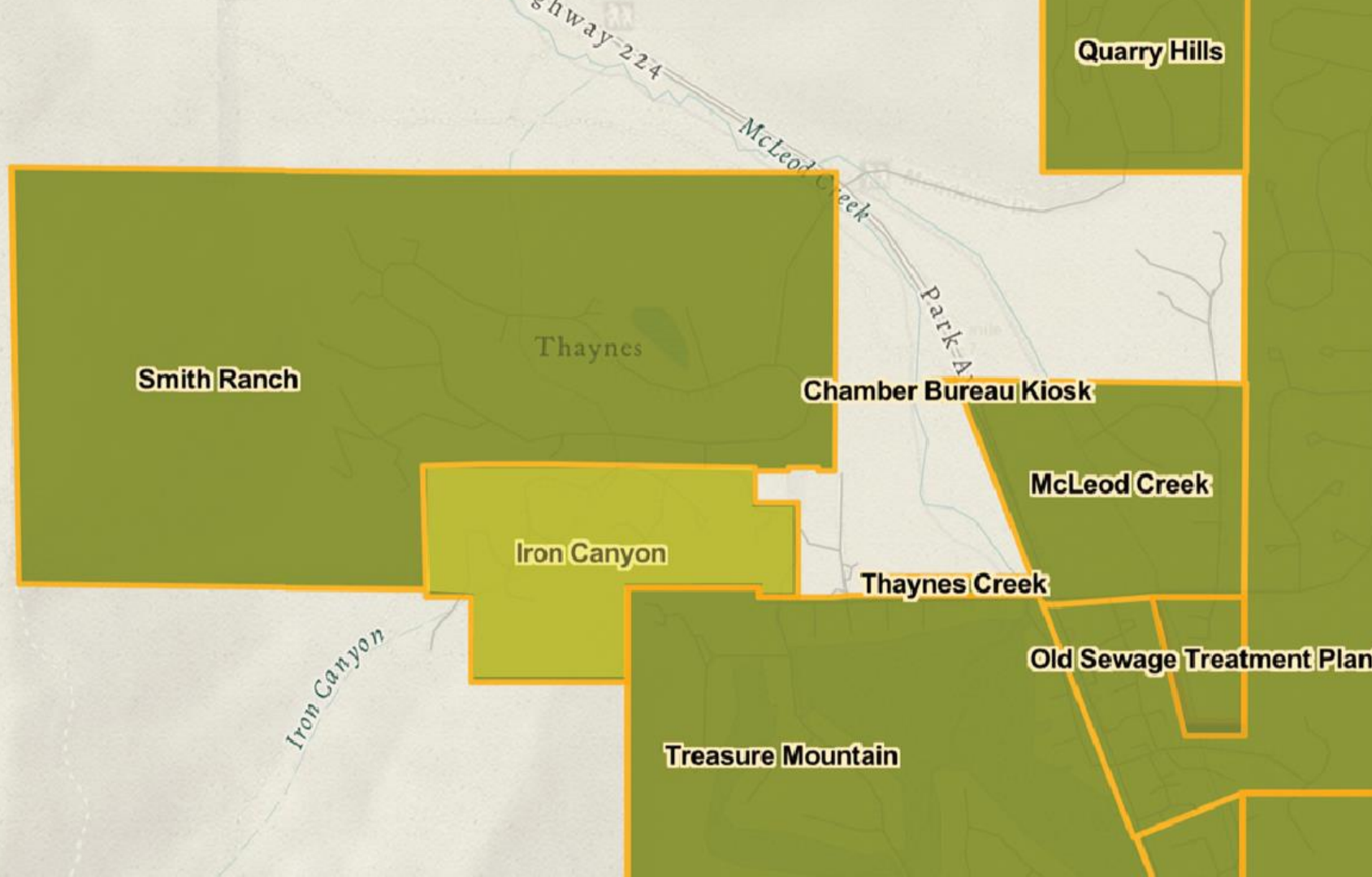
The Applicant requests the City Council consider accepting a petition to annex 0.94 acres within the Thaynes neighborhood from unincorporated Summit County into Park City.

The question for the City Council is not whether the annexation should be approved or not, but whether the annexation petition should be accepted or not. Accepting the annexation petition opens the door for the review process.

The review process includes staff team review, Planning Commission review and recommendation, and City Council final action.







Quarry Hills

Smith Ranch

Thaynes

Chamber Bureau Kiosk

McLeod Creek

Iron Canyon

Thaynes Creek

Old Sewage Treatment Plant

Treasure Mountain

Sandstone Cove

Osguthorpe Dairy

Highway 224

Iron Canyon

Mc

Meadow

Peterson

Park Ave

Smith Ranch

Thaynes

Chamber Bureau Kiosk

Ross

Iron Canyon

Thaynes Creek

Payday Dr

Mc



Search for address



Search by parcel number



FP-21-S-A

PCA-19-B-X

PCA-18-B-X

NSR-224

SSC-A-X Sandstone C

Colony at White Pine
Canyon, The Ph. 1

SS-100-A-X

ASR-11-S3

Aspen Springs
Ranch Ph. 2

ASR-11-F3

ASR-11-F2

Park City

Canyon Ct

(1 of 3)

Snyderville Basin Zoning: Rural Residential
(RR)[Click here for zone description](#)[Click here for a table of allowed uses](#)[Zoom to](#)

...

FP-23-B-X-X

FP-23-A-X

FP-23-A-X-X

SS-108-A-X

Iron Canyon Ct

Payday Dr

Morning Star Dr

Country Ln

PARCEL # ASR-12
WEISSMAN JEFFREY
ALAN (TR)

AMERSON, KAREN M.
REPLAND (TR)

DRURY, TRACY L (LT)
ENTRY No. 89/024
BR-1215 PG-175

PARCEL # ASR-9
SAMUEL R.
JOHNSON (TR)

PARCEL # ASR-9 A SAMUEL R. JOHNSON (TR)
ENTRY No. 10/5022 SR-2419 PG-80

IRON CANYON DRIVE
(PUBLIC ROW 50' WIDE)

PARCEL 2
(PCA 106)

S69°59'10"E

204.00

ANNEXATION PLAT
ENTRY No. 295901

PARCEL 4 - NC-MISC
ROYER COMPANY

PARCEL # TC-1
BRODERICK EYRAN
H/V (JT)

NORTH
200.92

BOYER ROBBINS JV, L.C
AREA: 40,830 SQ FT
OR 0.944 ACRES ±

PARCEL 1
(SS-104-B)

SOUTH
199.38

ANNEXATION PLAT BOSS PROPERTY
ENTRY No. 400314

PARCEL # NC-A-104-C
TIMOTHY E. GAINES (TR)

ANNEXATION TO PARK CITY
ENTRY No. 112517

204.00

S89°34'50"W

PARCEL # NC-MISC
BOYER COMPANY

POINT OF
BEGINNING

WEST
2,936.86' (TIE)

BOYER ROBBINS JV, L.C
2,936.86' E 100.04'

N40°37'05"E
101.54' (TIE)

TCR-2-5
FRANKLIN A.
REHARBS JR. (TR)

SECTION 10-10-02
N89°38'12"E 99.55'

SECTION 10-10-02
N89°38'12"E 90.70'

549.41' (TIE)

BASIS OF BEARING: N6°18'13"E (SECTION LINE) 2,977.09'
(PER ASPEN SPRINGS RANCH PHASE II)

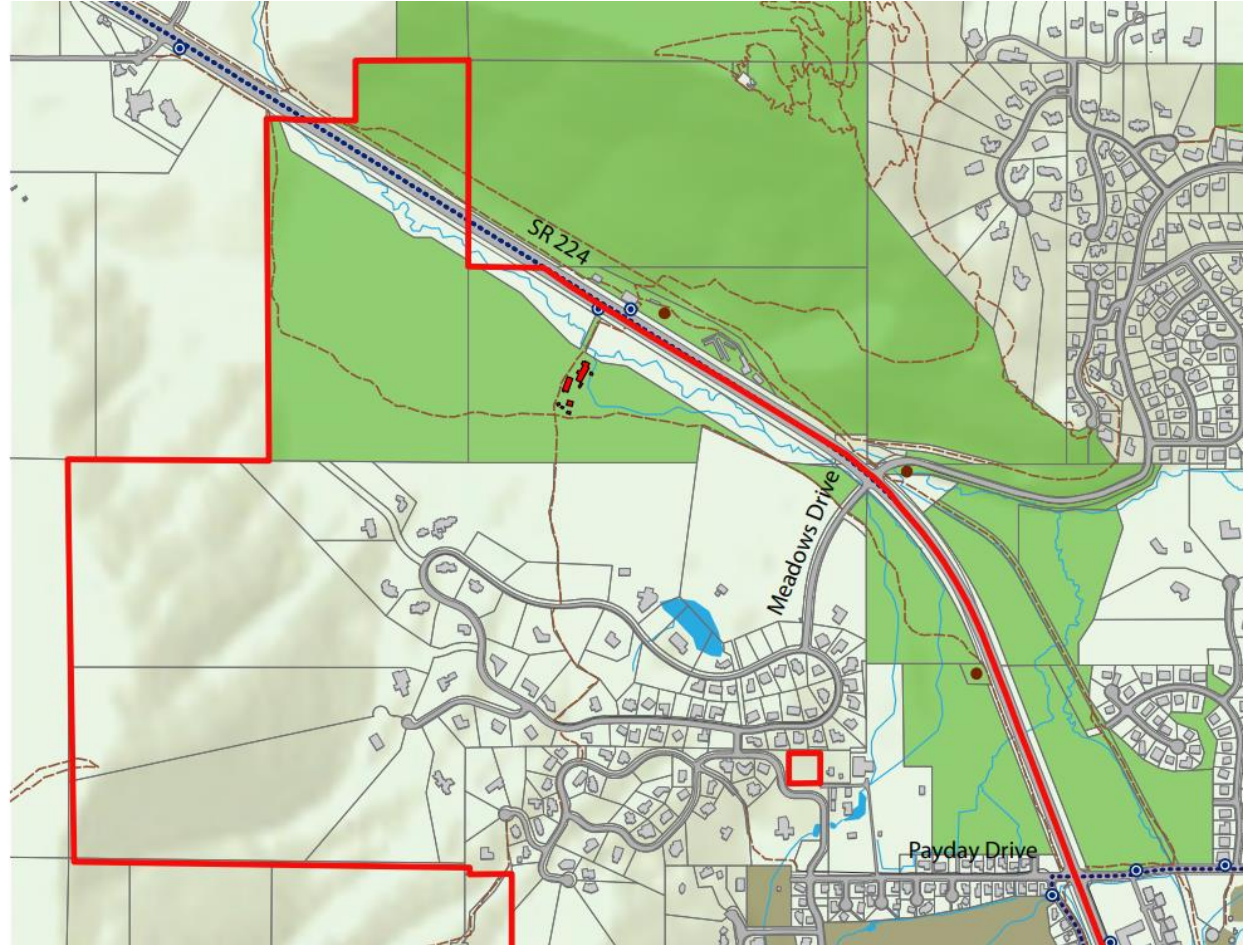
General Plan

Thaynes Neighborhood

Building pads should be adopted

Shared view corridors should be maintained

Should remain a quiet residential neighborhood dominated by single family homes.



ROBBINS ANNEXATION PETITION

Annexations should:

Protect the general interests and character of the community.

Assure orderly growth and development.

Preserve open space.

Ensure environmental quality.

Protect entry corridors, view sheds, and environmentally sensitive lands.

Comply with the General Plan.



ROBBINS ANNEXATION PETITION

If the City Council accepts the petition, staff recommends the petition:

Be reviewed for compatibility with the Thaynes neighborhood and proposed Zoning District.

Be reviewed through the Sensitive Land Overlay.

Prohibit nightly rentals.

Comply with Resolution No. 25-2020 requiring contributions to the City's affordable housing.



ROBBINS ANNEXATION PETITION

Staff recommends the City Council:

Open a public hearing, and

Consider accepting or denying the annexation petition.





Thaynes / Three Kings: Phase 1

Final Design Contract



Recommendation

Execute a Design Professional Services Agreement with Kimley-Horn Associates not to exceed **\$161,707** to complete the design of the Thaynes & Three Kings Drive Pathway: Phase 1 Final Design



Phase 1 Limits: Thaynes Canyon from Three Kings to SR-224 and Snow Creek from SR-224 to the McLeod Trail

Project Background

\$960k was secured from UDOT in 2020 to construct pedestrian improvements in the area

The concurrent parking study overlapped with the Bike/Ped Project along the north side of the golf course

Council gave direction on July 13, 2023, to proceed only with Bike/Ped Project only

Project separated into two Phases to expedite construction and use of State funding



Images from parking study

Public Engagement



Neighborhood request in 2017

2022 Parking Study

Neighborhoods First Committee

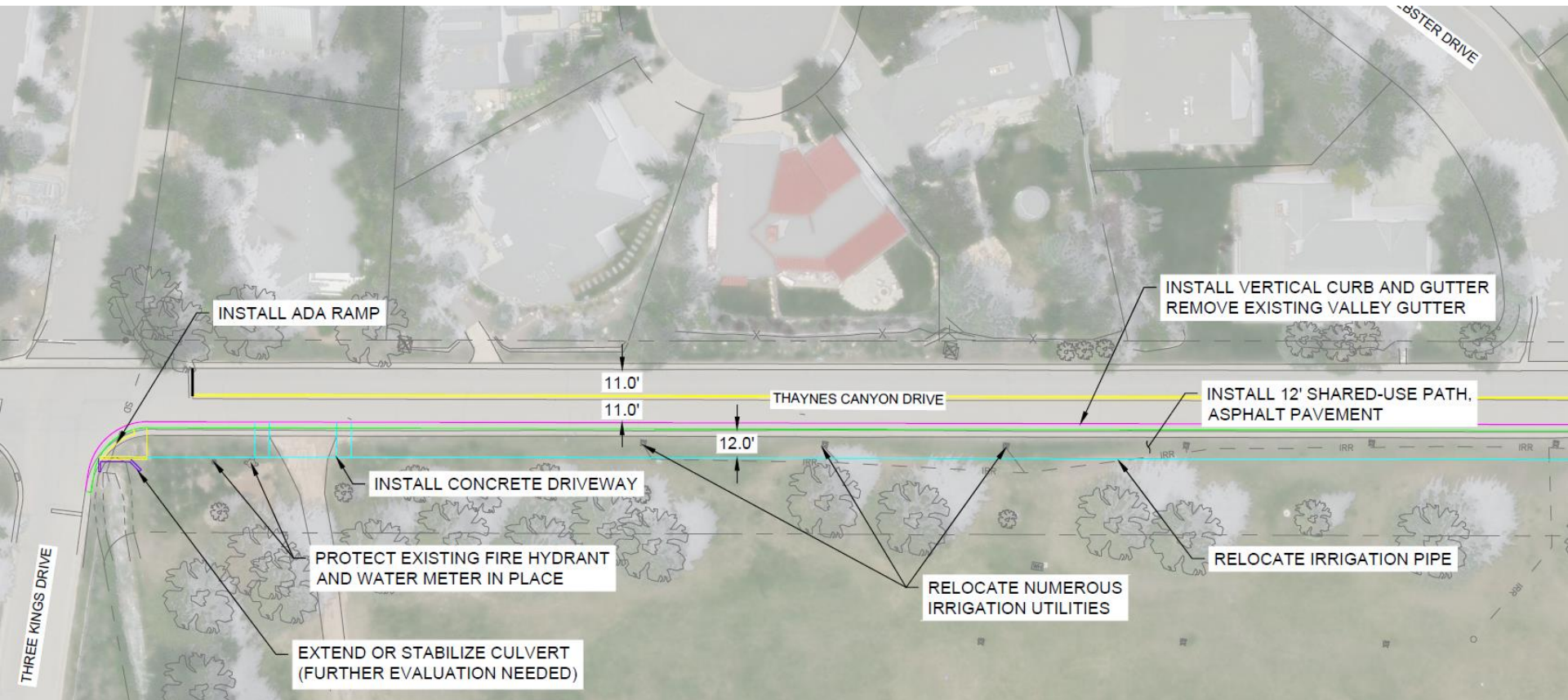
Council Meetings

Engage Park City Page

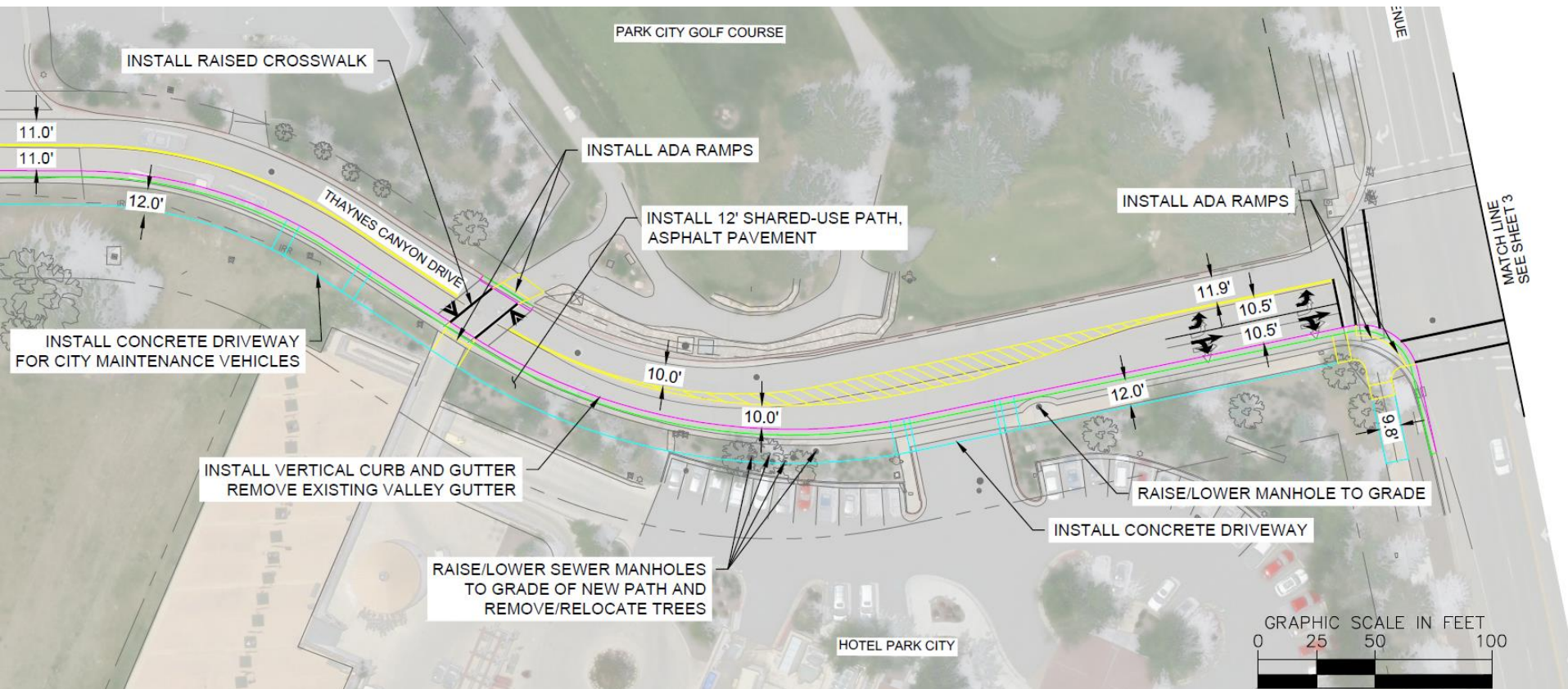
Outreach during design

Local Liaison Group

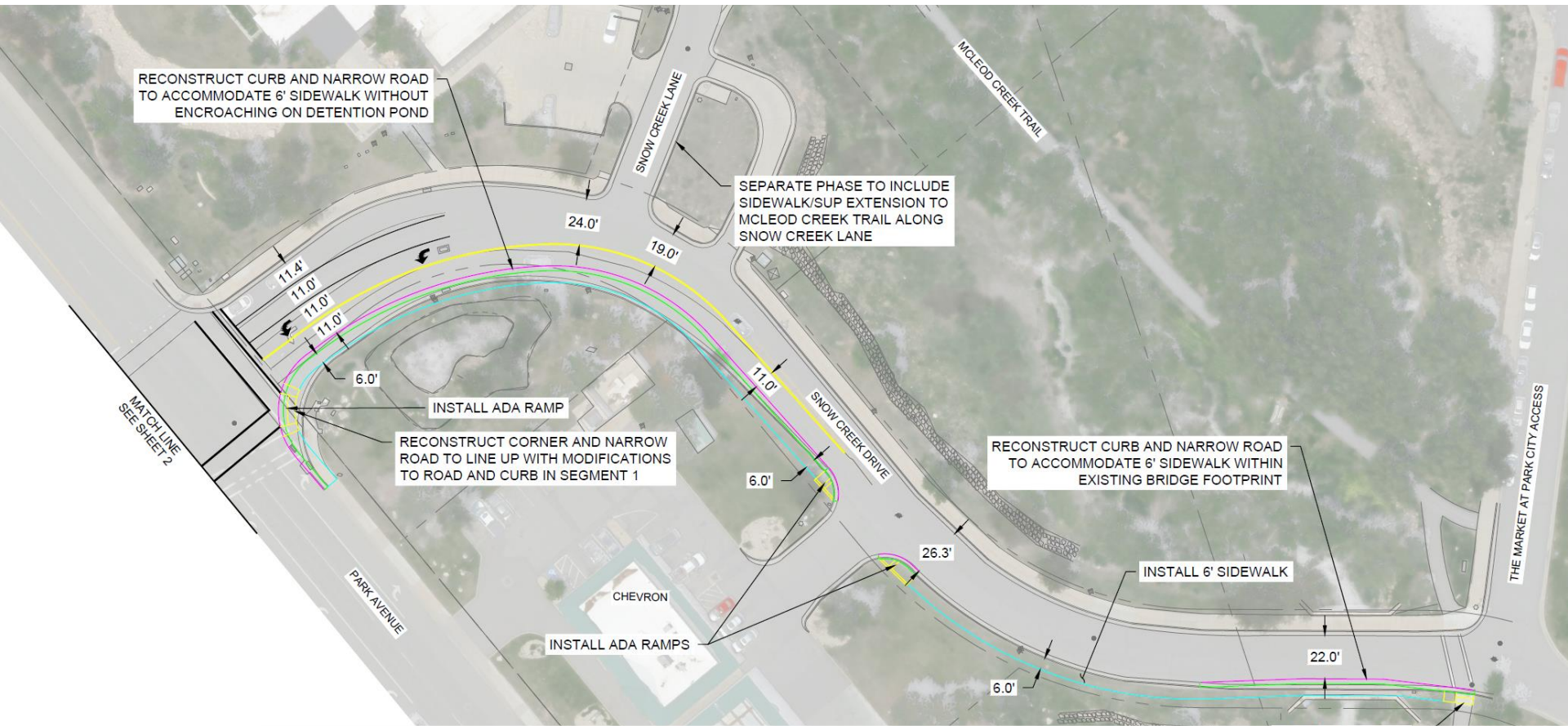
Phase 1 Scope of Work



Phase 1 Scope of Work



Phase 1 Scope of Work



Phase 1 Project Schedule



Note: This is an ambitious schedule. Despite the proactive measures in place, it is essential to acknowledge the potential for delays, especially in the context of utilities or right-of-way considerations. Recognizing this, contingency plans have been established. We have set a mid-2025 completion stands as a potential alternative timeframe.



VIA EMAIL AND HAND DELIVERY

March 7, 2024

Mark Harrington
Park City Attorney
445 Marsac Ave
Park City, UT 84060
mark@parkcity.org

Dear Mark:

I represent Ivory Development, LLC ("Ivory"). Ivory is under contract to purchase certain real property currently owned Boyer Robbins, LLC made up Parcel No. SS-104-B and a neighboring parcel described as "IC-MISC" (the "Property"). Ivory has requested that Parcel No. SS-104-B be annexed into Park City. In response to Ivory's petition, certain neighbors to the Property have made allegations that the IC-MISC parcel is common area owned by the Ivory Canyon subdivision owners. As part of its due diligence, Ivory has received a title report and has investigated the claims that the Property is open space. Ivory has not found any information suggesting that the Property is open space or is subject to any type of common ownership.

The Iron Canyon subdivision does not have, and has never had, a homeowner's association. The Property has been privately owned since the subdivision was developed in the 1980s. This fact is not only shown by the title report, but also by the Summit County Assessors records which show that the Property has been assessed as private property, and the property taxes paid by a sole owner, for more than 4 decades. Ivory is ready and willing to share its due diligence with the City. Ivory respectfully requests that the Council disregard speculation regarding the ownership of the Property that is supported by documentation.

Sincerely,

Analise Wilson
General Counsel

James Helfand, Aspen Springs Resident

Resident of Aspen Springs for about 30 years. Our property overlooks Iron Canyon Drive and is adjacent to the portion of Parcel IC-MISC which is proposed to be subdivided.

There is a legal question of whether the Boyer Company had the right to convey title to the parcel to a joint venture without the approval of the lot owners of Iron Canyon. I have submitted for the record copies of letters from my Counsel and Counsel for the Boyer Company on this issue.

Also, there are facts that were not disclosed in the Petition that I think you would have wanted to know. Some of those were pointed out by Mr. Pick.

The Land Management Code requires that an Annexation Petition must include a "A **comprehensive** land use **review** and **analysis** of Property surrounding the proposed annexation."

If you use the online Summit County Parcel Viewer and click on this parcel - IC-MISC - you will see that it runs all the way down to Payday Drive and across much of the top border of the Iron Canyon subdivision. This map of the entire parcel was never presented in the Petition.

~~Perhaps~~ ^{Unfortunate} that's because it looks like what is typically considered common area and in fact, as Mr. Pick pointed out, it was originally labeled as common area with the CA designation. It was labeled that way for 20 years.

Nowhere in the Annexation Petition is there a map that shows the entirety of this parcel nor a disclosure that it was labeled as common area.

No mention in the Petition that virtually every lot in Iron Canyon has the reference mentioned by Mr. Pick which states COMMON AREA IS NOW BEING ASSESSED UNDER IC-MISC.

No mention of the Applicant's plans for the surrounding portions of parcel IC-MISC such as the portion on which the Iron Canyon monument resides. I would want to know are they planning to remove this monument. Nothing is disclosed in the Petition.

No mention in the Petition that this property has been assessed for property tax purposes as a non-developable parcel, having a market value according to the Assessor of a paltry \$5,800, while parcels surrounding it - even though smaller are assessed at between \$400,000 and 800,000, another indication that it was **both intended and represented** as being non-developable common area.

No mention in the Petition that in 2003 an easement was granted and recorded over this parcel by the Iron Canyon Architecture Review Committee, an indication that such Committee represented the lot owners of the subdivision as the beneficial owner of the property.

I don't believe the Council should proceed with the further review process at this point when there are these kinds of omissions from the Petition and there is a legal issue as to who the beneficial owner is.

I also urge the Council to postpone its vote in order to give the surrounding neighborhood adequate time to respond to the Petition before proceeding with further study.

Park City Council Meeting

March 7, 2024

Richard Pick, 2447 Iron Mountain Drive, Iron Mountain Subdivision

I am Speaking in opposition to the subject petition. There is a lot going on here.

1. The petition combines a Summit County parcel with adjacent Park City parcels, and then subdivides the resulting property into three lots. Iron Canyon Drive is the entry road into our Iron Canyon Subdivision and is also used by many of the residents of Aspen Springs. The strip of land that runs along the road, originally IC-CA, is now shown as IC-MISC. That strip of land was platted in 1983 as part of the Iron Canyon Subdivision and was common area. This is confirmed by the legal description associated with each lot in the Iron Canyon subdivision which includes the notation "COMMON AREA IS NOW BEING ASSESSED UNDER IC-MISC." One of the IC-MISC parcels contain a monument sign identifying the area as Iron Canyon, consistent with its intended use as common area.

Title to our common area was held by the Boyer Company as the developer of the Iron Canyon subdivision and had been so held for almost 40 years on behalf of the Iron Canyon lot owners (a Homeowners Association was never created to take title). In December, 2022, a portion of IC-MISC was conveyed by the Boyer Company to an entity called the Boyer Robbins JV with a description in the deed which states "NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE COMMON AREA." Who determined this was not Iron Canyon common area? It was not those of us who live in Iron Canyon. It was not Park City. It was not Summit County. For over 40 years this has been common area. And it still is. Whether there can be found some

legal basis for the transfer or not, it is the long-held understanding that the property was common area and therefore not subject to further development. It is just not right to take Iron Canyon common area and place it into the JV.

2. I do not oppose allowing the landowner of SS-104-B to construct a single dwelling on the property. Nor do I oppose the annexation of SS-104-B into Park City. Construction of one dwelling on SS-104-B is entirely consistent with the neighborhood.

3. Iron Canyon Drive serves as the entry and exit road for our Iron Canyon Subdivision. It has a posted speed limit of 15 mph between Payday Drive and Delta Drive. This is because of the "S" curves and the grade of the road. The road is steeper and narrower than most other residential roads, has no curbs and gutters or sidewalks. In spite of the posted speed limit, there has been at least one vehicle slide off on this section of the road every year. There are blind corners. Vehicles traveling around the northern most curve of the road cannot see oncoming traffic or pedestrians until they have entered the curve. Furthermore, our children walk up the road after being dropped off by the school bus which stops on Payday Drive. I do not want to see driveway access to Iron Canyon Drive under any circumstance, even if just a single house was constructed on SS-104-B.

I would like to see the City Council select the alternative to deny this annexation petition, terminating the review process. The City Council may want to instruct the applicant to bring back a petition that excludes our Iron Canyon common area, annexes tract SS-104-B into Park City, includes a single-family home and does not have access from Iron Canyon Drive.

Thank you for the opportunity to provide input on this important matter to Iron Canyon residents.

Location	Owner	Value
Account Number 0229223	Name PICK RICHARD D TRUSTEE	Market (2023)
Acres 0.44	2447 IRON MOUNTAIN DR	Taxable
Situs 2447 IRON MOUNTAIN DR ,	PARK CITY, UT 84060	Tax Area: 07 Tax Rate: 0.005638
Tax District 07 - PARK CITY A,J,K,U (D-D)		
Parcel Number IC-28		
Geo Neighborhood 01-01-02 - IRON CANYON SUB		
Legal LOT 28 IRON CANYON SUBDIVISION; ACCORDING TO THE OFFICIAL		
PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY		
RECORDER CONT 0.4462 AC (COMMON AREA IS NOW BEING ASSESSED		
UNDER IC-MISC) 541-362 600-490 682-628 1630-1729 1841-1850-1852 1973-		
1708-1727 2115-1345-1362		
RICHARD D PICK & SALLY PICK TRUSTEES OF THE RICHARD & SALLY PICK		
FAMILY TRUST 1973-1708-1727;		
Parent Parcels		
City		

Account 0473180

Location		Owner	Value	
Account Number 0473180		Name BOYER ROBBINS JV LLC	Market (2023)	\$5,800
Acres 1.16		101 S 200 E STE 200	Taxable	\$5,800
Situs ,		SALT LAKE CITY, UT 84111	Tax Area: 07	Tax Rate: 0.005638
Tax District 07 - PARK CITY A,J,K,U (D-D)			Type	Actual
Parcel Number IC-MISC			Land	Assessed
Geo Neighborhood 01-01-02 - IRON CANYON SUB				Acres
Legal NON DEDICATED STREETS & MISC AREA NOT INCORPORATED INTO LOTS				
AS SHOWN ON THE OFFICIAL PLAT OF IRON CANYON SUBDIVISION ON FILE IN				
THE SUMMIT COUNTY RECORDERS OFFICE CONT 1.36 AC (LESS 0.20 AC 698-545				
IA-CA-1) BAL 1.16 AC (NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE				
COMMON AREA) 2767-1892				
Parent Parcels SEE REMARKS				
City				

Transfers	
Entry Number	Form Name
01199216	
Recording Date	
12/29/2022 10:01:40 AM	
Images	

GIS



Public Comments re: Annexation Petition for 2409 Iron Canyon Drive:

Kris and John Maclay eComment: "We join our neighbors in opposing the division of the above-referenced lot into three lots for single family homes. The reasons have been enumerated by others, and we will add our concern that this stretch of road is extremely dangerous not just to school children, but the many PC citizens who walk it daily. Because of the curve, many, many vehicles veer onto the "wrong" side of the road all the time. There are no sidewalks, so there are many close calls between all kinds of commercial and private vehicles and people walking alone or with their dogs. It's bad in all seasons – summer when the trees on one side are growing so it creates a blind spot, and winter when the road is very slick. There is also a lot of wildlife, particularly moose, that walk the road. We simply can't have that kind of density and driveways in that location. We don't oppose the annexation of the property or having someone build one home there, subject to everyone's comments on the location of the driveway. Thank you for your consideration to this important matter."

John Maclay also wrote: "I would like to also express my opposition to the Taking of the Common Area to facilitate access to the SS104B lot. I do not understand who determined it was not common area after decades of being a common area. Also, to express my opposition to having one or more driveways access Iron Mountain on the S curve. It is a partially blind, steep curve and not a safe place to add a driveway. If you have any questions, please do not hesitate to contact me."

Jonathan Evans eComment: "I am writing in opposition to the annexation petition to create three single-family lots in our Iron Canyon and Thaynes Canyon neighborhoods. I concur with the detailed concerns outlined in many of my Iron Canyon neighbors' letters. First, the sizes of the proposed lots would significantly deviate from those of Iron Canyon and Thaynes Canyon. Such a divergent variance would conflict with the character and landscape of these communities, each of which was designed with principles that would be undermined by this incompatible proposed development. One home on a lot size consistent with those of other lots in these neighborhoods would be appropriate. Second, adding multiple new driveways exiting onto Iron Canyon Drive would undermine safety. As the father of young children, I do not want additional risk compounding along this section of road, which already creates problems in its shape, width, grade, drainage, and visibility. I regularly witness vehicles getting stuck, sliding off the road, or struggling with its sight lines. Moreover, the entire Iron Canyon neighborhood has only two points of ingress and egress to the rest of Park City. Increasing driveway density would introduce additional hazards in general for daily use and especially at times of need. A single driveway that would be placed in a safer location (such as on Payday Drive), and as important, that would generate traffic consistent with that of a single family home (versus three), would be in the best interest of the neighborhood and the City. Third, the self-serving interpretation that the common area was intended and should be included as developable land is misleading. Pursuing shifts in land use may be appropriate as needs and markets evolve, but proposals with outright contractions require unique circumstances -- and this proposal does not come close to meeting that standard. Finally, while you may receive letters from only a subset of Iron Canyon and nearby Thaynes residents given varying levels of engagement in

local matters, if every Iron Canyon resident were polled about this proposed development and actually responded, opposition would be nearly universal for reasons such as those above. Approval of the annexation petition would set an ugly precedent that would fail to serve broader community needs as well as the community members the City represents. I request that this annexation petition be denied and the review process be terminated. The applicant should exclude our Iron Canyon common area and examine annexing the tract for development of a single family home that does not have access to and from Iron Canyon Drive. Thank you for your consideration, and we appreciate all you do for Park City."

Jim Hailey eComment: "I am writing in opposition to the Annexation Petition to create three SFH lots in Iron Canyon. I have lived in Iron Canyon for 18 years and I agree with Dick Pick's email. I would like to add that the sizes of the proposed new lots are not in keeping with the Iron Canyon neighborhood. I strongly disagree that the Common Area should be included as developable land. It feels like a very underhanded move by Boyer and the JV. However, even if the city were to agree with the developer, then the proposed three lots would measure a total of 1.73 acres. Each lot would be little more than half an acre and the average lot in the Iron Canyon subdivision is 1.1 acre. Of the 99 lots in the Thaynes neighborhood the average lot is 1.2 acres. Approving this variance would negatively change the landscape of our great neighborhood. Furthermore, the proposed driveways are on a very dangerous curve on Iron Canyon Drive. This road isn't even wide enough to stripe with a center line so the idea of adding three driveways is absurd. I don't know what the developer is possibly thinking trying to exit three driveways on this dangerous corner. Thank you for considering my views."

Kristen Flaharty and Patrick Flaharty eComment: "I am writing in opposition to the Annexation Petition to create three SFH lots. I concur with Dick Pick's email. We have owned a home in Iron Canyon for 18 years. The section of road being proposed for the three driveways is just down from our home at 2426 Iron Canyon Drive. Many times, we have feared sliding off the road during the winter. We have termed it the "Three Sisters". There is no sidewalk and blind corners, it is a very dangerous stretch of road for the children in the neighborhood. We feel that three new homes on this small lot is not in keeping with our beautiful well planned neighborhood. As mentioned by many of our residents, our typical lot size is 1.1 acres. We do not feel it is in keeping with the neighborhood that we have known all these years and it presents many more safety concerns than already exist. Thank you for the opportunity to share my opinion and concerns."

Carin Terp eComment: "I am writing to oppose the subject petition. I am in agreement with Dick Pick's email below. My name is Carin Terp and my husband and I are the homeowners at 2429 Iron Canyon Drive. My three children (15, 13 and 8) ride their bikes and walk this stretch of road on a daily basis. The school bus stop for Treasure Mountain Junior High is at Rotary Park and it is oftentimes still pitch black at 6:48 am. It is an already treacherous road with blind spots and no sidewalks. An additional three driveways leading to Iron Canyon Drive would make the road even more hazardous. My

8-year-old walks around the block to her friend's house after school and on weekends. They like to explore the neighborhood and look for wild turkeys. It would be such a shame to have to limit my children's time playing outdoors in our own neighborhood because of three additional driveways on Iron Canyon — from a lot that is sized at .94 acres. It's truly absurd that this is even a consideration. I believe that three new homes on the small lot is not in line with the neighborhood where the typical lots are sized at 1.1 acre. Thank you for allowing me to voice my concerns on this matter."

Steve Boyd eComment: "I am writing in opposition to the Annexation Petition to create three SFH lots in Iron Canyon. I have lived in Iron Canyon for 16 years and I agree with Dick Pick's email. I would like to add that the sizes of the proposed new lots are not in keeping with the Iron Canyon neighborhood. I strongly disagree that the Common Area should be included as developable land. It feels like a very underhanded move by Boyer and the JV. However even if the city were to agree with the developer then the proposed three lots would measure a total of 1.73 acres. Each lot would be little more than half an acre and the average lot in the Iron Canyon subdivision is 1.1 acre. Of the 99 lots in the Thaynes neighborhood the average lot is 1.2 acres. Approving this variance would negatively change the landscape of our great neighborhood. Furthermore the proposed driveways are on a very dangerous curve on Iron Canyon Drive. As a 23 year Captain with PCFD, I have personally responded to several accidents on this S-curve. This road isn't even wide enough to stripe with a center line so the idea of adding three driveways is absurd. I don't know what the developer is possibly thinking trying to exit three driveways on this dangerous corner. I feel that one home with a driveway that exits closer to the lower section of the Iron Mountain Drive is appropriate. Thank you for considering my views."

Ellen Hotung eComment: "I am writing in opposition to the Annexation Petition to create three SFH lots. I concur with Dick Pick's email. I have lived in Iron Canyon for 21 years. I am very familiar with the section of road being proposed for the three driveways. My two children walked home from the bus stop on Payday Drive on this stretch of road for many years. Given the fact there is no sidewalk and blind corners, it is already very dangerous for the children in the neighborhood. We have several families whose children take the bus and walk home on this very section. In the winter months it becomes extremely slick. I personally have gone off this icy road in my SUV and had to be towed out of the ditch. I feel that three new homes on this small lot is not in keeping with our beautiful well planned neighborhood. Our typical lot size is 1.1 acres. I am not against annexing this parcel into the city however a fair trade would be one home with a driveway that exits on Payday Drive in exchange for city water. Thank you for the opportunity to share my opinion and concerns."

Stephen and Susan Kay eComment: "We are writing in opposition to the subject petition, and in support of the e-mail sent to you on March 2, 2024 by our neighbor Richard Pick. As detailed in Mr. Pick's e-mail to you, the petition combines a Summit County parcel with the adjacent Park City parcels, and then subdivides the resulting property into three lots. Iron Canyon Drive is the entry road into the Iron Canyon subdivision, where we purchased a home in trust for our family (including generations to

come) more than five years ago. The strip of land that runs along the road (a portion of Parcel IC-MISC) was platted in 1983 as part of the Iron Canyon subdivision and was represented as being common area. The parcels contains a monument sign identifying the area as Iron Canyon, consistent with its intended use as common area. For 40 years this has been common area. As such, it is the long held understanding and representation that the property was common area and therefore not subject to further development. It is just not right to take Iron Canyon common area and place it into a privately held joint venture for development for private use (and/or for development and sale with the profits being reaped by the participants in the new joint venture entity). We do not oppose allowing the landowner of SS-104-B constructing a single dwelling on the property. Nor do we oppose the annexation of SS-104-B into Park City. Construction of one dwelling on SS-104-B is entirely consistent with the neighborhood. Iron Canyon Drive serves as the entry and exit road for our Iron Canyon subdivision. The road is steeper and narrower than most other residential roads, has no curbs and gutters or sidewalks. In short this stretch of narrow road is hazardous. If three parcels were to be developed as proposed, with driveway access to those parcels from Iron Canyon Drive this road would become even more hazardous. I do not want to see driveway access to Iron Canyon Drive even if a single house was constructed on SS-104-B. The road is used by the families that live in the Iron Canyon subdivision as a "walking street", including to access school transportation and the Rotary park. The staff report proposes two alternatives for the City Council to consider. We would like to see the City Council select the alternative to deny this annexation petition, terminating the review process. The City Council may want to instruct the applicant to bring back a petition that excludes our Iron Canyon common area, annexes tract SS-104-B into Park City, includes a single family home and does not have access from Iron Canyon Drive. Thank you for the opportunity to provide input on this important matter. As noted previously, I fully support the e-mail sent to you by Mr. Pick."

Howard Sands eComment: "I am the owner of 2421 Iron Canyon Drive. I concur with the positions expressed below and to you by my neighbor Richard D. Pick. In addition, I do not believe that I received a notice of the pending matter or the City Council meeting in which this matter will be on the agenda, which I now learn will be tomorrow. I do not know if the meeting is open to the public, but because I did not receive advance notice, I am no longer available tomorrow. As a resident of the immediate neighborhood where the proposed project is contemplated, I would expect to receive proper notice and opportunity to participate. In light of the above and for the reasons expressed by Mr. Pick, I respectfully request that the proposal be rejected."

Howard Rothwell eComment: "The proposed annexation and subsequent subdivision of the parcel adjacent to Iron Mountsun Drive is a contrivance and a dangerous threat to our neighborhood. We object to the unnecessary annexation that would only serve to facilitate the greed and fraudulent conveyance of "common area" land by the original Iron Canyon developer to the development joint venture. We also object to the proposed subdivision into 3 tiny lots that would result in 3 driveways into our neighborhood. The entire parcel starts out being smaller than the average lot size in Iron Canyon! Dividing it into 3 tiny parcels is absurd! Let alone that the parcel is on the curve of Iron Mountain

Drive which already has too much traffic from outside the neighborhood. Please refer to the communications you have received from Mr. Pick which we wholeheartedly second! This is a great example of the excess development in Park City which must be controlled. There is no benefit to the neighbors, the whole of Thames and none to Park City as a whole."

Richard Pick eComment: "I am writing in opposition to the subject petition. The petition combines a Summit County parcel (outlined in blue on Exhibit B) with the adjacent Park City parcels, and then subdivides the resulting property into three lots. Iron Canyon Drive is the entry road into our Iron Canyon subdivision and is also used by many of the residents of Aspen Springs. The strip of land that runs along the road (a portion of Parcel IC-MISC) was platted in 1983 as part of the Iron Canyon subdivision and was represented as being common area (see Exhibit A for the actual separate boundaries of this entire parcel). This is confirmed by the legal description associated with each lot of Iron Canyon according to the Summit County Assessor which includes the notation "COMMON AREA IS NOW BEING ASSESSED UNDER IC-MISC." The parcels contains a monument sign identifying the area as Iron Canyon, consistent with its intended use as common area. Title to Parcel IC-MISC was held by the Boyer Company as the developer of the Iron Canyon subdivision and had been so held for almost 40 years on behalf of the Iron Canyon lot owners (a Homeowners Association was never created to take title). In December, 2022, the property was conveyed by the Boyer Company to an entity called the Boyer Robbins JV with a description in the deed which states "NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE COMMON AREA." This statement and the transfer of the property are not consistent with the long held understanding of the use of the property. Who determined this was not Iron Canyon common area? It was not those of us who live in Iron Canyon. It was not Park City. It was not Summit County. For 40 years this has been common area. Whether there can be found some legal basis for the transfer or not, it is the long held understanding and representation that the property was common area and therefore not subject to further development. It is just not right to take Iron Canyon common area and place it into the JV. I do not oppose allowing the landowner of SS-104-B constructing a single dwelling on the property. Nor do I oppose the annexation of SS-104-B into Park City. Construction of one dwelling on SS-104-B is entirely consistent with the neighborhood. Iron Canyon Drive serves as the entry and exit road for our Iron Canyon subdivision. It has a posted speed limit of 15 mph between Payday Drive and Delta Drive. This is because of the "S" curves and the grade of the road. The road is steeper and narrower than most other residential roads, has no curbs and gutters or sidewalks. In spite of the posted speed limit, there has been at least one out of control vehicle slide off on this section of the road every year for each of the last 30 years. These accidents usually occur by vehicles sliding off to the south as they go around the middle curve, but there have also been slide offs onto the subject property. Tow trucks are often required to extract the vehicles due to the terrain on either side of the road. Vehicles traveling around the northern most curve of the road cannot see oncoming traffic until they have entered the curve. In short this stretch of narrow road is hazardous. Furthermore, our children walk up the road after being

dropped off by the school bus which stops on Payday Drive. If three parcels were to be developed as proposed, with driveway access to those parcels from Iron Canyon Drive this road would become even more hazardous. I do not want to see driveway access to Iron Canyon Drive even if a single house was constructed on SS-104-B. The staff report proposes two alternatives for the City Council to consider. I would like to see the City Council select the alternative to deny this annexation petition, terminating the review process. The City Council may want to instruct the applicant to bring back a petition that excludes our Iron Canyon common area, annexes tract SS-104-B into Park City, includes a single family home and does not have access from Iron Canyon Drive. Thank you for the opportunity to provide input on this important matter to Iron Canyon residents."

Sally Pick eComment: "I am writing to you to let you know I support the comments submitted below by Richard Pick. I am not opposed to the annexation of the parcel and building one home on the lot. However, the entrance to the property should not be from Iron Canyon Drive. Iron Canyon Drive and Iron Mountain Drive are very narrow roads, and become even more narrow in winter with the snowfall and snow removal. The road is a tertiary road for snowplowing, and can be quite slippery in winter. There are no gutters, no sidewalks, no shoulders to speak of except for some gravel, and the "S" curves are blind corners and therefore can be dangerous. I had a "grab your heart experience" some time ago when traveling downhill, going around the northern most "S" curve. As I went around the curve I encountered a woman walking uphill with her dog. It was quite a surprise, and fortunately she stepped just off the road, so tragedy averted. If you take the corner wide, you can encounter vehicles coming up from the opposite direction and run the risk of colliding with them. A driveway entering Iron Canyon Drive would not be a good idea for anyone traveling the road or for the property owner trying to enter or leave. The driveway should be located off of Country Lane. I have also followed school students walking up Iron Canyon who have been dropped off at Rotary Park by their school bus. You cannot pass them because you cannot see around the blind corners to know if a vehicle is coming downhill. This is also true for people out for daily walks. You absolutely need a clear line of vision to know when to travel safely. The lots and homes in the surrounding neighborhood are large. Subdividing the lot into three lots results in homes and lot sizes inconsistent with surrounding property. One lot and one home is consistent with the surround neighborhoods. The speed limit is 15 mph on Iron Canyon Drive. Construction vehicles and other vehicles are known to travel above the speed limit and create a dangerous situation. This needs to be taken into consideration. The speed limit is 15 mph for a reason.

Linda DeShazer eComment: "I have been a home owner on Iron Canyon Drive for the last 20 years and I am opposed to the above petition. The petition combines a Summit County parcel (outlined in blue on Exhibit B) with the adjacent Park City parcels, and then subdivides the resulting property into three lots. Iron Canyon Drive is the entry road into our Iron Canyon subdivision and is also used by many of the residents of Aspen Springs. The strip of land that runs along the road (a portion of Parcel IC-MISC) was platted in 1983 as part of the Iron Canyon subdivision and was represented as

being common area (see Exhibit A for the actual separate boundaries of this entire parcel). This is confirmed by the legal description associated with each lot of Iron Canyon according to the Summit County Assessor which includes the notation "COMMON AREA IS NOW BEING ASSESSED UNDER IC-MISC." The parcels contain a monument sign identifying the area as Iron Canyon, consistent with its intended use as common area. Title to Parcel IC-MISC was held by the Boyer Company as the developer of the Iron Canyon subdivision and had been so held for almost 40 years on behalf of the Iron Canyon lot owners (a Homeowners Association was never created to take title). In December, 2022, the property was conveyed by the Boyer Company to an entity called the Boyer Robbins JV with a description in the deed which states "NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE COMMON AREA." This statement and the transfer of the property are not consistent with the long held understanding of the use of the property. Who determined this was not Iron Canyon common area? It was not those of us who live in Iron Canyon. It was not Park City. It was not Summit County. For 40 years this has been common area. Whether there can be found some legal basis for the transfer or not, it is the long held understanding and representation that the property was common area and therefore not subject to further development. I do not oppose allowing the landowner of SS-104-B constructing a single dwelling on the property. Nor do I oppose the annexation of SS-104-B into Park City. Construction of one dwelling on SS-104-B is entirely consistent with the neighborhood. Iron Canyon Drive serves as the entry and exit road for our Iron Canyon subdivision. It has a posted speed limit of 15 mph between Payday Drive and Delta Drive. This is because of the "S" curves and the grade of the road. The road is steeper and narrower than most other residential roads, has no curbs and gutters or sidewalks. In spite of the posted speed limit, there has been at least one out of control vehicle slide off on this section of the road every year for each of the last 30 years. These accidents usually occur by vehicles sliding off to the south as they go around the middle curve, but there have also been slide offs onto the subject property. Tow trucks are often required to extract the vehicles due to the terrain on either side of the road. Vehicles traveling around the northern most curve of the road cannot see oncoming traffic until they have entered the curve. In short this stretch of narrow road is hazardous. Furthermore, our children walk up the road after being dropped off by the school bus which stops on Payday Drive. If three parcels were to be developed as proposed, with driveway access to those parcels from Iron Canyon Drive this road would become even more hazardous. I do not want to see driveway access to Iron Canyon Drive even if a single house was constructed on SS-104-B. The staff report proposes two alternatives for the City Council to consider. I would like to see the City Council select the alternative to deny this annexation petition, terminating the review process. Thank you for the opportunity to provide input on this important matter to all Thaynes Canyon residents."

Kevin McCarthy eComment: "I write to you in support of the comments submitted by Richard Pick, 2 Mar 2024. As background, my wife and I purchased lot IC-45-AM, 2460 Iron Mountain Drive in 1988 and subsequently built there in 1989. This was one of the first residences in the Iron Canyon subdivision. We moved out of that home in 2016 into a new one level home on TCR-1B-10, 22 PayDay Drive where we currently live and intend to remain ad infinitum. As a result I have been intimately aware of all the various

real estate and construction activities in the Iron Canyon, Aspen Springs, and Richards Ranch for over 35 years. For many years I have been concerned as to what was going to be the final resolution SS-104-B and the next door PCA-104-C which at the time was owned/occupied by a friend. I was supportive of her when she annexed into the city many years ago and formally connected into what became Country Lane. The consensus of the concerned neighbors was that SS-104-B would eventually become a single family house on a nice .9 acre lot accessing Country Lane, as we all believed the boundary strip along Iron Canyon Drive was common area of Iron Canyon and in any case totally unusable as an access point onto our street. Richard Pick has clearly articulated the associated safety concerns. Continuing as a concerned resident in what was the Richards Ranch I am strongly opposed of a development proposal trying to take advantage by reneging on the development and common area created by Boyer Development dating back over 40 years. This is compounded by looking to PCMC codes to escape the one home restriction on a lot which has been held as unincorporated to leverage the lower taxes in order to later make a jump into the city. The whole proposal feels akin to the Dakota Pacific plan to acquire property designated for one use and then shifting the use to a higher utilization without regard to the existing community. Respectfully, I support one home on SS-104-B with access via Country Lane.”

Mary and Keith Martin eComment: “We have read Richard Pick’s communications regarding the annexation proposal in Iron Canyon. Both of us are strongly against the proposal to create three smaller homesites off Iron Canyon Drive. Iron Canyon Drive, at that point with its “S” curve, is hazardous enough for drivers without adding blind driveways. The street there is barely walkable even though Park City is often touting making our neighborhoods pedestrian friendly. We do not oppose allowing the landowner of SS-104-B constructing a single dwelling and annexing that parcel into Park City. One dwelling on that parcel is consistent with the area. We hope Park City officials strongly consider keeping the entry area to Iron Canyon consistent with the established area.”

Kyle Kawakami eComment: “I am a property owner in Aspen Springs Ranch and received a notice regarding the proposed annexation of a lot known as SS-104-B. I know that my neighbor, Bill Ligety, send an email regarding this proposed annexation, and I am writing to let you know that I agree with Bill's position as stated in his email. I also urge that the review of this annexation be rescheduled to allow impacted owners the opportunity to offer solutions to mitigate the effects of the proposed development on SS-104-B. Thank you for your consideration.”

Bill Ligety eComment: “A neighbor brought this development proposal to my attention. I did not receive notice even though my property abuts two parcels of land labelled as IC-Misc. Until recently this land was on the tax roles as IC-CA. My understanding was that the CA designation signified that this was common area and held by the original developers as a protective strip to control access to the Iron Canyon Drive by adjacent properties. The assessor’s record shows a taxable value in 2023 of \$5,800 for the largest parcel suggesting there was no development value. Allowing the IC-CA now

called IC-MISC to be counted toward density on the property proposed for annexation would create a density incompatible with the neighborhood. The stretch of Iron Canyon Drive adjacent to this proposed development appears to be built to a very different and lesser standard than other roads in Park City. If any development is approved for the site, even one home, I believe the city would be prudent to require improvements to the road to correct presently dangerous situations: The lack of curb and gutter frequently results in gravel being deposited on the road by drivers who inadvertently cut the corners. Improper drainage often results in gravel being deposited on the road. Gravel on the road creates a hazard for cyclists and pedestrians as well as drivers. The absence of sidewalks or pathways next to the road forces the many people who walk on the road to be exposed to traffic. This is especially dangerous given the curves, narrow width of the road and steepness of the grade. The placement of even one driveway needs to be very carefully considered given how frequently cars have limited control on snowy days and occasionally slide off the road. Parking on Iron Canyon Drive for events at Rotary Park often chokes the road creating a dangerous situation. School children walk down this road to access the school bus stop on the corner of Payday Drive. The property designated previously as IC-CA is ideal for correcting the road and creating pathways of a safe standard. I urge you to reschedule the review of this annexation to a time when impacted owners who travel that road every day can be properly noticed and have the opportunity of offer constructive suggestions."

Anne Hodgson Evans eComment: "My family and I are full-time residents of the Iron Canyon neighborhood; we have a kindergartener and second grader who attend Parley's Park Elementary. I'm reaching out to express my objection to the annexation petition to create three single-family lots within our Iron Canyon and Thaynes Canyon neighborhoods. I share the concerns articulated in several letters from my fellow Iron Canyon residents. The addition of multiple new driveways exiting onto Iron Canyon Drive poses safety risks. As a parent of young children, I am concerned about exacerbating the hazards along this road, which already presents challenges in terms of its shape, grade, and width. I regularly observe vehicles encountering difficulties, such as getting stuck or sliding off the road, and I know from personal experience that this location's sight lines are already a challenge without additional vehicles entering and exiting along it. Furthermore, Iron Canyon has only two access points to the rest of Park City. Introducing more driveways would heighten safety concerns for daily use and emergencies. A single driveway placed in a safer location, such as on Payday Drive, and serving a single-family home, would be more prudent for the neighborhood and the city. The proposed lot sizes outlined in the petition would deviate significantly from the established norms of Iron Canyon and Thaynes Canyon. Such a departure would disrupt the character and aesthetic of our communities, which were meticulously planned with principles that this proposed development would undermine. A single home on a lot size consistent with those of existing properties in our neighborhoods would be more appropriate. The assertion that the common area should be included as developable land is misleading. While adjustments to land use may be warranted as circumstances evolve, proposals for outright contractions require exceptional justification, which this proposal lacks. I am aware that you have received letters from some of my fellow residents. The volume in correspondence from Iron Canyon and

neighboring Thaynes residents may be low due to varying levels of engagement with local affairs. But if this annexation petition were more well known, opposition would likely be unanimous. Approving the annexation petition would establish an unfavorable precedent that fails to address broader community needs or represent the interests of city residents effectively. I ask that the city reject the annexation petition and end its review process. The applicant should reconsider excluding the Iron Canyon common area from the proposal and explore alternative options for developing a single-family home without access to and from Iron Canyon Drive. Thank you for your attention to this matter, and for your dedication to serving Park City.”

Mike Castleman eComment: “As a resident of Iron Canyon I do not speak for any other resident and equally I want to dissuade any notion that the Pick’s recent email (below) represents my views as a resident.”

Steve Taylor eComment: “Agree with Richard Pick.”

Phoebe Hailey eComment: “I agree with the below letter (Pick). Thank you for the consideration of my email. I would like to emphasize the dangers of that S curve. Always, see people off the road here.”

Henry Fulton eComment: “I had spoken with you earlier regarding this petition. As a recent purchaser of property in Iron Mountain, I purchased our property (2414 Iron Canyon Dr) with the knowledge that all of the homes in the area were single homes on each lot. I believe this petition will negatively impact my property value. As a taxpayer I do not approve this petition. Additionally, I agree with Richard Pick’s comments below.”

Brian Terp eComment: “I agree with the objections noted in the email below from Sally Pick. Only I would go further and object even to the creation of a single lot. If the developers truly intended for this not to be common space, the land would have been developed/sold 40 years ago. The fact pattern here looks like the Boyer Company trying to enrich themselves at the expense of the Iron Canyon homeowners. And they are doing it when they should have no reasonable expectation that it’s even possible. Thank you for your consideration.”

David Norwood eComment: “I am writing in response to your letter of February 5, 2024, providing notice that my home at 2409 Iron Mountain Drive may be affected by a proposed annexation (Robbins Annexation Petition). I oppose this proposed annexation. In addition to the points outlined in Richard Pick’s note below, my opposition is also based on the following: Parcel SS-104-B is landlocked. Development of this parcel would require access to Iron Canyon Dr. or another nearby public street, which I believe in any eventuality would require involvement and approval by Park City. As it stands today this parcel cannot be developed and In essence represents open space. This open space is in direct line of sight and part of the view from my home. The proposed annexation would seem to value development (at a greater density than the surrounding neighborhood) at the expense of open space. Arguments that annexation would bring development within Park City regulations seem moot if the parcel cannot be developed

without this annexation. Parcel IC-MISC is common space within the Iron Canyon Subdivision. The purpose and past use of this parcel are very important considerations in evaluating this annexation proposal. This parcel obviously was not intended for development but was meant as common space for the benefit of residents, and I would suggest to provide a buffer against further development along Iron Canyon Dr. The proposed annexation would represent a conversion of Iron Canyon Subdivision's common area into a commercial real estate development that would eliminate existing open space and increase the development density of the neighborhood. I would urge the City Council to reject this annexation petition."

Teresa Norwood eComment: "I am writing in response to your letter of February 5, 2024, providing notice that my home at 2409 Iron Mountain Drive may be affected by a proposed annexation (Robbins Annexation Petition). I oppose this proposed annexation. In addition to the points outlined in Richard Pick's note below, my opposition is also based on the following: Parcel SS-104-B is landlocked. Development of this parcel would require access to Iron Canyon Dr. or another nearby public street, which I believe in any eventuality would require involvement and approval by Park City. As it stands today this parcel cannot be developed and In essence represents open space. This open space is in direct line of sight and part of the view from my home. The proposed annexation would seem to value development (at a greater density than the surrounding neighborhood) at the expense of open space. Arguments that annexation would bring development within Park City regulations seem moot if the parcel cannot be developed without this annexation. Parcel IC-MISC is common space within the Iron Canyon Subdivision. The purpose and past use of this parcel are very important considerations in evaluating this annexation proposal. This parcel obviously was not intended for development but was meant as common space for the benefit of residents, and I would suggest to provide a buffer against further development along Iron Canyon Dr. The proposed annexation would represent a conversion of Iron Canyon Subdivision's common area into a commercial real estate development that would eliminate existing open space and increase the development density of the neighborhood. I would urge the City Council to reject this annexation petition."

Jane Sullivan eComment: "I agree with Sally Pick."

Diane Liotta eComment: "I spoke with you last week, regarding the zoning of this lot in Thaynes Canyon. Richard has nicely summed up my concerns, please share with whomever needs to understand our side of the situation."

Michael Block eComment: "I am 100% in agreement with Sally Pick's concerns as explained below. I am opposed to the proposed petition to annex and subdivide this area which has long been community open space. This petition is not consistent with our neighborhood and would unfairly diminish the value of surrounding properties."

Jackie and Bryn Carey eComment: "We are writing to oppose the annexation petition to create the 3 single family lots in Iron Canyon and thanks. I know you have received other opposition comments which we agree with, especially around the proposed lot

sizes outlined in the petition that would deviate significantly from the established norms of Iron Canyon and Thaynes Canyon. A single home on a lot size consistent with those of existing properties in our neighborhoods would be more appropriate. The assertion that the common area should be included as developable land is misleading.”

March 2, 2024

To: Park City Council Members (via email):

Bill Ciraco
bill.ciraco@parkcity.org
Ryan Dickey
ryan.dickey@parkcity.org
Ed Paragian
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Jeremy Rubell
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Tana Toly
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Mayor Nann Worel
nann.worel@parkcity.org

**Re: Annexation Petition and Development Plan for Parcel SS-104-B
(Council Meeting March 7, 2024, New Business Item 1)**

This letter is to state our opposition to the Annexation Petition which was made public on February 28, 2024 and which is scheduled to be voted on in the March 7 Council meeting. The Petition involves both the annexation of the Summit County parcel just east of Iron Canyon Drive, combining that with a narrow parcel which runs along Iron Canyon Drive, and then subdividing the resulting property into 3 lots. The property proposed to be annexed is the square parcel labeled SS-104-B shown within the white border on the attached parcel map.¹

We do not oppose the landowner building a residence on Parcel SS-104-B nor its annexation by Park City. However, we oppose the development plan proposed in the Petition and urge the Council to either deny the Petition or at least postpone its vote until a more suitable plan is presented.

We live at 2554 Aspen Springs Drive and have resided there for 30 years. Our house overlooks the portion of Iron Canyon Drive that is adjacent to the proposed development. In those 30 years there has never been a year in which we have not witnessed at least one vehicle slide-off from the road during the winter, in some cases the vehicle overturning. This is in spite of the 15 mph posted speed limit and a sign warning of icy conditions. This has occurred on both sides of the road though usually on the south side of the series of "S" curves adjacent to the highlighted parcel.

This stretch of road is narrow, has no curbs or sidewalk, has blind curves and is hazardous to both drivers and children who walk up it from where the bus stops on Payday Drive. We believe allowing the construction of three driveways onto this section of road, and even one driveway, would result in this road being even more hazardous than it already is.

¹ There is an additional small parcel within Park City (PCA-105) directly above SS-104-B consisting of .08 Acres which is also proposed to be combined with SS-104-B but we have no objection to that proposal.

We also oppose the development plan because the Petition proposes to subdivide and build houses on a portion of property that has long been regarded as common area. The areas contained within the blue-green outline on the attached map represent Parcel IC-MISC. It stretches south to Payday Drive where there is a monument sign designating the entry to the Iron Canyon subdivision and across much of the northern portions of the subdivision. It serves to fill in the areas around the boundary of the subdivision.

This parcel has been regarded as common area since the inception of the Iron Canyon subdivision in 1983 even though title was held in the name of the developer, the Boyer Company. In December, 2022 the Boyer Company deeded the parcel to a joint venture and on the deed it stated "NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE COMMON AREA." After almost 40 years of being treated as common area, this parcel is now claimed to be private property. There is no explanation of how this determination was made.

Also attached is a page which shows an enlarged map of Parcel SS-104-B and the portion of Parcel IC-MISC (shaded) which is proposed to be combined and subdivided into 3 lots. This would actually result in 4 parcels since the rest of Parcel IC-MISC is not proposed to be included in the resulting lot split. Nowhere in the documents submitted is there a discussion of this parcel being common area or the eventual destiny of the remaining land included in Parcel IC-MISC. For example, does the joint venture intend to remove the Iron Canyon monument at the bottom of Iron Canyon Drive if it now claims that property is no longer common area? The absence of any mention of this issue and how it was determined that the parcel was no longer common area does not seem to comply with Section 15-8-5(E) of the Park City Municipal Code dealing with Annexation Petitions.²

Finally, we understand that with regard to density, a property zoned for single family residences, as is proposed in the Petition, must be consistent in size with the size of adjacent properties. The surrounding properties are identified in the Staff Report as having an average size of 1.65 Acres. That report points out that the lot sizes of the proposed development are triple the density of surrounding parcels and therefore do not conform with this requirement.

For the above reasons we urge the Council to either reject the Petition or at least postpone its vote until these issues are addressed. Thank you for your consideration of these concerns.

James and Arlene Helfand

cc: Ms. Rebecca Ward, Park City Planning Department

² Section 15-8-5(E) reads "A comprehensive land use review and analysis of Property surrounding the proposed annexation must be completed and submitted with the annexation petition."

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Budget, Finance, Economic Development							
Taxes	HB0013	Infrastructure Financing Districts	Rep. Dunnigan, James	Sen. Cullimore, Kirk	Local governments wouldn't be involved in any of these new infrastructure districts. The legislation doesn't allow a property tax for bonding. The new districts could assess up to .0004, but only for admin costs. This makes them pretty unattractive for developers. Unlike a PID, which can assess property tax levies for bonds. These new districts could bond with tax increment financing, but those are always difficult and require taxing entities to forego potential property tax revenue for many years. Politically difficult. They could also do assessment area financing. Similar to a Special Assessment Area. These can be difficult to pull off as well. So, the only major difference between these new infrastructure districts and a SAA would be that it wouldn't have to get approval from the local government. It does give developers access to tax-exempt financing through the assessment process, without any local government involvement.	1.26.24- House 2nd Reading; 2.8.24- Senate to Committee; 2.13.24- Senate 2nd Reading Calendar; 2.22.24- Senate 3rd Reading Calendar; 2.29.24- Enrolling	
Economic Development	HB78	Motion Pictures Incentives Amendments	Rep. Stenquist, Jeffrey	Sen. Winterton, Ronald	Repeals the current sunset date for motion picture incentives available for rural productions and requires a review of the incentives every 2 years.	1.30.24- House Circled; 2.2.24- Senate to Committee; 2.13.24- Senate 2nd Reading Calendar; 2.21.24- Senate 3rd Reading Calendar; 2.29.24- Enrolling	
Property Taxes	HB354	Truth in Taxation Revisions	Rep. Clancy, Tyler		Taxing entities may not increase property taxes unless it is approved by the majority of voters during a general election. Opposed by the ULCT.	1.26.24- House to Committee; 3.1.24- Not Passed	
Fees	HB367	Local Government Fees Modifications	Rep. Peterson, Karen	Sen. Harper, Wayne	Prohibits local governments from imposing a fee for broadband on the general public. Limits a city's ability to impose or increase a Transportation Utility Fees (to pay for transportation facilities). Supported by ULCT.	1.29.24- House to Committee; 2.9.24- Fiscal Note sent to Sponsor; 2.12.24- House 3rd Reading Calendar; 2.23.24- Senate 2nd Reading Calendar; 2.27.24- Senate to Rules Committee; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Transit	HB430	Local Government Transportation Services Amendments	Rep. Pierucci, Candice	Sen. Cullimore, Kirk	This bill requires large public transit districts to provide service in cities and towns where sales and use tax revenue was generated. Substitute language adjusts the process for transportation innovation grants and requires reports to be provided to municipalities regarding ridership and expenditures.	2.2.24- House to Committee; 2.9.24- House Committee; 2.14.24- House 2nd Reading; 2.22.24- House Circled; 2.28.24- Senate Rules Committee; 3.2.24- Enrolling	
TRT	HB562	Utah Fairpark Area investment and Restoration District	Rep. Wilcox, Ryan	Rep. Fillmore, Lincoln	Defines a boundary for the Utah Fairpark Area Investment and Restoration District with the intent of recruiting a Major League Baseball Team and build a stadium. Establishes a 1.5% statewide TRT increase and 1.5% increase to car rental tax once a franchise agreements are signed. \$50-60M annual revenue towards \$1.8B total project cost. \$959M in private funds. \$841M funds needed. SL City is granted first last use option until Dec 31, 2024. Creates the ability to recruit businesses, receive and spend property tax, bond, collect tax increment within zone, impose 1% resort tax, contract for city services within zone, collect visitor player income tax for at-risk schools, state-backed loan committee, and creates the Utah Fairpark Area Reinvestment & Restoration District.	2.21.24- House 1st Reading; 2.23.24- House Committee; 2.29.24- Enrolling	
Governmental Bonds	SB86	Local Government Bonds Amendments	Sen. Fillmore, Lincoln	Rep. Brammer, Brady	Prohibits local governments from issuing a lease revenue bond unless it is for a correctional facility, under a certain amount, or approved by an election. While PCMC does not use this type of bond frequently, this bill would restrict a current financing tool. Other jurisdictions likely utilize these more often and would be impacted by this bill.	1.17.24- Senate to Committee; 2.8.24- Senate 2nd Reading Calendar; 2.14.24- House 1st Reading; 2.22.24- House 2nd Reading; 3.1.24- Enrolling	
High Valley Transit Funding	Request for Appropriation	Transit Operations & Housing	Sen. Winterton, Ron		High Valley Transit is requesting \$5M towards a \$45M project to construct employee housing, operations and administration building, bus storage and charging building, and maintenance facility to replace the current tent and construction trailers.	1.29.24- Presented in Infrastructure and General Government Appropriations Subcommittee; 3.1.24- Not Funded	
Resolution for Constitutional Amend	SJR2	Prohibition on Real Estate Transfer Fee	Sen. McCay, Daniel	Rep. Eliason, Steve	This resolution proposes to amend the Utah Constitution to: prohibit the State or a political subdivision of the State, from imposing or authorizing a new tax or fee on the transfer of real property	1.30.24- Senate 2nd Reading Calendar; 2.6.24- Senate Circled; 2.28.24- Senate Sent to Rules Committee; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Diversity, Equity, and Inclusion							
Employment Training	HB111	Employment Training Requirement Limitations	Rep. Jiminez, Tim	Sen. McCay, Daniel	Prohibits employers from requiring training that involve: an individual, by virtue of an individual's race, color, sex, or national origin are superior, racist, privileged, sexist, or oppressive; that an individual's status as privileged or oppressed is determined by race, color, sex, or national origin; that an individual, by virtue of race, color, sex, or national origin are responsible for the actions of others	1.30.24- House Circled; 2.8.24- Senate to Committee; 2.9.24- Senate Committee- Failed	
Bathroom Designations	HB257	Sex-Based Designations for Privacy, Anti-Bullying, and Women's Opportunities	Rep. Birkeland, Kera	Sen. McCay, Daniel	Requires individuals in public owned or funded buildings to utilize restrooms designated for their sex designation or the individual has legally amended their birth certificate to reflect that sex, or has undergone a surgical procedure to correspond with that sex. PCMC is completing an audit of city buildings.	1.30.24- Governor Signed	
Equal Opportunity	HB261	Equal Opportunity Initiatives	Rep. Hall, Katy	Sen. Grover, Keith	Restricts "prohibited discriminatory practices" which promote differential treatment, influences employee decisions, any training that asserts that a personal identify characteristic is inherently superior or inferior to another, asserts inherent privilege or bias, asserts reverse adverse treatment, etc. The bill definitions are very broad. This would possibly apply to the third-party optional trainings offered by Equality Utah and PCCF to PCMC employees and the community.	1.30.24- Governor Signed	
School Curriculum	HB303	School Curriculum Requirements	Rep. Stenquist, Jeffrey	Sen. Kennedy, Michael	Prohibits school officials and employees from promoting, endorsing, or disparaging political or social beliefs, viewpoint regarding sexual orientation or gender identity, or religion.	2.12.24- House 2nd Reading; 2.21.24- House 3rd Reading Calendar; 2.26.24- House Failed	
Religious Freedom	HB396	Workplace Discrimination Amendments	Rep. Brammer, Brady	Sen. Kennedy, Michael	Prohibits employers from requiring employees to engage in religiously objectionable expression that the employee reasonably believes would burden or offend the employees religious beliefs including dress and grooming requirements, speech, scheduling, prayer, and abstention, including abstentions related to healthcare.	2.20.24- Senate 2nd Reading Calendar; 3.1.24- Enrolling	
Pronouns	HB527	Public Employee Gender-Specific Language Requirements	Rep. Jimenez, Tim		Prohibits public employers from pursuing disciplinary action against an employee for using specific pronouns in good faith when referencing another individual which conflicts with that individual's preference.	2.14.24- House Received Fiscal Note; 2.22.24- House to Committee; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Alcohol	HB548	Alcohol Amendments	Rep. Burton, Jefferson	Sen. Stevenson, Jerry	Modifies the powers, duties and appointment process for the Dept of Alcohol and Beverage Services. Requires a workgroup to be formed to make recommendations on alcohol training and education for licensees, and recordkeeping. Increases the state markup on spiritous liquor, wine, heavy beer and flavored malt beverages. The new revenue will be used for 3 new enforcement officers. Prohibits retail sale of frozen beverages or beverages with >80% alcohol. Requires for available retail licenses to be available to applicants to satisfy the requirements. Increases the number of full-service restaurant and bar establishment licenses based on state population and an automatic license increase for 7 years. A patron in a hotel with a hotel license may carry an alcoholic beverage within an approved container along a designated area within the hotel. Allows hospitality room in an international airport. Allows individuals to obtain a DUI investigative report if they suffered a loss or injury.	2.15.24- House 1st Reading; 2.22.24- House to Committee; 2.29.24- Enrolling	
Religious Freedom	SB150	Exercise of Religion Amendments	Sen. Weiler, Todd	Rep. Teuscher, Jordan	Recognizes the free exercise of religion is a fundamental right. Governmental entity may not burden free exercise of religion.	2.15.24- House to Committee; 2.22.24- Enrolling	
Privacy in Schools	SB105	Student Privacy and Modesty in Public Education	Sen. Plumb, Jen		Establishes that students have an expectation of privacy. Schools cannot require, invite, or encourage students to undress or change clothing in the presence of others and must ensure the availability of private changing areas	1.24.24- Senate to Committee; 1.27.24- Senate Committee Sent to Rules; 3.1.24- Not Passed	
Housing, Building, Land Use, and Licensing							
Building	HB64	State Construction and Fire Code Amendments	Rep. Peterson, Thomas	Sen. Bramble, Curtis	Amends the International Building Code, Residential Code and others including electrical disconnect requirements. Supported by the Utah Homebuilders Association and Code Official Association.	1.31.24- Senate 2nd Reading Calendar; 2.9.24- Senate to House; 2.16.24- Governor Signed	
Building, Land Use	HB104	Property Owner Association Amendments	Rep. Thurston, Norm	Sen. Kennedy, Michael	Prohibits HOAs from prohibiting property owners from making modifications for radon mitigation	1.31.24- Senate to Committee; 2.6.24- Senate 2nd Reading Calendar; 2.14.24- Senate 3rd Reading Calendar; 2.19.24- Enrolling	
Alcohol Licenses	HB108	Alcohol Licensee Video Recording Requirements	Rep. Rohner, Judy		Requires alcohol licensees to have video surveillance and retain the video for 30 days.	1.24.24- House to Rules; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Land Use	HB135	County Land Use Amendments	Rep. Birkeland, Kera		Repeals the "Spot Zoning Bill", SB84 from the 2023 General Session which provides development rights within 1/3 mile of a public transit hub in a county if a county fails to submit an application for a housing and transit reinvestment zone before Dec 2022. Development rights include mixed-uses and 39-50 dwelling units per acre on average with 10% affordable deed restricted. Specifically, this bill impacts Summit County's transportation and transit funding, and regulatory oversight of the Dakota Pacific Development.	1.16.24- House 1st Reading; 3.1.24- Not Passed	
Building, Licensing	HB180	Short-Term Rental Amendments	Rep. Bennion, Gay Lynn		Short-term rentals must have a local contact within a one-hour drive. One local contact can represent a max total of 20 properties. The owner and contact must complete approved education. Max of 4 occupants per residential rental unit w/2 additional occupants allowed per bedroom (excluding the first bedroom). Requires a smoke detector, Carbon monoxide detector, and fire extinguisher. ULCT is Opposed	1.16.24- House 1st Reading; 2.20.24- House Committee; 2.27.24- House Committee Sent to Rules; 3.1.24- Not Passed	
Building	HB188	Building Permit Requirements	Rep. Walter, R. Neil	Sen. Bramble, Curtis	After the issuance of a building permit, a municipality may not change or add to the requirements expressed in the building permit unless requested by the applicant or required by the building code. Supported by the Utah Homebuilders Association and the Code Officials Association. (as amended)	1.31.24- Senate to Committee; 2.14.24- Fiscal Note Publicly Available; 2.23.24- House Concurrence Calendar; 2.27.24- Enrolling	
Land Use	HB195	Land Use Planning Amendments	Rep. Owens, Doug		Requires a municipality/legislative body to consider impacts on wildlife (including habitat and movement) when adopting land use regulations and general plans. Park City's General Plan already evaluates wildlife and the comprehensive update will also.	1.16.24- House 1st Reading; 3.1.24- Not Passed	
Land Use	HB237	Land Use Authority Amendments	Re. Walter, Neil	Sen. Bramble, Curtis	Prohibits municipalities from requiring aesthetic features (including color, architectural style, type of facade, or other aesthetic quality) in development unless the requirement is expressed in the land use regulation. Park City's Historic District Design Guidelines are already codified. Supported by the Utah Homebuilders Association.	1.29.24- House to Committee; 2.26.24- House Committee Sent to Rules; 3.1.24- Not Passed	
Land Use	HB256	Military Compatible Land Use Amendments	Rep. Peterson, Val	Sen. Buxton, David	Allows for the Dept of Veterans Affairs to notify a municipality of applications that would have an adverse effect on military operations and the municipality should not allow the application (including annexation and land use applications, but excluding building permits).	1.31.34- Senate to Committee; 2.9.24- Senate to House; 2.12.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Property Rights Ombudsman	HB289	Property Rights Ombudsman Amendments	Rep. Birkeland, Kera	Sen. Fillmore, Lincoln	Requires that if the Property Rights Ombudsman advisory opinion is subsequently litigated and the court's findings are consistent with the Ombudsman's opinion, the court shall award the prevailing party reasonable attorney fees since the Ombudsman's decision was given, damages, and, if opposing party knowingly and intentionally violated the law, a civil penalty of \$250 per day. Opposed by the Utah Association of Counties and Utah League of Cities and Towns. New language includes discretion for the court to award attorney fees, consequential damages and \$250 daily fines. Possible future action alert from ULCT- Opposed.	1.31.24- House 2nd Reading; 2.9.24- Senate Received from House; 2.14.24- Senate Committee; 2.27.24- Senate 2nd Reading Calendar; 3.2.24- Enrolling	
Alcohol Licenses	HB304	Alcohol Control Amendments	Rep. Ivory, Ken		Requires bars to maintain purchase records; allows individuals to obtain a DUI investigate report if the individual suffered a loss or injury; prohibits the expungement of a DUI conviction	1.19.24- House received Fiscal Note; 3.1.24- Not Passed	
Land Use, Affordable Housing	HB306	Residential Housing Amendments	Rep. Ward, Raymond		1st of 2nd class counties or 3rd class with 15,000+ population (this does not include Park City) may not deny lots based on lot size if they are at least 5,400 sq ft. Establishes starter homes as a permitted use in a residential zone. Starter homes are defined as a detached, single-family residential unit sold for less than the median price and deed restricted requiring owner occupancy for the first 5 years. Prohibits impact fees on starter homes unless they are for roads, sewer, or fire protection. This bill lacks specificity defining starter homes, deed restrictions, and the length of affordability. Opposed by the Utah League of Cities and Towns.	1.29.24- House to Committee; 2.26.24- House Committee Sent to Rules; 3.1.24- Not Passed	
Annexations	HB330	Unincorporated Areas Amendments	Rep. Teuscher, Jordan	Sen. Cullimore, Kirk	Allows for unincorporated islands within 1st class counties to be automatically annexed into an adjoining municipality.	2.23.24- Senate 1st Reading; 2.29.24- Enrolling	
Housing	HB465	Housing Affordability Revisions	Rep. Whyte, Stephen	Sen. Fillmore, Lincoln	Municipalities that fail to comply with the moderate income housing reporting requirements become ineligible for outdoor recreation grant funding. Establishes additional MIHP reporting on the number of housing units anticipated in the general plan, the number of vested units (legally approved), number of housing units in active development, number of permit-ready lots, number of active building permits, zoning map, land use table, the number of deed restricted units. New changes clarify that RDAs spend, encumber, or allot housing set aside funds within 6 years of receiving them.	2.9.24- House to Committee; 2.15.24- House 2nd Reading; 2.23.24- Senate 1st Reading; 3/1/24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Land Use	HB476	Municipal Land Use Regulation Modifications	Rep. Whyte, Stephen	Sen. Lincoln, Fillmore	Municipalities must accept complete land use applications; Municipalities may require development agreements for structure heights, parking or setback exceptions, density transfer, zoning amendments; Municipalities with a population >5,000 must complete initial subdivision application reviews for single-family, duplexes, or townhomes within 15 business days; Municipalities cannot withhold a building permit or CO for incomplete landscaping or incomplete public sidewalk unless the sidewalk is required for access to the residences. Supported by ULCT.	2.7.24- House to Committee; 2.13.24- House 2nd Reading; 2.23.24- Senate 1st Reading; 3.1.24- Enrolling	
Land Use	HB502	Critical Infrastructure and Mining	Rep. Snider, Casey	Sen. Cullimore, Kirk	Local governments must allow gravel pit operations and mining as a permitted use or conditional use in all zones within limited exceptions including within 1,000 ft of a home of 500 ft from rail or an interstate highway. Local governments are prohibited from restricting, prohibiting, or imposing conditions that unnecessarily limit these operations and must amend ordinances by the end of 2024. Local governments must provide utilities. The gravel pit must pay for the cost of service and impact fees. Existing state law already gives special vesting rules to historic mines in place prior to zoning. However, this bill preempts land use and allows mining in all zones. Substitute language outlines a study of critical infrastructure materials and mining.	2.13.24- House to Committee; 2.22.24- House 2nd Reading; 3.1.24- Senate Circled; 3.2.24- Enrolling	
Building, Water Quality	HB507	Construction Amendments	Rep. Musselman, Calvin	Sen. Bramble, Curtis	Established one standard for Storm Water Pollution Protection Practices (SWPPP). The substitute language requires municipalities to determine best management practices and publish them on their website. Requires municipalities to publish a list of application requirements . Municipalities must review applications within 14 days; establishes enforcement practices. Implementation date is Jan 1, 2025 as negotiations continue. This bill has a large fiscal note (\$11M). Possible future action alert from ULCT- Opposed Substitute language includes delayed implementation (January 1, 2025), standardized process for addressing violations, requires municipalities to publish the best management practices and permit submittal requirements on their website, complete reviews of storm water prevention plans within 14 business days.	2.9.24- House 1st Reading; 2.13.24- Fiscal Note Sent to Sponsor; 2.22.24- House 2nd Reading; 2.28.24- Fiscal Note Sent to Sponsor; 3.2.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Licensing	HB511	Home Ownership Modifications	Rep. Bennion, Gay Lynn		Requires municipalities to collect parcel numbers and names of pass-through entities that receive profit or loss from rentals. (This is currently not required by PCMC.) This bill also requires municipalities to provide reports to the ULCT who compiles a comprehensive report and identifies non-complying municipalities to the Economic Development and Workforce Services Interim Committee.	2.12.24- House received Fiscal Note; 3.1.24- Not Passed	
Building	HB518	State Construction Code Modifications	Rep. Peterson, Thomas	Sen. Bramble, Curtis	Includes State Construction Code amendments for mass timber framing and prohibits municipalities from withholding a building permit, require additional permitting, engineering, or inspections on noncomplying or non-conforming structures if it has been in place for at least 5 years and does not pose an immediate health or life safety concern. It allows municipalities to require permits until 10 years after the construction. This bill has been heavily negotiated and amended.	2.13.24- Fiscal Note Sent to Sponsor; 2.22.24- House 2nd Reading; 3.1.24- Enrolling	
Housing	HB572	State Treasurer Investment Amendments	Rep. Spendlove, Robert	Sen. Ipson, Don	"PTIF" Bill- Public Treasures Investment Fund. from 2017 to 2023, PTIF doubled to \$30 billion and currently yields 5.47% one-year rate of return. This bill would create a Utah Homes Investment Program oversight Council, authorize the State Treasurer to invest up to \$300M as deposits to lenders for "qualified projects" (QP). Qualified projects must include 60% of the hoes selling at "first home" levels, owner-occupied for 5 years (deed-restriction), max of 75% of overall QP financing. Financing- Loan rate would be no higher than 1.5% above fed finds effective rate. Repayment interest rate equal to greater of fed funds effective rate minus 2%, and .5%; earlier of 24 months, loan repayment, or sale of last QP house. This bill will increase the amount of money available and circulating locally for housing development.	2.20.24- House 1st Reading; 2.23.24- House Committee; 2.29.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Building	SB168	Housing Affordability Amendments	Sen. Fillmore, Lincoln	Rep. Whyte, Stephen	"HOPZ"- Home Ownership Prosperity Zone bill. City option to designate a HOPZ on 10 acres or less and collects 60% of the TIF to pay for infrastructure for 15 yrs. On 10 acres or more, the City may propose HOPZ or HTRZ Committee. Established a process for modular building manufacturers to fabricate buildings off-site. Spot checked by a third-party inspector. No local inspections of the off-site construction except under specific circumstances (such as damage caused during transportation). Established immunity for the local jurisdiction that does not perform the inspections. Possible future action alert from ULCT- Support.	2.2.24- Senate Received Fiscal Note; 2.8.24- Senate 2nd Reading Calendar; 2.14.24- Fiscal Note Publicly Available; 2.23.24- House Committee; 2.29.24- Enrolling	
Building, Licensing	SB171	Municipal Rental Dwelling Licensing Amendments	Sen. Kwan, Karen	Rep. Stoddard, Andrew	Exempts rental dwellings from licensing requirements if the owner demonstrated (with a signed affidavit) that they do not receive compensation for the use of the dwelling.	1.31.24- Senate to Committee; 2.9.24- Senate Committee Favorable; 2.14.24- Passed Senate; Sent to House; 2.22.24- Enrolling	
Building	SB185	Residential Building Inspection Amendments	Sen. Vickers, Evan	Rep. Musselman, Calvin	For residential building permits, allows a compliance agency or permit holder to contract for licensed building inspector services and requires building officials to accept the reports of the licensed inspectors. This causes concern involving access to the approved plans, inspection tracking, documentation retention, issuing certificates of occupancy, liability, insurance rates, inter-departmental coordination. Opposed by the League of Cities and Towns. Strongly opposed by the Code Official Legislative Affairs Committee. Update- Substitute language allows for third-party inspections if the local authority does not provide an inspection within 3 days. The inspector must be licensed, independent (but may be from another county/city), and be on the local authority's list of approved inspectors. Permit holders must notify the local authority of the intent to request a third-party inspection. The third-party inspector provides the inspection report to the local authority. The local authority issues the CO or letter of completion, pays for the third-party inspection, and is not liable for third-party inspections.	2.1.24- Bill Numbered; 2.7.24- Senate Received Fiscal Note; 2.14.24- Circled Senate; 2.23.24- Senate 3rd Reading Calendar; 3.1.24- House 2nd Reading; 3.2.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Incorporation	SB258	Municipal Incorporation Amendments	Sen. Bramble, Curtis	Rep. Dunnigan, James	This bill allows three landowners to incorporate a preliminary municipality for the purpose of developing land for eventual incorporation into a town that once it hits 100 people would need to become an official municipality with a city council and mayor. The landowners would have no tax authority. They will have land use authority, the ability to contract with service districts, and may collect fees for infrastructure. Max of 3 per year. This is a pilot program which ends in 2031. If there are less than 100 residents in a preliminary municipality in 2031, it disincorporates automatically.	2.27.24- Fiscal Note Publicly Available; 3.2.24- Enrolling	
Housing	SB268	First Home Investment Zone Act	Sen. Harper, Wayne	Rep. Musselman, Calvin	"FHIZ" bill. City option to purchase. Proposal must include a center and extra-territorial areas: 30 housing units to acre, 51% of developable acreage within the center for housing, 50%+ total housing units must be owner-occupied, 20%+ total housing units must be "affordable", can count extra-territorial units toward the 30 required. (Ex: 50 acres in center with 26 acres x 30 units = 780 units. 40% extra-territorial = 312 owner-occupied at 8+ units per acre; 60% center = 468 units). HTRZ approves awards up to 60% of tax increment years from taxing entities for system or project infrastructure. This bill will support more housing development, increase access to income earners, and generate more business for developers.	2.20.24- Senate 1st Reading; 2.23.24- Fiscal Note Sent to Sponsor; 2.29.24- Enrolling	
Public Records, Open Meetings & Elections							
Open Meetings	HB36	Open and Public Meetings Act Amendments	Rep. Dunnigan, James	Sen. McKell, Michael	Excludes from the definition of meeting a gathering, with a quorum, if only related to "internal administrative public body matters" and no funds are appropriated.	2.8.24- Senate to Committee; 2.14.24- Fiscal Note Publicly Available; 2.23.240 House Circled; 2.26.24- Enrolling	
Disclosures	HB80	Conflict of Interest Disclosure Modifications	Rep. Cutler, Paul	Sen. Stevenson, Jerry	Establishes a timeline for elected and appointed individuals to submit the conflict of interest disclosure on the State's designated website, establishes a \$100 penalties for failure to comply. Substitute language requires disclosure statements to be posted on the website, sent to the Lt. Governor's Office and posted on the state website. Establishes penalties for failure to comply. Requires campaign finance statements to be provided to the Lt. Governor and to be posted on the state website.	1.16.24- House to Committee; 2.15.24- House 2nd Reading; 2.23.24- Senate 1st Reading; 2.27.24- Senate Sent to Rules Committee; 3.2.24- Enrolling	
Election	HB92	Voting Amendments	Rep. Strong, Mark		Eliminates vote by mail unless voters request a mail-in ballot. This can be done by mailing in your ballot. Also requires the County Clerk to notify voters of the requirement to request a mail-in ballot, provide a request form, and allow voters to decline mail-in ballots.	1.17.24- House to Committee; 2.26.24- House to Committee; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Election	HB214	Election Modifications	Rep. Thurston, Norm		Required mailed in ballots to be received by the close of polls on election day. (Currently, ballots are required to be postmarked before election day.)	1.22.24- House Committee; 2.26.24- House Rules Committee; 3.1.24- Not Passed	
Election	HB290	Ranked Choice Voting Amendments	Rep. Hall, Katy	Sen. Millner, Ann	Amends the sunset date of the ranked choice voting pilot program from January 1, 2026 to May 1, 2024. Opposed by the ULCT.	1.26.24- House to Committee; 2.13.24- House 2nd Reading; 2.22.24- Senate 1st Reading; 2.29.24- Senate Failed; 3.1.24- Not Passed	
Election	HB489	Party Affiliation Disclosure Amendments	Rep. Acton, Cheryl		Allows candidates for municipal office to have their party affiliation included on the ballot next to their name. The candidate remains nonpartisan.	2.9.24- House to Committee; 2.14.24- House Committee; 3.1.24- Not Passed	
Election	HB582	Voting Methods Amendments	Rep. Christofferson, Kay		Allows for rank choice voting during municipal primary elections, general elections, or both. Adds proportional representation as an option.	2.24.24- Fiscal Note Publicly Available; 2.26.24- House Received Fiscal Note; 3.1.24- Not Passed	
Public Safety							
School Safety	HB14	School Threat Penalty Amendments	Rep. Wilcox, Ryan	Sen. Ipson, Don	Requires a student to be suspended or expelled from a public school if the student makes a false emergency report targeted at a school. Enhances penalties for making a threat against a school. Law Enforcement Legislative Committee Supports this bill.	1.31.24- Senate 3rd Reading Calendar; 2.28.24- Enrolling	
First Responder Mental Health	HB67	First Responder Mental Health Services Grant Program Amendments	Rep. Wilcox, Ryan	Sen. Ipson, Don	Expands program eligibility, expands participating institutions, amends the grant amount. ULCT and LELC (Law Enforcement Legislative Committee) Supports this bill.	1.31.24- Senate Circled; 2.9.24- House to Senate; 2.12.24- Enrolling	
School Safety	HB84	School Safety Amendments	Rep. Wilcox, Ryan	Sen. Ipson, Don	Establishes safety policies and requirements for schools including requiring video surveillance, first aid kits, classroom door locks, and fencing around playgrounds. The Guardian Program allows a school "Guardian" to be an armed school employee to be trained by LE to engage in active threats if needed. Requires certain policies for school resource officers (SRO). Requires an armed person at each school when school is in session- a guardian, SRO, or armed security guard. LELC has expressed personnel funding and training concerns. Substitute- Identified funding.	2.14.24- Fiscal Note Publicly Available; 2.23.24- Senate Committee; 2.29.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Victim Reparations	HB276	Crime Victims Reparations Amendments	Rep. Ballard, Melissa	Sen. Weiler, Todd	Allows for the Utah Office for Victims of Crimes to award victims of a crime related death or disability a lump sum payment. Opposed by the Law Enforcement Legislative Committee due to the requirement to provide active case investigations.	1.24.24- House Committee; 2.2.24- House 2nd Reading; 2.14.24- Senate to Committee; 2.21.24- Senate 2nd Reading Calendar; 3.2.24- Enrolling	
Driving Offenses	HB345	Driving Penalty Amendments	Rep. Spendlove, Robert	Sen. Cullimore, Kirk	Increases fines for speeding in school zones from \$50 - \$125 to \$260 - \$760 and second offenses from \$50 - \$525 to \$320 - \$960. Increases the fines and service hours required for illegally passing a school bus.	1.30.24- House to Committee; 2.2.24- House 2nd Reading; 2.14.24- House to Senate; 2.21.24- Senate 2nd Reading Calendar; 2.29.24- Enrolling	
Driving Restrictions	HB351	Driving by Minors Amendments	Rep. Birkeland, Kera	Sen. McKell, Michael	Allows newly licensed drivers <18 years old to drive one unrelates passenger. LELC Opposes this bill.	2.5.24- Fiscal Note Available; 2.14.24- Senate 1st Reading; 2.28.24- Senate Rules Committee; 3.1.24- Not Passed	
Use of Force	HB369	Defensive Force Amendments	Rep. Wilcox, Ryan	Sen. Kennedy, Michael	Modifies provisions concerning when defensive force or deadly force can be used in situations involving individuals defending a vehicle, place of business of place of employment	1.31.24- House to Committee; 2.2.24- House 2nd Reading; 2.14.24- Senate to Committee; 2.21.24- Senate 2nd Reading Calendar; 2.27.24- Senate Rules Committee; 3.1.24- Enrolling	
Mental Health Support for First Responders	HB378	First Responder Mental Health Services Amendments	Rep. Wilcox, Ryan	Sen. Ipson, Don	Requires employers of first responders to provide stress management services, and broadens the scope of eligible individuals for mental health resources. PCFD has expressed concerns regarding the broad language regarding who benefits would apply to including short-term employees, their families, and more. The LELC does not have significant concerns since most police agencies already have extensive mental health services and expect the impact from this bill to be low.	2.14.24- Senate to Committee; 2.23.24- Senate 1st Reading Calendar; 2.29.24- Enrolling	
Transportation Network Companies	HB408	Ride-Share Amendments	Rep. Ballard, Melissa	Sen. Harper, Wayne	Allows Transportation Network Company (TNC) customers to notify the TNC if they have oversized luggage or need a car seat for a child. Notify the passenger when a child car seat is needed.	2.13.23- House to Committee; 2.23.24- Senate 1st Reading; 2.28.24- Senate Rules Committee; 3.2.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Criminal Justice Court	HJR1	Support Resolution Supporting Justice Court Reform	Rep. Abbott, Nelson	Sen. Cullimore, Kirk	Moves class B and C misdemeanors from local justice courts into state district court. 20 of the 29 elected county attorneys in UT have signed a joint letter opposing the bill and requesting a feasibility study exploring whether it would be more efficient to amend the state constitution and simply change the structure of the justice courts into courts of record.	1.24.24- Senate 1st Reading; 2.21.24- Senate to Committee; 2.27.24- Senate Rules Committee; 3.1.24- Not Passed	
Recreation, Trails & Open Space							
Recreation	HB85	Electric Bike Amendments	Rep. Stenquist, Jeffrey	Sen. Winterton, Ronald	Amends the definition of electric bikes to add a requirement that the pedals be installed at the time of original manufacturing and adds specificity to the classes of bikes and speeds. This helps to differentiate the 'electric motorcycles' which can go 40+ MPH but are currently being branded as 'e-bikes'. Manufacturers and sellers will be required to disclose if products are not 'e-bikes'. This helps regulation within outdoor recreation spaces and differentiate between e-bikes and e-motorcycles.	1.31.24- Senate 2nd Reading Calendar; 2.9.24- Senate to House; 2.12.24- Enrolling	
Olympics	HB254	State Olympic Coordination Amendments	Rep. Hawkins, Jon	Sen. McKell, Michael	Modifies provisions related to the Olympic Winter Games Committee and grant fund including the Division of Facilities Construction and Management and recommended uses for the fund.	1.26.24- House 2nd Reading; 2.9.24- Senate Committee; 2.15.24- Senate to House; 2.16.24- Enrolling	
Recreation	HB232	Outdoor Recreation Impacts Fund	Rep. Stenquist, Jeffrey	Sen. Hinkins, David	Establishes the Outdoor Recreation Impacts Restricted Account funded through part of the sales and use tax revenue from sporting goods sellers. Funds can be used for avalanche forecasting or to support rural counties in mitigating the impacts of outdoor recreation.	1.16.24- House 1st Reading; 2.8.24- House to Committee; 2.15.24- House 2nd Reading; 2.22.24- House Failed	
Hunting Restrictions	HB382	Wildlife Amendments	Rep. Snider, Casey	Sen. McKell, Michael	Requires political subdivisions that own 500 acres of land and restrict hunting to pay for wildlife claims including depredation, wildlife damage, nuisance.	1.30.24- Fiscal Note Available; 2.5.24- House to Committee; 2.13.24- House 2nd Reading; 2.22.24- Senate to Committee; 3.1.24- Enrolling	
Water Management & Environmental Sustainability							
Water Conservation	HB11	Water Efficient Landscaping Requirements	Rep. Owens, Doug	Sen. Winterton, Ronald	Restricts the amount of turf installed on new or reconstruction sites of government facilities in the Great Salt Lake basin after May 1, 2024	1.31.24- Senate 2nd Reading Calendar; 2.2.24- Senate Circled; 2.22.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Environmental Sustainability	HB241	Clean Energy Amendments	Rep. Albrecht, Carl	Sen. Owens, Derrin	This bill changes almost all references of “renewable” to “clean” in all state statutes, as well as add in nuclear and carbon capture. The bill is 3771 lines long. It will have impacts on our 2019 HB411 language, and a lot of associated administrative code that deals with everything from municipal power, cooperatives, CPACE, municipal general plans, etc. Amendments were negotiated to minimize impacts on the Community Renewable Energy Program.	1.26.24- Fiscal Note Available; 2.9.24- Senate 2nd Reading Calendar; 2.21.22- Enrolling	
Other							
Childcare	HB153	Child Care Revisions	Rep. Pulsipher, Susan	Sen. McCay, Daniel	Makes residential childcare certificates optional for residential childcare facilities with 8 or fewer children, but no more than 2 children under 3 years of age. (Currently, certificates are required)	2.26.24- Senate 2nd Reading Calendar; 2.29.24- Enrolling	
Contracting	HB368	Apprenticeship on Public Works Requirements	Rep. Clancy, Tyler	Sen. Kennedy, Michael	Requires government entities to ensure that a certain amount of work be performed by an apprentice on public works projects. PCMC would therefore require contractor certification as part of the selection and contracting process.	1.29.24- House to Committee; 2.22.24- House 2nd Reading; 2.26.24- House 3rd Reading Calendar; 3.1.24- Not Passed	
Childcare	HB461	Childcare Wage Stabilization Amendments	Rep. Matthews, Ashlee	Sen. Escamilla, Luz	This bill originally included a childcare workers wage supplement which allowed providers with 50% or more of their children receiving state-funded subsidies to be eligible for a grant for employee wages and benefits. That portion of the bill has now been removed. The bill substitute language expands access to childcare subsidies for children whose parents work in the childcare sector, regardless of income.	2.7.24- House to Committee; 2.21.24- House 2nd Reading; 2.27.24- Senate Rules Committee; 3.2.24- Enrolling	
Constitutional Amendment	SB57	Utah Constitutional Sovereignty Act	Sen. Sandall, Scott	Rep. Ivory, Ken	Established a framework for the State Legislature to prohibit enforcement of federal directives when the directives violate the principles of state sovereignty	1.31.24- Governor Signed	
Compensation for County or Municipal Officers	SB91	Local Government Officers Compensation Amendments	Sen. Wilson, Chris	Rep. Maloy, Cory	The legislative body must hold a separate, publicly noticed, public hearing for any increase in compensation for the City Manager, Deputy City Manager, City Attorney, Department Heads and their deputies. Possible future action alert from ULCT- Opposed.	2.9.24- House Committee; 2.15.24- House Returned to Rules due to Fiscal Impact; 2.21.24- House Circled; 2.20.24- Enrolling	
Government Websites	SB98	Online Data Security and Privacy Amendments	Sen. Harper, Wayne	Rep. Burton, Jefferson	Amends the deadline requirement for government websites to have a .gov, .mil, or .edu suffix from January 1, 2025 to July 1, 2025	2.1.24- House 1st Reading; 2.9.24- House to Committee; 2.15.24- Senate Concurrence Calendar; 2.20.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Local Education Agencies	SB137	Teacher Empowerment	Sen. Fillmore, Lincoln	Rep. Peterson, Karen	Allows schools to create policies that conflict with federal guidance. Provide teacher empowerment and training to refer students to appropriate intervention or request their removal.	1.26.24- Senate 2nd Reading; 2.8.24- House to Committee; 2.15.24- House Committee- Favorable; 2.22.24- Enrolling	
Utah Retirement System	SB140	Utah Retirement System Amendments	Sen. Harper, Wayne		Allows for a participating employer to pay all or part of a Tier II employee's required contribution on behalf of the employee (in addition to the employer's required contribution).	1.29.24- Senate Committee; 3.1.24- Not Passed	
Childcare	SB176	Childcare Services Amendments	Sen. Escamilla, Luz	Rep. Spendlove, Robert	Enacts the Childcare Capacity Expansion act; establishes processes for identifying existing state-owned building for possible retrofit and lease for building childcare capacity	2.6.24- Senate to Committee; 2.14.24- Fiscal Note publicly Available; 2.21.24- House to Committee; 2.28.24- House Failed	
Resolution for Constitutional Amendment	SJR2	Prohibition on Real Estate Transfer Fee	Sen. McCay, Daniel	Rep. Eliason, Steve	This resolution proposes to amend the Utah Constitution to: prohibit the State or a political subdivision of the State, from imposing or authorizing a new tax or fee on the transfer of real property	1.30.24- Senate 2nd Reading Calendar; 2.6.24- Senate Circled; 2.28.24- Senate Rules Committee; 3.1.24- Not Passed	



ANNUAL REPORT

2023





PCFD ANNUAL REPORT 2023



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MESSAGE FROM THE FIRE CHIEF

Thank you for taking the time to review the Park City Fire Service District (PCFD) annual report. We have intended to provide a snapshot of the hard work the men and women of the Fire District are doing to provide the best service possible to the community.

In 2023, PCFD put together a comprehensive EMS plan that would have the three fire districts within Summit County operating their own EMS system and each having their own license. PCFD worked with the County and the two other fire districts and inter-local agreements were signed. After operating EMS for the entire county for more than 20 years, on January 1, 2024, the agreement went into effect. The County's other two fire districts are now combination Fire/EMS departments. This will allow the two smaller rural fire departments to expand and cater to their communities as they experience growth now and into the future. This change in EMS will bring many financial and operational efficiencies to our community. Our goal is to keep PCFD firefighters and EMTs trained at the highest level, keeping our knowledge, skills, and abilities sharp and crews ready to serve our community.

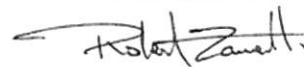
Also completed in 2023 was the re-build of Station 34. Initial planning for the replacement of Station 34 started in early 2019. The District's Administrative Control Board approved the funding in 2021. One of the biggest challenges was where to house the firefighters and equipment during the re-build. Knowing service and response times could not be delayed during the rebuild, we were able to find a temporary station close by. Old Station 34 was torn down in April 2022, and new Station 34 was completed in December 2023. The new station has three bays instead of two and allows an additional apparatus at the station to provide the needed service to the area. The new station provides larger living quarters and an additional bedroom for increased staffing for the firefighters. It also has a state-of-the-art workout room and the Fire District's first ever fire pole.

As we look ahead to 2024, we have several projects to be completed during the year: the delivery of two new fire apparatus and two new ambulances, the acquisition of improved radio communication equipment, and the continued development of the Critical Care Paramedic Program. PCFD is always progressing and committed to meeting the increased service demands of the community.

In addition to fire and medical emergencies, we prepare ourselves as an "All Hazard" response team. We are ready and able to respond to numerous emergency calls including trail rescue, trench rescue, heavy rescue, above-grade rescue, animal rescue, hazardous material incident mitigation, confined space rescue, earthquakes, collapses, and many other calls. We provide our employees with the most modern tools and apparatus available to respond safely and efficiently to the thousands of emergency calls we receive each year.

Whether you are visiting or live here, you will see our crews responding to emergencies, training, or visiting the local coffee shop. Contact us with questions and be safe while enjoying the many activities our community offers.

Please visit our website to learn more about PCFD: www.pcfcd.org.



Bob Zanetti
Fire Chief, Park City Fire District



"The mission of the Park City Fire Service District is to enhance the quality of life for those we serve, safeguard the environment and economic base of our communities, make a positive difference, and provide excellence in service."



FINANCIALS & TRANSPARENCY

Park City Fire Service District Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds Year Ended December 31, 2022*

	General	Capital Projects	Other Nonmajor Governmental Funds	Total Governmental Funds
Revenues:				
Property taxes	\$ 13,945,933	\$ -	\$ -	\$ 13,945,933
Fee-in-lieu	251,408	-	-	251,408
Interest income	95,058	227,332	28,080	350,470
Other income	523,922	-	-	523,922
Grants and donations	116,016	-	-	116,016
Fees and permits	3,624,236	-	398,826	4,023,062
Total revenues	<u>18,556,573</u>	<u>227,332</u>	<u>426,906</u>	<u>19,210,811</u>
Expenditures:				
Current:				
Personnel:				
Salaries and wages	9,882,713	-	-	9,882,713
Fringe benefits	3,974,077	-	-	3,974,077
Operations	2,131,887	-	-	2,131,887
General and administrative	284,478	554,264	4,060	842,802
Capital outlay	191,053	1,524,142	-	1,715,195
Debt service:				
Principal retirement	-	-	844,225	844,225
Interest and fiscal charges	-	-	63,234	63,234
Total expenditures	<u>16,464,208</u>	<u>2,078,406</u>	<u>911,519</u>	<u>19,454,133</u>
Excess revenues over (under) expenditures	<u>2,092,365</u>	<u>(1,851,074)</u>	<u>(484,613)</u>	<u>(243,322)</u>
Other financing sources (uses):				
Proceeds from sale of assets	13,150	-	-	13,150
Operating transfers	(1,899,000)	1,106,000	793,000	-
Total other financing sources (uses)	<u>(1,885,850)</u>	<u>1,106,000</u>	<u>793,000</u>	<u>13,150</u>
Net change in fund balances	206,515	(745,074)	308,387	(230,172)
Fund balances – beginning of year	13,016,778	13,528,640	1,968,766	28,514,184
Fund balances – end of year	<u>\$ 13,223,293</u>	<u>\$ 12,783,566</u>	<u>\$ 2,277,153</u>	<u>\$ 28,284,012</u>

* This is the final 2022 audited financial statement. The 2023 audited statement will be available after June 2024.

The Park City Fire District is open and accountable to the community it serves. All aspects of the PCFD budget and financials are public record in the effort toward total transparency and accountability. PCFD's website provides a link to download our current budget, as well as a link to the Utah State Auditor's website where our audit reports and financial information can be reviewed. Our 2022 independent audit was a clean audit with no adjustments or findings.

PCFD is a member of the Utah Association of Special Districts (UASD), which promotes the proper and efficient operation of all special service districts in the State of Utah. Every year PCFD administrative staff and members of the PCFD Administrative Control Board take open meetings training provided by the UASD which is certified by the State Auditor's Office.

RECRUITING

The Park City Fire District offers a challenging and rewarding career in emergency services which includes firefighter/EMT, firefighter/paramedic, and our newly added positions of non-fire EMT and non-fire paramedic. The job of a firefighter is physically demanding. Firefighters must be in good physical condition, both at the time of hire and throughout their career. Our personnel enjoy an excellent working environment, highly competitive wages and benefits, paid leave, and employer-paid Utah State Retirement. Park City and the surrounding areas are some of the most picturesque mountainous terrain in the world. Off shift, our personnel enjoy many outdoor activities including over 400 miles of single-track trails in our District.

Once hired as a Park City firefighter, EMT, or paramedic, many new opportunities to test for different positions and specialties will be available. You will have the opportunity to earn many certifications as well as opportunities to promote during your tenure. PCFD offers a career full of exciting challenges.

We invite you to join our family and become a Park City firefighter, EMT, or paramedic. You can find more information about PCFD firefighter testing on our website at www.pcfcd.org. After learning about this exciting opportunity, please fill out a job interest card using the following link: [PCFD Job Interest Card](#).



Recruit Class 16

Chief Zanetti and Deputy Chief Emery

TRAINING DIVISION

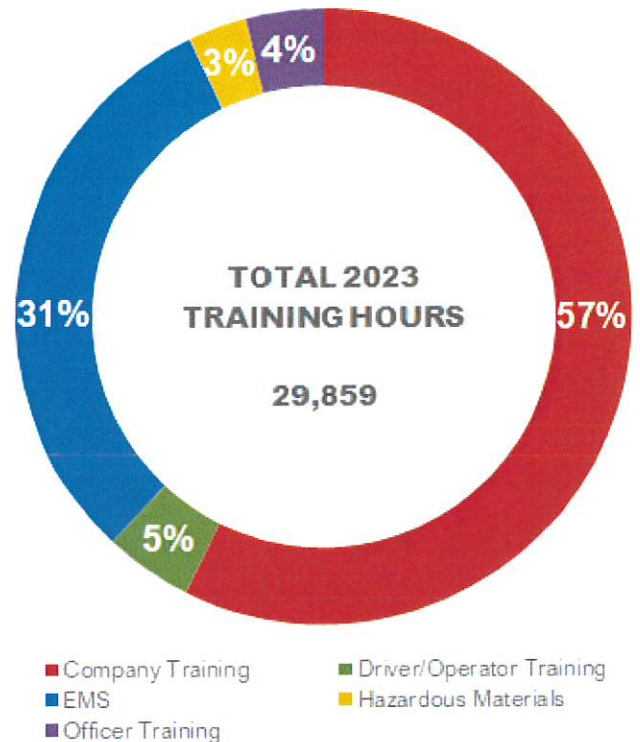
Emergency Medical Services

PCFD employees use the Medical Knowledge Skill Ability (MKSA) program for EMS training. The MKSA program was built by PCFD and meets both the State of Utah Bureau of Emergency Medical Services requirements as well as the National Emergency Medical standard. PCFD members complete a minimum of 60 hours of medical training every year. The Utah Bureau of Emergency Medical Services requires 30 hours a year. The MKSA program coincides with training delivered from the Training Division through lecture, EMS lab, and spot checks.

In 2023, all crews participated in their biannual ACLS training, which includes six hours of continuing education hours and two hours of hands-on training. Paramedics Hudson Zwahlen, Sam Croft, and Dalton Schaefer completed paramedic school and participated in the PCFD Paramedic Mentorship Program.

PCFD has been contracted to run EMS services in Summit County for more than 20 years. This year was the final year PCFD ran our eastern county ambulance units (Ambulance 21 in Coalville and Ambu-

lance 41 in Kamas). PCFD continues to provide paramedic services for the entire county, and we look forward to growing our relationships with the surrounding jurisdictions.



Critical Care Team and Rapid Sequence Intubation Onboarding

Also in 2023, PCFD continued to expand the scope of practice for our Critical Care Team. Our focus up to this year has been and continues to be the safe and appropriate care of critically injured and ill patients during interfacility transports out of Park City Hospital. This year we expanded our focus to scene calls by initiating a 12-month roll out of Rapid Sequence Intubation (RSI). RSI is an intervention used when a patient's airway is compromised to the point they are unable to protect it themselves or are trending in a direction that a predicted clinical decline warrants the medical team to take over the airway completely. RSI in the prehospital settings is typically reserved for flight crews with very few exceptions.

The PCFD Critical Care Team will be the third ground agency in Utah to add this intervention to their scope

of practice. To responsibly expand our scope, we have implemented a four-phase process with the expectation of having field RSI performed by our Critical Care Team in conjunction with "RSI Support Medics" across our district by summer 2024.

The first and second phases began in 2023 with all suppression personnel first completing airway training and then all paramedics attending the difficult airway course in preparation for RSI being performed in our district. The third phase will be the hands-on practice portion of the process and will be completed in Spring 2024. The final phase will be the testing phase, during which each crew, paramedic, and critical care paramedic will participate in a written test and scenario-based tests overseen by our medical control physician.

TRAINING DIVISION

Fire Training

Park City Fire District employees use the Knowledge, Skills, and Abilities (KSA) program for fire training with 19 sections covering all pertinent fire skills ranging from accessing a hydrant to incident command structure. Sections are assigned on a monthly basis to all PCFD crews. The station captains have a month to review the assigned KSAs and sign each crew member off. The following month, spot checks are performed with each crew on a few of the assigned KSAs from the prior month. These spot checks are performed by the Training Officer and are completed to make sure PCFD's members' skills are consistent across the department and that individual skills are proficient.

PCFD graduated nine firefighters in December 2023: Bryson Allison, Russell Buhecker, Eric Gratien, Taylor Hart, Dusty Kerns, Asa Low, Jonathan Price, Ruben

Santana, and Tanner White. The recruit camp was a total of 13 weeks with all recruits receiving Utah State certification in Firefighter I, Firefighter II, Hazmat Awareness, Apparatus Driver Operator, Aerial Apparatus Operator, Hazmat Operations, and National Registered Advanced Emergency Medical Technician.

All combat personnel participated in the Task Performance Test (TPT). PCFD had a 100% pass rate again for 2023. The average passing TPT times per year are as follows:

- | | |
|-------------|-------------|
| • 2014 3:57 | • 2019 3:05 |
| • 2015 3:34 | • 2020 3:10 |
| • 2016 3:15 | • 2021 3:18 |
| • 2017 3:16 | • 2022 3:15 |
| • 2018 3:11 | • 2023 3:16 |



Special Operations

The Park City Fire District operates three special operation stations each day. The crew members of these stations are certified hazmat technicians and have training in trench, confined space, structural collapse, and high-angle rescues. In 2023, PCFD taught Utah State certification classes in all special

rescue disciplines: high-angle and rope rescue, confined space rescue, trench rescue, heavy extrication, and hazardous materials. This was our first year opening these classes to outside agencies. Participants included firefighters from Wasatch County, North Summit, and the United Fire Authority.

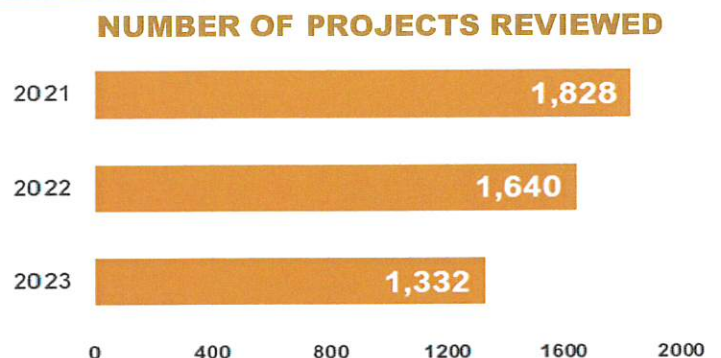
FIRE PREVENTION DIVISION

Fire Prevention Bureau Responsibilities

- Plan review, permit issuance, inspecting and performing acceptance test of:
 - Fire sprinkler systems
 - Fire alarm systems
 - Specialized engineered fire protection and detection systems
 - Smoke control systems
- Detailed water supply analysis
- Interpretations of fire code questions for design professionals
- Plan review and issuance of project clearance for new construction
- Plan review and issuance of project clearance for photovoltaic (solar panels) installations
- Business license and nightly rental inspections for new businesses
- Inspections of new construction with fire and life safety systems
- Issuance of operational permits for activities regulated by the International Fire Code
- Investigation of fires to determine origin and cause
- Publication of operating policies and fire safety info bulletins

Fire and Life Safety Plan Review of New Construction and Tenant Improvements

The Fire Prevention Bureau reviews construction documents to determine compliance with the International Fire and Building Codes as well as all local codes, ordinances, standards, and regulations. This includes plan review of building sites for adequate fire department access, hydrant locations, adequate fire flow, egress and exiting analysis, and requirements for fire and life safety systems such as fire sprinkler and alarm systems.



Fire Investigation Team



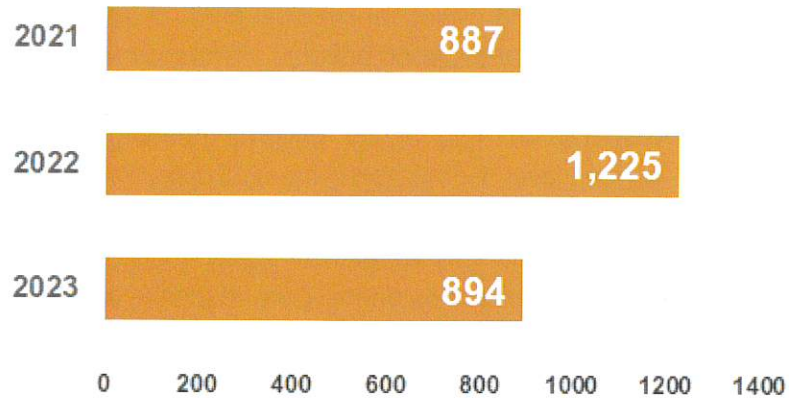
The Fire Investigation Team is under the direction of the Fire Prevention Bureau. All inspectors in the Fire Prevention Bureau have become certified fire investigators. Additionally, several on-duty firefighters are certified as fire investigators. This year PCFD investigated 12 significant fires with a range of causes including fireplace-related causes, broken natural gas lines, illegal fireworks, and cooking. There were no civilian or firefighter injuries reported at any fire PCFD responded to. Total fire losses in the PCFD area are estimated to be \$1.3 million.

Public Education

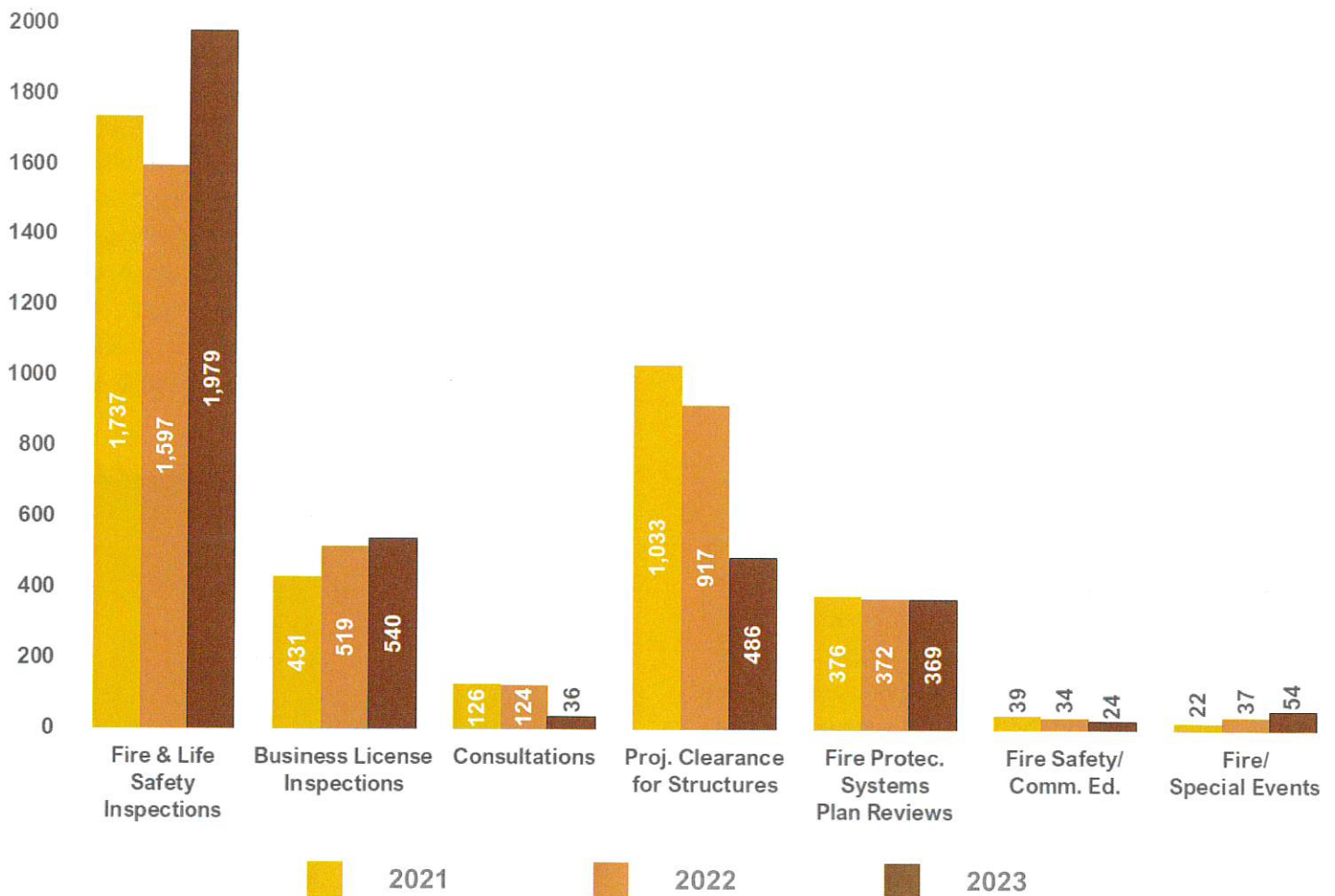
This year, PCFD continued to focus on evacuation plans in business and multi-family residences. Using guidelines from the National Fire Protection Association, we gave presentations to schools and interested community groups and businesses. We also met with HOAs to discuss wildfire fuel mitigation and home emergency preparedness.

FIRE PREVENTION DIVISION

REGISTERED PILES PROCESSED THROUGH CHIPPING PROGRAM



FIRE PREVENTION BUREAU ACTIVITIES



ADMINISTRATIVE DIVISION

EMS

The Park City Fire District is dedicated to the mission and vision of providing excellence and being an exemplary leader in the fire service. This dedication has saved lives and promoted improvements to the PCFD EMS service delivery model. PCFD continuously evaluates life-saving practices and equipment to push the limits of EMS care. Under the direction of the on-duty battalion chief, four advanced EMT ambulances and one paramedic critical care ambulance are staffed each day throughout the 110 square miles of PCFD. These ambulances respond to 911 scene calls, various recreation areas, and

hospitals and clinics for medical aid and transportation of sick and injured patients. Paramedics are also strategically located throughout the Park City area to respond on high acuity patients needing an advanced level of emergency medical care. Emergency medical responses make up approximately 60% of PCFD annual call volume. In 2023, PCFD pursued advancements in its critical care response and coordination with local area hospitals. Coordination and collaboration with area medical stake holders are of the upmost priority to PCFD, and together we can make a difference in patient outcomes and care.

Community Education/Special Projects



Community CPR and First Aid

PCFD continues to offer monthly CPR and First Aid classes to the community. The American Heart Association (AHA) CPR, First Aid, and Emergency Cardiac Care courses offered provide the information and skills necessary to effectively assess and help those in critical emergencies until EMS personnel arrive. Classes were offered through the AHA online portal and the skills are taught in small, individual groups. Classes were transitioned to online-based learning, and we have found many benefits with this platform.

High School Emergency Medical Technician Course

For the 12th year now, Park City Fire District has partnered with Park City High School in offering an Emergency Medical Technician (EMT) course. This yearlong course is designed to give students the opportunity and resources to learn about and explore career opportunities in the EMS field as well as prepare them for the National Registry Test and State certification as an EMT. Well over 300 students have had the opportunity to participate in this valuable training since its inception.



ADMINISTRATIVE DIVISION

Information Technology

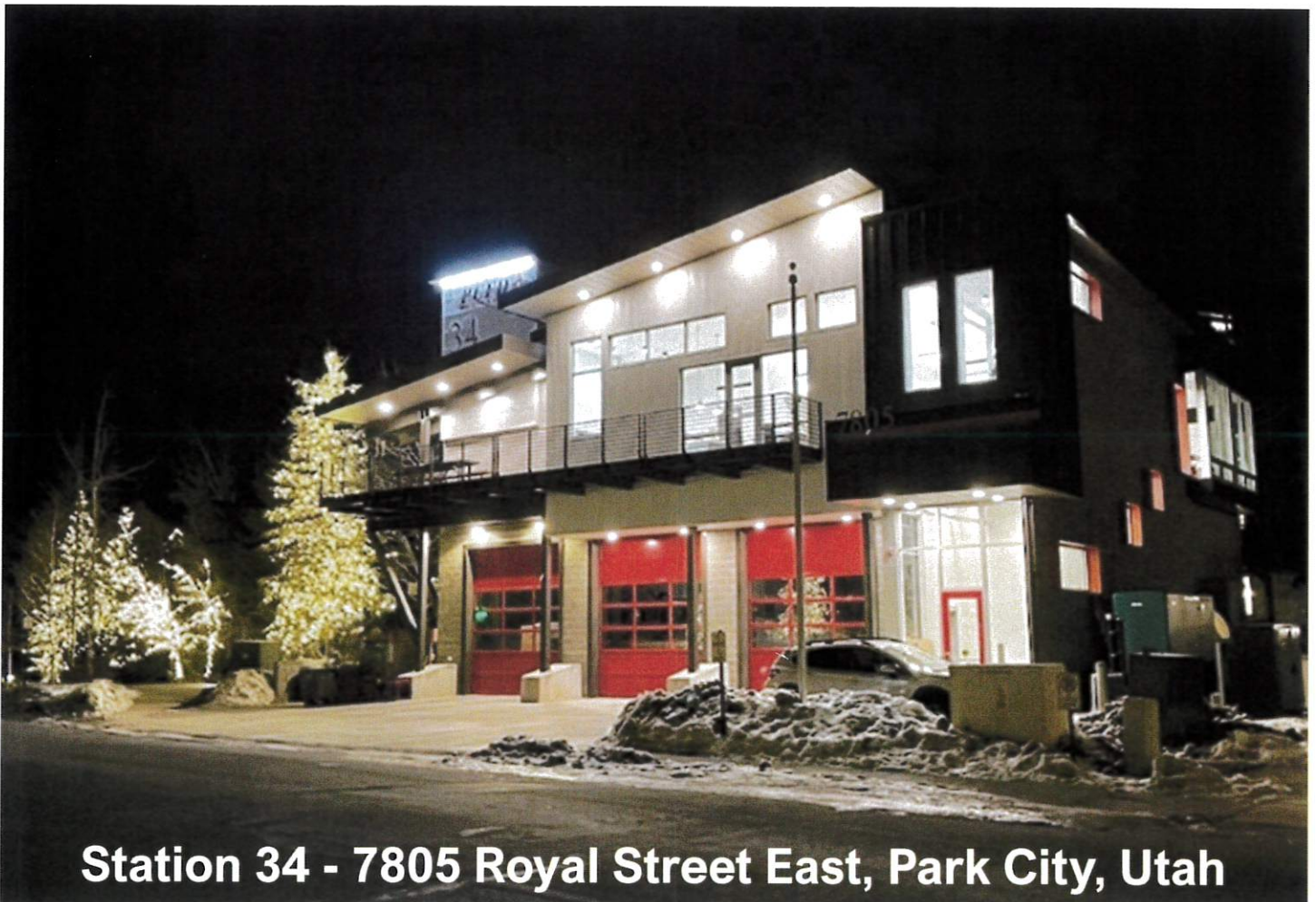
Our Information Technology Division continues to advance and upgrade in an effort to keep our systems up to date and running properly. There were many improvements in 2023, including redundant system processes to serve as secondary backup in an effort to isolate variables. There was a coordinated effort between staff to outfit the temporary Station 34 with information systems while the new station was under construction. This effort continued as the station neared completion at the end of 2023.

Awareness to cyber security is a priority to PCFD and we will be moving forward with objectives to prevent the actions of threat actors and cyber-attacks. Our IT manager continuously monitors technology to improve efficiency and increase the flow of information throughout the organization. Medical control meetings continue to be held remotely via cloud-based video conferencing software. These meetings are broadcast as well as archived for a continuous education opportunity.

Logistics

Maintenance of our facilities is imperative to maintaining operational readiness for emergency response. The rebuild of Station 34 located in upper Deer Valley took almost two years to complete and is now staffed and in service as of December 2023.

Preventative maintenance of the seven staffed PCFD stations, logistics warehouse, and fleet services buildings is always an on-going process with the goal of creating an efficient and functional workplace for our staff that supports the culture of PCFD.



Station 34 - 7805 Royal Street East, Park City, Utah

DEPARTMENT HIGHLIGHTS

Promotions

Captain



Jonathan Jahp



Matt Provost

Paramedic



Sam Croft



Dalton Schaefer



Hudson Zwahlen

Engineer



Jace Adams



Evan Esquivel



David Horning

2023 Recruit Class - Graduation Date December 6, 2023



Bryson Allison



Russell Buhecker



Eric Gratien



Taylor Hart



Dusty Kerns



Asa Low



Jonathan Price



Ruben Santana



Tanner White

DEPARTMENT HIGHLIGHTS

Retirements



Captain
Rex Florendo

Awards

Chief's Award



Captain
Eric Gomm

Outstanding Crew



Critical Care Paramedic Team

Paramedics Steve Carroll, Anna Coles, Sam Croft, Michael Dean, Skylar Marsh, Sergio Ortiz, and Hudson Zwahlen

Firefighter of the Year



Engineer
Reed Wycoff

Community Service



Birthday Party for Life-Long PCFD Supporter Riley

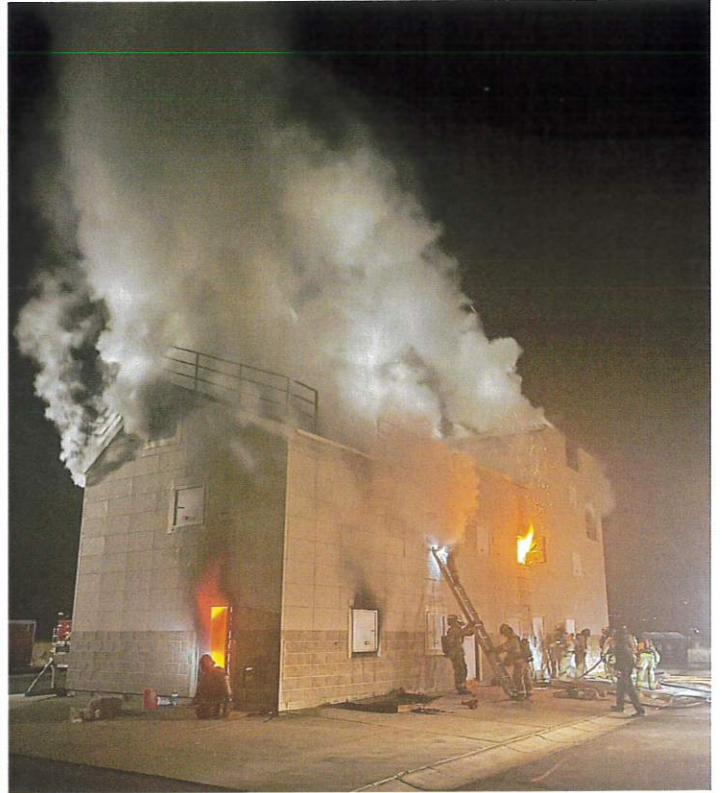
Captains Eric Hintze, Jonathan Jahp, and Matt Meinhold; Paramedic Logan Rodriguez; Engineer Colin Higgins; Firefighter TJ Egbert; and AEMTs Leslie Molinar, Cole Smyth, Joe Walker, and Abby Walton

Incident of the Year



13-Year-Old Patient in Cardiac Arrest

Battalion Chief Max Doshier; Captains Chad Kramer and Zane Thompson; Engineers David Horning and Tyler McAllister; Paramedic Anna Coles; Firefighters Spencer King, Emerson Parker and Jacob Rogge; and AEMT Gavin Skirucha

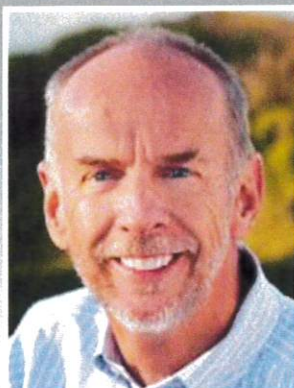




Park City Fire Service District Administrative Control Board



Chair
Jeremy Rubell



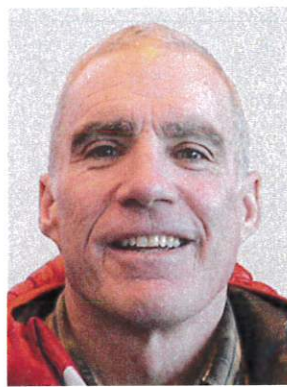
Vice Chair
Alex Butwinski



Treasurer
Christina Miller



Secretary
John Hanrahan



Member
Steve Briley

Park City Fire District is supported by a board of commissioners, four who are appointed by Summit County and one member from within the District who is appointed by Park City. This board is focused on ensuring PCFD not only meets but exceeds the needs of its communities and service areas, as well as supporting our operations to all areas served.



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