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

May 2, 2024

The Council of Park City, Summit County, Utah, met in open meeting on May 2, 2024, at 3:15 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property and litigation at 3:15 p.m. Council Member Ciraco seconded the motion.

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

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 3:50 p.m. Council Member Ciraco seconded the motion.

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

WORK SESSION

Discuss the City Manager (CM) and City Attorney (CA) Review Process:
Sarah Mangano, HR Director, asked if the Council had questions on the staff report. Council Member Parigian asked about the 360-degree review. Mangano stated they sought reviews on how the employee achieved their outcomes through soft skills from managers and coworkers. Examples of soft skills included being supportive, collaborative, or direct. Mangano asked that the Council discuss having a peer review every three to five years and the Mayor would inform Mangano on the decision.

Council Member Rubell asked if there was discretion on how the review process proceeded or if there was a set process. Mangano reviewed the steps of the review process, including a self-evaluation. The Mayor would meet individually with the CA and CM to prepare a self-evaluation summary, which could include recommendations. The CA and CM could meet with the Council in closed session to hear any feedback if the Council desired. This process was in the employment agreement and any changes to the process would require the reopening of those agreements. Council Member Rubell thought the process was vague and wanted it formalized so everyone would know what to expect. He noted other City employees had moved to a quarterly review process and asked if this process was still performed annually, to which Mangano affirmed. Council Member Rubell wanted clarity on how to perform the review process and how pay would be tied to it. Mayor Worel asked if that would require the employment contracts to be reopened, to which Mangano stated she would look into that. Council Member Toly did not favor opening the contracts. Council Member Parigian favored having a set process.

Margaret Plane, City Attorney stated the contract was broad and reopening it wouldn't be required. She thought Mangano could work with outside counsel on this. Different councils throughout the years had varying preferences. Some wanted the language tightened and others wanted it more fluid. Mayor Worel indicated she observed both processes in her time on Council. This Council chose to do the evaluation and then have the Mayor and a Council member meet with the CA and CM to give the feedback.

Council Member Toly asked for some options and then Council could go from there. Mangano stated she recommended continuing with the current process. She noted reviews were time consuming and she encouraged all of Council's participation and feedback. It was important that the Mayor meet with the CA/CM either with another Council member or the entire Council. It should be tied to the pay plan. Council Member Toly favored continuing the current process. Council Member Rubell asked for an outline with steps of the process. The Council agreed to the outlined process.

<u>**Discuss the Community E-bike Survey Results:**</u>
Heinrich Deters, Trails and Open Space Manager, Chief Wade Carpenter, Alex Roy, and Shaun Maher and Ethan Adams, RRC Consulting, were present for this item. Deters noted some of the Basin Rec Board members were in attendance as well. Maher indicated the survey answered questions regarding residents' attitudes concerning ebikes. They mailed notices to residents in the City and Basin that included instructions on taking the online survey. Responses favored bike speed limits on pathways and a majority wanting the limit set to 10-15 mph. There was support for ebikes on pathways. For questions on ebike trail use, 16% of riders went on trails, and there was support for people 65 and older to ride on trails. Deters added they were sensitive to those with mobility issues who wanted to use the trails. Maher indicated respondents supported more resources to address ebike policies. They also supported more signage or ranger presence for enforcing the policies.

Council Member Toly asked what other jurisdictions did with regard to speed limits. Chief Carpenter indicated signage was posted on pathways and trails around Moab, but they were not patrolled. The trail usage was high and there were no major incidents. Council Member Ciraco asked if there was a correlation with age and speeding problems on ebikes. Maher stated the City's policy on mobility or 65 years old and older using the ebikes on trails made sense and respondents had accepted it. Deters stated the user was what made situations safe or unsafe. Council Member Ciraco asked if ebike education could take place in the schools and suggested a certification class for students. Lt. Jay Randall noted the schools showed some educational videos to students. He was working with the Communications team to continue getting the word out. The school resource officer did a great job talking with the students and reminding them of the policies.

Council Member Rubell stated 310 people responded to the survey and he thought those were the passionate riders. He asked what insights were gained from the data and how the insights were achieved. Adams stated the responses were not aggregated. Council Member Rubell referred to the pilot program for trail usage and noted there was major support for additional ebike use. He asked if the data was collected by age group. Adams broke down the respondents by age. It was indicated 25% of respondents were over 65 and 25% were under 35.

Council Member Dickey stated the survey was skewed to ebike owners. Maher indicated they could separate the responses for ebike owners and non-ebike owners. Council Member Dickey asked if the courtesy tag could be mandated. Deters indicated some states had a certification process for ebike licensing. He thought there could be a mechanism for requiring certain things. He noted there would be an enforcement component to that as well. Currently, riders submitted their drivers' licenses to verify they were over 65 and then they were issued a courtesy tag.

Council Member Parigian asked which trails were considered pathways, to which Deters stated Poison Creek, Rail Trail, McLeod Creek, and Silver Quinns. Council Member Parigian asked what ebike enforcement would consist of. Chief Carpenter stated using radar to determine speed was not being considered, but they could look at behavior and recklessness. He didn't know about citing ebikes. Deters clarified ebikes would not have a different speed limit than cars on streets. He indicated enforcement was a tough question. Council Member Rubell wanted to decide on policies before this summer season. It was determined this item would come back for further discussion and direction. Council Member Ciraco wanted to see the data broken down by ebike users, mountain ebike users, and nonusers. Mayor Worel asked that a timeline be given on the options presented. Council Member Toly asked if the speed limit recommendation would be on City and County trails. Deters stated he was in communication with the County and they would collaborate on a speed limit.

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 (via Zoom) Council Member Tana Toly	**Present**

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

II. SWEARING IN CEREMONY

1. Police Officer Swearing In Ceremony:
Chief Carpenter introduced the newest members of the Police Department, Officers Tyler Parker and Wayne Henderson. Mayor Worel performed the swearing-in ceremony.

III. RESOLUTIONS

1. Consideration to Approve Resolution 04-2024, a Resolution Proclaiming June 2024, as Pride Month in Park City:
Browne Sebright stated this would be the fifth year the City approved a resolution recognizing Pride Month. He reviewed there would be Pride banners and flags on Main Street and Pride decals on some Transit vehicles.

Mayor Worel opened public input.

Virginia Solomon via Zoom thanked the Council for their support of the LGBTQ+ community and the taskforce.

Mayor Worel closed public input.

Council Member Parigian moved to approve Resolution 04-2024, a resolution proclaiming June 2024, as Pride Month in Park City. Council Member Ciraco seconded the motion.

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

2. Consideration to Approve Resolution 05-2024, a Resolution Proclaiming May 2024 Historic Preservation Month:
Rebecca Ward, Planning Director, presented this item and indicated recognizing Historic Preservation Month would honor the preservation work done in the community.

Mayor Worel opened public input.

Don Roll, Chairperson of Friends of Ski Mountain Mining History, thanked the Council for their support over the years in their efforts to save 13 mining structures.

Randy Scott thanked the Council for their commitment to historic preservation. Preservation was evident on every corner of the City and it was well appreciated.

Mayor Worel closed public input.
Council Member Dickey moved to approve Resolution 05-2024, a resolution proclaiming May 2024 Historic Preservation Month. Council Member Toly seconded the motion.

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

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Ciraco related an experience with his daughter which demonstrated kindness in the community. Council Member Toly went to the Utah League of Cities and Towns (ULCT) conference. She indicated the Spring Projects open house was this coming Tuesday. Council Member Parigian encouraged folks to see the Park City Follies. Council Member Rubell hoped the City would stop surveying issues and begin to take action. Mayor Worel indicated there was a speaker series on climate change and public health.

Staff Communications Reports:

1. Community Engagement Quarterly Update:

2. Main Street Water Line Replacement Project Update:
Mayor Worel stated she heard from the federal lobbyist that the request for a $5 million grant was being sent to the House Appropriations Committee for consideration and would go through the earmark process. They would know more by the end of the year.

3. Bonanza Park Project Timeline Update:
Council Member Rubell stated they were getting close to understanding the timeline and ways to expedite the project. He hoped to get another update on the timeline to show the critical path to getting to vertical construction. This timeline would give the community and Planning Commission a heads-up on what would be coming. McGrath stated this was a living document and it would continue to change. For example, the Rocky Mountain Power update to Council was moved to May 23rd. There would be more information on soils and undergrounding electrical lines later this month.

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

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

Kathy Kahn supported not doing a pilot ebike program in Round Valley. She supported everything in the survey and thought that everything should be kept status quo. She was concerned with Council Member Rubell's comments about discrimination. We lived in a place with rules and ordinances regarding non-motorized bikes and in her mind ebikes were motorized. As a member of the senior community, she owned an ebike but she rode very slowly. Other seniors wanted nothing to do with ebikes.

Peter Tomai supported Deters' conclusions on ebikes. He felt ebikes was a viable way to get people out of cars. He didn't want to overly regulate them. He noted Moab prohibited ebikes on backcountry trails and he stated power bikes damaged natural trails more than human powered bikes.

Angela Wright with Bingham Cycling stated she was anxious to move ebikes forward in the area. Her shop was offering bike safety courses and she agreed education was important to keeping people safe. She disagreed with the statements that they tore up trails if they were ridden correctly. She supported Deters' recommendations.

Jennifer Wesselhoff, President/CEO Park City Chamber and Visitors Bureau, stated the Chamber rebranded to gain a stronger identity that would focus on the people, athletes, great ambitions, and more. This brand would communicate all seasons and so they created a new word, "Mountainkind". She showed the new marketing campaign video.

Ed Routan spoke on Mental Health Awareness Month, and indicated there was an event at the County on how to access mental health services on May 22nd and 23rd.

Thomas Balton saw the ebike survey results and questioned why the City would change the status quo. He was a hiker and biker and encountered an ebiker who was riding out of control. He was concerned for his family being on the trails with ebikes.

Dave Nicholls stated Snow Creek Cottages behind the post office did not receive mail and they were forced to get a post office box. The City approved a cluster box for these condos. He requested the City cover the cost of buying and installing a cluster box.

Craig Williams eComment: "I spoke at a Council Meeting several years ago, and over time, my feelings and position have not changed. 1) I am all for E-bikes on the paved path trails. I would suggest something akin to drivers ed at school or at home or some combination thereof to help in creating safe travel (get the kids to slow down) on those paths. 2) I like the joint use of non E-bike and E-bikes on the Clark Ranch and Skyridge trails. You know what to expect if you go there to ride. 3) I am still against E-bikes in Round Valley, DV & PC Mountain Resort trails for several reasons a) E-bike 'Power does not a good and safe rider make'. Years of riding human powered bikes gives one an understanding that 'Technique, Etiquette, Properly Timed and Well Applied Power learned from experience on the trails will not be present if just anyone with an E-bike is allowed to use the trail systems. National Ability Riders should be allowed on the trails with E-bikes (as they are now in PC. They typically have full able bodied associates riding with them in case of emergency, so they are typically supervised) and riders over 65 with E-bikes should be allowed (as they are now on the PC trails, because they are usually more experienced in how to more safely and properly ride and typically understand and comply with better than average etiquette. 4) I would like to see Basin Rec have the same rules as the 84060 for purposes of consistency and equity, but there are of course entitled to making their rules in their jurisdiction. 5) I think more 'Mixed Use' allowing E-bikes on newly built to better handle speeds and the weight and probable decrease in cornering skill levels along with specific trail direction would be best, like the Clark Ranch and Skyridge trails. Build more of them. 6) Lastly, might be hard to do, but have a 'Trail Patrol' to combat illegal E-bike use. You would only be able to use a 'Bully Pulpit' for individual owners of E-bikes and at least chase them off the trails for that day, but if it is an bike shop rental, that logo will be on the bike, the bike shop should be notified that day that one of their renters is in violation of PC Trail Codes and the bike shop should retain their deposit. That deposit would then be split between Mountain Trails to help maintain (fix) trails and the other half goes to support 'Trail Patrol'."

Linda & David George eComment: "We support current Park City code, limiting e-MTB use on Round Valley single track. In addition, we do not support an e-MTB pilot program, as discussed previously in the mid-August 2109 Park City Council meeting. More broadly, we support current Park City code throughout City boundaries, with the possible exception of specific resort areas such as Deer Valley's flow trails. Their trails are fairly well differentiated, via design and signage, from trails used by hikers, trail runners, and traditional xc mountain bikers. We appreciate efforts to build e-MTB-friendly trails at Clark Ranch, Sky Ridge, and nearby efforts by Wasatch Trails Foundation in Wasatch County. One request, after talking with several e-bike riders from SLC, would be to strive for consistent e-bike and e-MTB code for PCMC and Basin Rec. The recent interactive trail/route map helps, but may not be known to trail users in SLC/etc. Regarding paved trails, we support speed limits and other safety measures for e-bike use on our paved trail network. If there were a way to separate users on existing parallel pathways (such as along 224) that could be helpful. We're glad to hear about efforts to encourage helmet use, including bike-share participants."

Ryan Goff eComment: "I've been looking at the survey results and thinking a bunch over the last few days. I've got plenty of thoughts but I'd like to call the council's attention to the following. Most people haven't ridden an Ebike on singletrack trails. Only 16% in PC & 20% in the Basin. So many of the survey results are then based on not experiencing the product we're talking about. And that's clear as you hear public comment about more trail damage or bikes zooming uphill at 20 mph. These are not realistic use cases on these bikes. You can read the Single Track Regulations slide in several ways. First is how it seems PCMC staff have overwhelming support for the as is on trails. But there's an alternative view: While the strongest single answer is Support no Ebikes on the basin, 51% are neutral to oppose an all-out ban. You have a huge majority supporting Ebikes on trails with either some or no conditions. And again, is with 80% of respondents never having ridden an emtb on single track trails. ? These answers are based in a lack of knowledge. If anything has been learned through our lived experience of the last 4 years, it should be to listen to experts and not those who lack knowledge. To me what this survey says, most people still don't understand emtbs. But the temperature is changing, emtbs are becoming more accepted. You can see this in the data & on the trials. Our trail system is too vast, with too many entry & exit points to enforce any rule on who can or can't ride them. And is this really how we want to spend resources? Ultimately what you see is user conflict, we should focus time, effort & resources on separating downhill bike traffic from other users. This is the single best tool to tone down user conflict. Seldom Seen & Change Reaction are excellent examples of this in practice. More hiking only trails are another fantastic idea that help users that just don't want to deal with bikes of any kind. I urge the council to focus on the actual problem & not on if/who/how Emtbs are allowed on trail. They are already here, the genie is already out of the bottle and there's no going back. The current "Mobility Disability" is undefined and is a catchall for anyone to get an Emtb on the trails. In the end, if you look at the trends in the industry & on the trial, this is not a question of IF but a question of WHEN. PC is already behind the curve, the longer we debate who/where an EMTB can be ridden, the clouder the definition of an EMTB gets, the more unneeded conflict happens on the trial, the more Deer Valley rents EMTBs at SnowPark base while other shops get a black eye over renting EMTBs."

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 11, 2024:

Council Member Parigian moved to approve the City Council meeting minutes from April 11, 2024. Council Member Dickey seconded the motion.

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

VII. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Design Professional Services Agreement in a Form Approved by the City Attorney, with WSP USA Inc. for a Three-Year On-Call Contract for Transit Design Services Not to Exceed $350,000:

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

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

VIII. OLD BUSINESS

1. Consideration to Approve a Professional Services Agreement with Design Workshop, Inc. in an Amount of $408,760 for Consultant Services to Lead a Comprehensive Update to the Park City General Plan, and in an Amount Not to Exceed $28,950 for a Potential Statistically Valid Survey:

Rebecca Ward, Planning Director, Jessica Garrow and Marianne Stuck, Design Workshop, and Maria Vyas Fehr and Peers, were present for this item. Ward stated the last iteration of the General Plan was in 2014 and many of the goals had been achieved. They wanted to update the General Plan. She displayed a timeline for data collection, advisory group and liaison input, data collection, community visioning, draft plan development, and the adoption process.

Ward stated the goals for the new plan included creating a clear plan with actionable strategies, laying a foundation for an LMC update, engaging the community, implementing updates to comply with state requirements, and incorporating planning initiatives. She indicated the statistical survey was optional and noted they could include a variety of methods to engage the community.

Council Member Rubell asked if the survey would be bilingual, to which Garrow affirmed. Council Member Rubell asked if the survey would be segmented based on population in order to ensure the City got the response that they might not otherwise get. Garrow stated they would work with Y2Analytics to make sure they tracked it correctly to hit the marks needed to make it statistically valid. Council Member Rubell asked if the survey would add to the timeline. Garrow stated it was part of the timeline. Council Member Rubell asked what the advisory group would entail. Ward indicated the stakeholder groups would be representative of the different community groups. They would spread the information on how to participate and engage.

Council Member Ciraco asked how the requested $28,000 for the survey differed from the presentation slide with the cost breakdown. Ward stated the requested amount was for a survey that incorporated the Snyderville Basin. Council Member Ciraco asked how that option would be beneficial. Ward stated a regular survey was not necessarily representative. She noted the option to survey using residential utility database phone and online interviews within the Park City boundary could be selected by the Council. The General Plan was the guiding document that would help update the LMC and it would affect the City. There was no impact to the greater area, but they would be affected by it. Council Member Ciraco asked if staff's communication with the county staff could have insight and save some cost since this was the City's General Plan.

Council Member Parigian stated the City had Vision 2020 and he didn't see how 400 arbitrary interviews would make a difference in the General Plan. Ward stated these interviews would be more in-depth and have an additional layer of analysis, and she felt there could be value in performing a statistically valid survey.

Council Member Dickey asked if Design Workshop had done similar jobs in the area. Garrow stated they had worked for the City in the past and were also working on the

Bonanza Park area plan. She and Vyas had worked in Salt Lake City and in the Wasatch Front. They were used to working in ski areas. They had a lot of comprehensive general plan experience. Council Member Dickey asked if a General Plan update was required every five years. Ward stated there were no statutory requirements on a time, but there were requirements for moderate income housing. Council Member Dickey asked if this was a realistic timeline, to which Ward affirmed.

Council Member Toly asked if the size of the plan could be reduced, to which Ward indicated it would be more concise. Council Member Toly asked if Planning Commission and Council liaisons would be part of the process. Ward indicated Design Workshop hoped to meet with both public bodies at the beginning of the project. The scope would also include meetings with the Forestry Board and the Recreation Advisory Board (RAB) as well as other advisory groups. Council Member Toly asked if there could be a timeline set up with quarterly check ins, to which Ward affirmed.

Mayor Worel stated she was on the Planning Commission in 2014 and there was a lot of work that went into updating the General Plan. Council Member Ciraco asked if the process would be streamlined if the survey was not performed. Garrow indicated even a base level survey would be a great option that many communities did. The statistically valid survey would give the City more confidence that the plan reflected the goals of the City.

Council Member Rubell didn't support the survey and thought there would be similar results without it. He also felt the broader community should not be part of the City's General Plan. Council Member Dickey understood there was survey fatigue, but asserted the General Plan was rooted in public input. He would prefer to delay the project by a year if there was truly survey fatigue. Otherwise, he wanted to do this right. This focused on each neighborhood. This would look different than 2014 and there needed to be input. Specific to the Snyderville Basin, it was one planning area in two jurisdictions. He thought it would be a mistake not to talk to them about the impact in the jurisdictions. Council Member Rubell stated the City didn't influence the planning outside its boundaries, so he didn't want that contribution for City policy. Council Member Dickey thought there was value in how Snyderville interfaced with the City. He didn't think they would have a say in each neighborhood. Ward indicated the stakeholder groups would include business owners and employees who lived outside the City limits. The statistically valid survey could enhance the outreach. There were gaps in the Spanish speaking community members as well as younger families. This would help track the demographics. Council Member Rubell asked if the survey could substitute for the stakeholder groups. Ward felt both aspects were important.

Council Member Toly noted people lived outside the City but attended school within the City limits. She thought their input would be valuable. She asked if there was one survey option that was better than the others, to which Garrow stated the broader area was good if they wanted feedback from another area, but the utility database was good for just Park City because it captured people who weren't registered voters. Council

Member Parigian stated they all lived here, and they knew what the responses to the survey would be.

Council Member Ciraco supported trusting the experts and letting them review all the survey data that had been collected thus far. Then they could bring back options. He felt the stakeholder groups would provide data from outside the City. Council Member Dickey didn't know if there was a survey where Solamere residents voiced what they wanted for their neighborhood. Council Member Ciraco stated the City was mostly built out. There was also data from the Neighborhoods First program that would tell them what the neighborhoods wanted.
Mayor Worel summarized Design Workshop would collect data from surveys in the City and there was consensus to add a survey to the plan. The majority of the Council was against surveying Snyderville Basin and supported the survey using utility database phone and online interviews.

Council Member Toly moved to approve a professional services agreement with Design Workshop, Inc. in an amount of $408,760 for consultant services to lead a comprehensive update to the Park City General Plan, and to survey residents using residential utility database phone and online interviews in the amount of $19,200 plus the additional incorporation fee. Council Member Dickey seconded the motion.

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

IX. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2024-07, an Ordinance Adopting a Tentative Budget for Fiscal Year 2025 for Park City Municipal Corporation and Its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate, and Set Public Hearings to Consider Adoption of the Final Budget on June 20, 2024, at a Regular City Council Meeting:
Jed Briggs, Penny Frates, and Robbie Smoot, Budget Department, Sarah Mangano, HR Director, and Myles Rademan Leadership Program Director, were present for this item. Briggs indicated the budget season began at the beginning of the year. Requests were taken, committees were formed, and there were several work sessions with the Council to discuss priorities. By law, a tentative budget had to be adopted by the first Council meeting in May. A final budget would be adopted on June 20th. Between now and June, his team would come back to discuss public service contracts, fee changes, elected officials' compensation, and more.
Briggs reviewed Council's direction from last week's budget discussion. Rademan indicated the Leadership program began 30 years ago. It started in the City, and he recognized the need to have discussions in the community. He stressed relationships were important. He noted he requested a budget increase for the first time in 10 years. The goal was to bring like-minded people together. They decided not to charge people

to be in the program in order to get the most diverse group possible. Instead, he went to the resorts, the Chamber, the Rotary Club and other organizations, and asked them for donations. The total budget for the program was about $80,000, and he received $40,000 in cash and $10,000 in in-kind services from these other entities. He stated 30% of the applicants lived in the City, 40% in the County, and the rest came to the City from other areas because they worked here. Rademan noted there were now almost 900 Leadership program alumni.

Council Member Ciraco stated this was not about Rademan, but how they wanted the program to go in the next 30 years. Rademan added the participants paid for CityTour. Council Member Ciraco asked what the transition process looked like. Rademan agreed this was an inflection point and indicated he was not part of the selection process for a new director. Council Member Parigian asked how allowing non-residents into the program benefited the City. Rademan stated there was a lot of discussion on needing to think regionally. He knew people would like to be here and couldn't afford it, but they liked networking and that benefited everyone.

Council Member Rubell asked if other cities charged nonresidents. Rademan felt strongly that if the program remained bare bones, then the participants shouldn't be charged. All participants were required to sign a letter of commitment and they had a 95% success rate. Council Member Rubell asked if the partners had been asked to contribute more to compensate for inflation. Rademan stated he sent a letter asking for a little more money each year. A letter requesting donations was also sent to alumni. Council Member Rubell asked if data could be gathered from other cities with Leadership programs to see how they were funded.

Council Member Dickey thought the return on investment with this program was phenomenal and it was worth the $10,000 budget increase. Mayor Worel thought the cost to participants should be discussed as the program was being reimagined. Council Member Rubell asked that the Council discuss the future of Leadership in the next couple of months. Council Member Toly was not in favor of discussing this topic. Council Member Dickey didn't want to force the issue but wanted to wait for the new director to get up and running. Council Member Parigian felt it was a good time to look at the program.

Michael Ongkiko, NFP, reviewed the goal of the compensation study was to ensure pay was sufficient to attract and retain talent. The focus of the study was just compensation and did not include benefits. He recommended going to a market-rate pay scale and stated they looked at a geographical pay differential and analyzed the compensation philosophy of the City which was to pay 5%-10% above the midpoint.

Ongkiko recommended a separate pay structure for police officers since that market was so different in this area. He also wanted to increase pay for some jobs to bring them up to market pay. The final recommendation was to eliminate the annual performance bonus and put it into the base salary. Council Member Rubell thought there had been a discussion that pay would be based on tenure qualifications and experience, and he thought it was strange that tenure would be a driver of compensation. Ongkiko stated they did not consider seniority when considering pay for performance. It should only be considered when creating a job description.

Council Member Parigian stated he heard pay didn't drive happiness in a job. He felt most City employees were happy and he asked what the City got for paying extra. Ongkiko stated cash was king, especially for younger employees, and they would change jobs for an additional couple dollars an hour. The commute time was a disadvantage so additional pay was needed. Council Member Parigian asked if the City paid above the private industry. Mangano asserted the private sector paid higher than the public sector.
Frates reviewed the pay requests. Mangano discussed the pay bands and stated the lower pay bands had the highest pay increase. They had to look at salary compression and had to be aware of that. She noted pay was being allocated, but the actual wage increases were based on employee performance. Council Member Rubell was impressed that the front-line workers had the highest pay increases. Council Member Dickey agreed with the plan directionally and looked forward to more information on how it flowed into actual pay. Mangano indicated the pay was set in pay ranges and they would correct the blanket raises that had been given in the past few years. Council Member Rubell asked for more information on pay bands 8, 9, 10, 19, and 20. Mangano stated the goal was not to exceed the midpoint in the pay band. Council Member Rubell also asked for a three year look back at those pay bands to see what they looked like. Frates reiterated the pay band for police officers was separate from the rest of the City.

Briggs reviewed the revenue funding percentages of the City's budget. Smoot stated February sales tax revenue was at a record high and he anticipated March to be high as well. Briggs summarized the different funds for capital improvement projects and the different sales tax revenue funds.

In response to Council Member Dickey's question, Briggs stated when the City bonded, it bonded up to 65% of the revenue threshold. He discussed the new Emerging Community Initiatives Fund for projects such as land acquisition, community infrastructure, affordable housing, transportation and parking, and public-private partnerships. He recommended $10 million be put into this fund.

Mayor Worel opened the public hearing.

Scott van Hartesvelt stated he lived here for 23 years but didn't know anyone in the community until he was accepted into the Leadership group. He participated in the Let's Talk-Disagree Better project and he and his group took it to several entities. He now has joined other groups to better the community. Even though he lived in 84098, the groups he worked with were in the City. To him, it's all the same community.

Mayor Worel closed the public hearing.

Council Member Rubell asked if there would be a conversation on a public-private partnership for pickleball. Matt Dias stated a work session was scheduled for May 16th and noted there was a tentative earmark for land to be the City's contribution for that. Council Member Rubell asked why affordable housing rent increased from $20,000 to $60,000. Briggs stated he would look at that again and noted they hadn't been receiving money so the average amount increased. Council Member Rubell stated there was a line item for arts and culture personnel but there wasn't an arts and culture program currently. Frates stated that was budgeted, but not filled. Council Member Rubell requested to talk about it and take it out if needed before the final budget adoption. He asked about the $600,000 in donations for the capital improvement account, to which Briggs stated that was an accident and would be removed. Council Member Rubell stated there was $220,000 budgeted for the Marsac remodel. Briggs indicated it was a placeholder until the Council gave final direction. Council Member Rubell noted the electric vehicle (EV) chargers fund was down. Luke Cartin stated it was a holdover from a previous project. They had since received grants. The project was to put in Level Two chargers. Council Member Rubell asked if EV chargers were still a priority to which Cartin affirmed.

Council Member Rubell asked about the $1.5 million for the PC MARC expansion, to which Briggs stated it was for the aquatics. Council Member Rubell asked about the $3.7 million in asset improvement. Briggs stated the unspent capital projects money rolled over to the next year. Council Member Rubell asked about the increase in water service charges. Briggs stated that was a placeholder and it would be discussed more on May 23rd.

Council Member Toly indicated money was not allocated for the senior center and there was not enough in the fund to complete the project. Matt Dias indicated an RFP was issued and staff would work on it between now and the end of the year based on the RFP. Council Member Toly noted they asked the County to put money into the project as well.

Council Member Ciraco moved to approve Ordinance No. 2024-07, an ordinance adopting a tentative budget for Fiscal Year 2025 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate, and set public hearings to consider adoption of the final budget on June 20, 2024, at a regular City Council meeting. Council Member Rubell seconded the motion.

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

2. Discuss a Loan Pool to Assist with Capital Expenses in Affordable HOAs:
Rhoda Stauffer, Housing Program Specialist, stated based on state findings, there were HOA shortfalls for capital projects for older affordable housing projects. She hoped to discuss the City's role in protecting affordable housing. She looked at other communities

and found that some did nothing, some provided loans or grants, and some allowed special assessments to be added to the maximum resale price (MRP). She also proposed creating special savings accounts held by the City, and/or merging small HOAs.

Mayor Worel opened public input.

Luke McCartney 84060 was in affordable housing and stated his HOA fee was $522 per month. He spoke for many people who had high HOA fees and they hoped the City would do something to help.

Carrie Belczyk stated the HOAs needed to be addressed since costs were going up.

Dave Nicholls lived in affordable housing and he felt the issue was leadership. The homeowners purchased these units and were told they were affordable. His HOA had some unique problems early on. There was poor construction on the roof which resulted in mold. This threw the budget out of whack. They spent all the funding to fix these problems and now there was no money left. He appreciated the program and he knew he couldn't live here without it. He hoped the City would take some responsibility to help them.

Matthew Carlton stated he was worried there would be major capital projects in the future at Central Park Condos and they didn't have a fund to do those. He noted the residents paid into two HOAs, the Prospector HOA and the building HOA.

Thomas Eddington stated he wanted to partner with the City to perform some of the maintenance on these units. There were some construction issues when he moved into his unit and the reserve money was used for these unanticipated projects. He asked the City to partner with them and get the units painted.

Megan McKenna, Mountainlands Community Housing Trust, thanked the City for their work on this issue. She often received calls about HOA issues throughout the county. She supported the City being involved in this. She felt this would be something a housing authority should take on.

David Greenholtz eComment: "As an owner at The Retreat, 1450 Park Ave, I have reviewed the initial proposals for long term assistance for repairs and maintenance and wanted to add some notes to this item. We have actually been in board discussions for the longer terms expenses that we may incur and this potentially could have a negative impact for our community. I am the president on the Board at the Retreat and have been on past HOA boards as well. Some points for this topic: Our development includes only 8 free standing units with solar on 6 units. We are probably amongst the smallest HOA and this has challenges for our monthly expenses for homeowners. With only 8 units, we do not have the advantage other HOA's have to spread costs over a larger portion of units, so keeping a budget in line and conservative is vitally important to us. Options 4 and 5 are completely unreliable and should not be a consideration for proposed future options. To have the city further involved in a savings fund or merging HOA's we feel are a terrible idea. For options 1-3. Here are the key challenges for the homeowners. Right now we are restricted on our allowable appreciation for our home, but at the same time there are no caps for future expenses on our units. This causes a potential for a huge gap for a homeowner to step up and sell their unit in the future and be able to retain the appreciation for the home. Also as we discuss the upkeep for the exterior, we are restricted for any upgrades or improvements to the inside of your units. If the kitchen is replaced, we are not allowed to recover that from a future sale. So there is a negative incentive to spend a single dollar for the interior of the units. Other projects do allow improvements to be calculated into a future sale price. Loan funds that will require homeowners to qualify based on current income for all may be an issue for qualifying. For 8 units that cost with a subsidy on interest still will account for 20% of our current budget. Our association is well-managed, we do budget reviews, cost reviews, as should all associations be pro-active in their HOA, that is the key. But with potential expenses that can dilute any equity that is built over time and used for a step up to other housing. Here are some suggestions that we feel should be considered. 1. Allow any needed assessments for the HOA for improvements/repairs to be added to future sale of the property from date of purchase 2. Modify CC&R's to allow interior improvements of units to be included and be added to future sale of the property from date of purchase. 3. Replace a low interest loan proposal with a grant at 50% of the repair/improvement and the HOA will be responsible for the other 50%. - This removes a 20 year loan on the books with the city - The HOA can then adjust the reserve requirements or with an assessment for the difference - The grant should keep our future sale within the maximum resale price MRP."

<u>J Moira Howard</u> eComment: "I ask that you consider this proposal very carefully before we slide further down a slippery slope. Before a person decides to buy a home - 'affordable' or not - they have to be forward thinking and consider ALL the expenses this involves, including HOA fees and property taxes. It is his/her responsibility to do so. In Park City, those of us in HOA-managed properties are mostly, if not all, facing increased/increasing dues and special assessments. Park City is building/planning on building hundreds more 'affordable' units. What happens when the buyers of these can no longer afford their HOA dues? Are we going to keep on making funds available from 'somewhere' to bail them out? Requiring additional funds, unfortunately, is not a one time occurrence. Well-managed HOAs should have the reserves to cope with all but major projects. If an HOA has a shortage in reserve funds, it either has to assess members or look to banks for a loan. Lending money is not a risk the City should be taking. In addition, property taxes have greatly increased and will likely continue to do so. What happens when those in 'affordable' properties can't afford to pay them? The City is not a bank and should not be in the loan business."

Mayor Worel closed public input.

The Council felt the City had a role in keeping HOAs viable. Council Member Ciraco stated the construction issues were separate from inflation issues. Stauffer asked if the Council preferred a certain tool from the options she had listed. Council Member Rubell favored adding a special assessment for capital improvements to the resale price. He asked for a broader conversation around the deed restrictions and the three percent cap on sales.

Council Member Toly supported looking at loans or special assessments. She would need more information before trying special savings accounts or merging HOAs but wanted effort to be put into the loans and special assessments.

Council Member Dickey stated this was an issue with for-sale affordable housing. He favored the loan option. He wanted the City to cover unforeseen expenses only. Council Member Parigian suggested changing the process for the next affordable housing project. The City was the seller, not the developer, so the warranty should be extended. For now, the City had to keep the structures solid and fix the problems.
Council Member Ciraco supported special assessments or creating a savings account. There was the problem of the legacy defect, and he wanted to start with the properties that had the defects. Then he wanted to help the affordable projects. He supposed there was a range of financial conditions. Stauffer indicated they might form a study group to review the issues.

X. ADJOURNMENT

PARK CITY HOUSING AUTHORITY MEETING

ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian Board Member Jeremy Rubell (via Zoom) Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present**
None	**Excused**

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

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

OLD BUSINESS

1. Consideration of the Owner's Request to Sell an Affordable Rental Unit Located at 1800 Homestake Road, #364-U:

Rhoda Stauffer, Housing Program Specialist, and Bill Pidwell, owner, were present for this item. Stauffer reviewed this came to the Board on April 11, and the Board directed the City to purchase the unit. The Board wanted information on those ahead of the tenant on the affordable housing waitlist. She indicated the person in the number one position said they were not interested in buying for a couple years. The person in the number two position was a single person and did not qualify for this unit. Stauffer also reviewed the HOA costs for this unit. She asked the Board to consider renting or selling to the current tenant household.

Board Member Dickey asked if Stauffer looked at J Fisher policies for people who exceeded the AMI threshold. Stauffer indicated J Fisher changed another unit to affordable and assigned the tenant who exceeded the AMI to attainable status. Board Member Rubell asked what would happen to the rent in J Fisher projects. Stauffer was not sure. Board Member Dickey thought they could only stay up to a certain AMI and then it became a market rate unit. Stauffer stated in this situation there was only one unit so that process was not possible.

Board Member Ciraco asked what the sales price was for people over 80% AMI. Stauffer stated they chose targeted prices, but no units had been sold higher than 100% AMI. Board Member Ciraco wanted to understand the policy. Stauffer indicated this was unique and would probably not happen again.

Board Member Parigian asked if the tenants were aware of the HOA fee and possible assessments in the future, to which Pidwell affirmed. Board Member Rubell asked if the City had a policy regarding not evicting people. Stauffer indicated the City didn't manage rentals, but the City had provided notice and evicted people because the intent of the City was to convert the units to City employee housing. Jen McGrath stated the Board members had wanted to look at the policy and evaluate any areas that needed adjusting. Board Member Ciraco asked if the unit was capped at 3% appreciation a year. Pidwell stated the current cost to the buyers was less than attainable rent.

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

Board Member Parigian moved to approve the City buying an affordable rental unit located at 1800 Homestake Road, #364-U and selling it at the affordable price for the tenant at $374,841. Board Member Rubell seconded the motion.

Board Member Dickey felt renting was the best option but indicated he would support the motion.

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

ADJOURNMENT

With no further business, the meeting was adjourned.

____
Michelle Kellogg, City Recorder

RRC

PARK CITY E-BIKE SURVEY

February – April 2024

PARK CITY 1884

BASIN RECREATION

QUESTIONS TO ANSWER

1. What are public sentiments surrounding e-bikes in the Park City area?

2. Are there differences in how people feel about e-bikes on pathways vs. trails?

3. Do residents support added regulations and/or enforcement aimed at e-bikes?

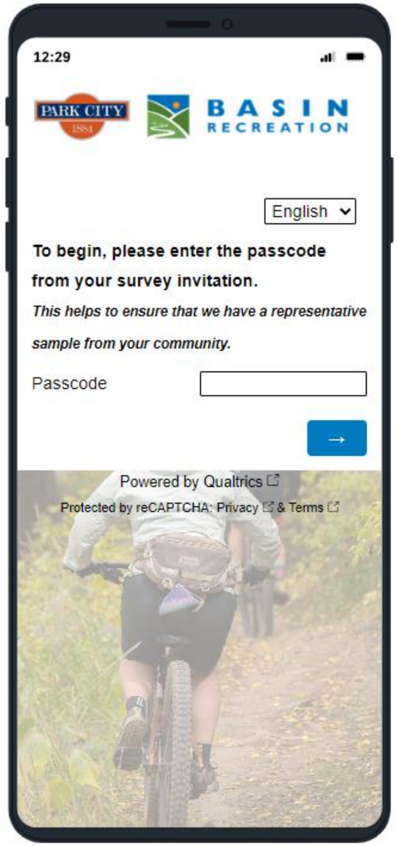
METHODOLOGY

Statistically Valid Survey

- Link to online survey mailed to 11,907 households in Park City and the Recreation District.
- Survey open from March 1 to April 1.
- 310 responses from Park City and 743 from the Recreation District. 1,053 total surveys.

Open Link Survey

- Promoted via press releases, local radio and social media to all residents and trail users.
- Open from March 14 to April 1.
- 1,175 completed surveys



2,228

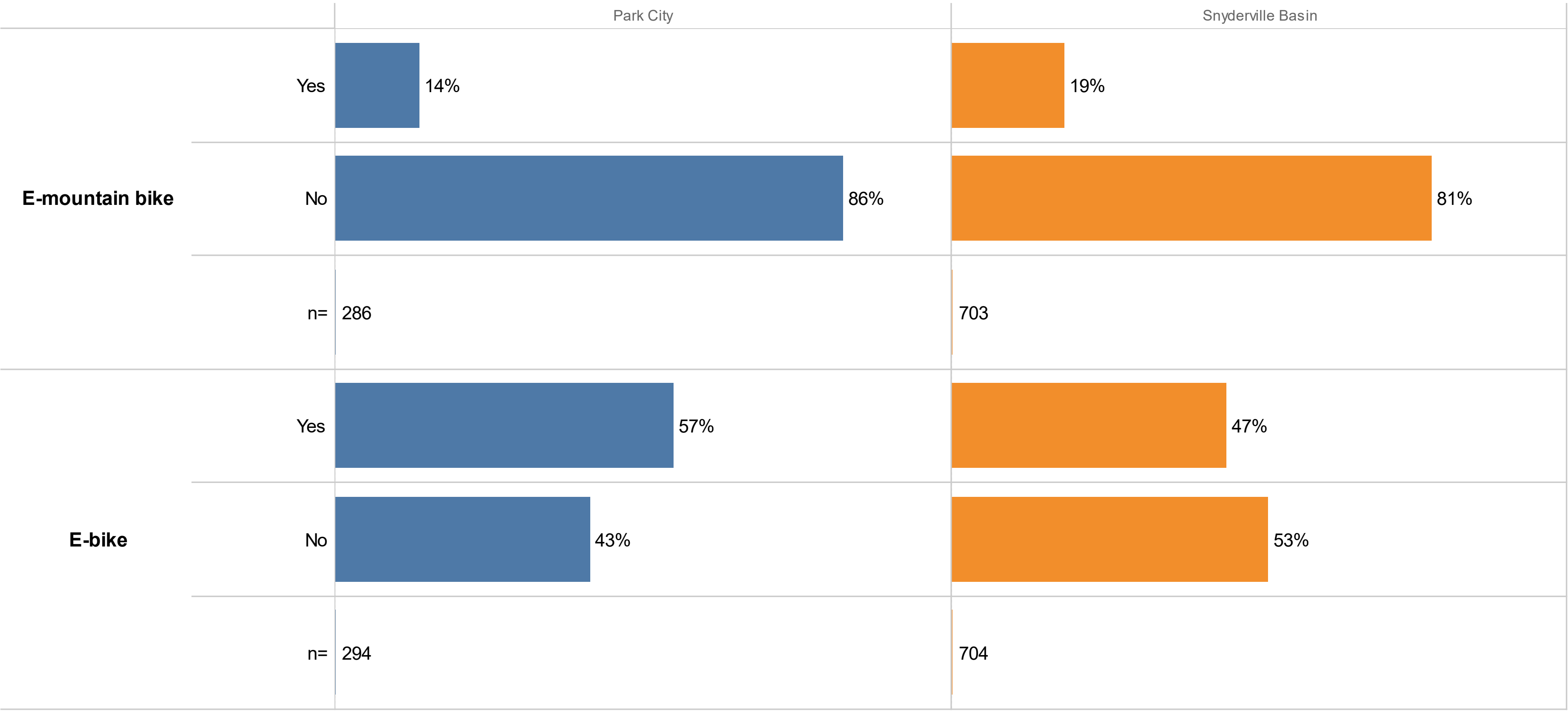
Total Surveys Completed

RESPONDENT CHARACTERISTICS

E-BIKE OWNERSHIP

E-bike ownership is high among respondents while a much smaller number report owning a e-mountain bike.

Do you own an e-bike or e-mountain bike?



Source: RRC

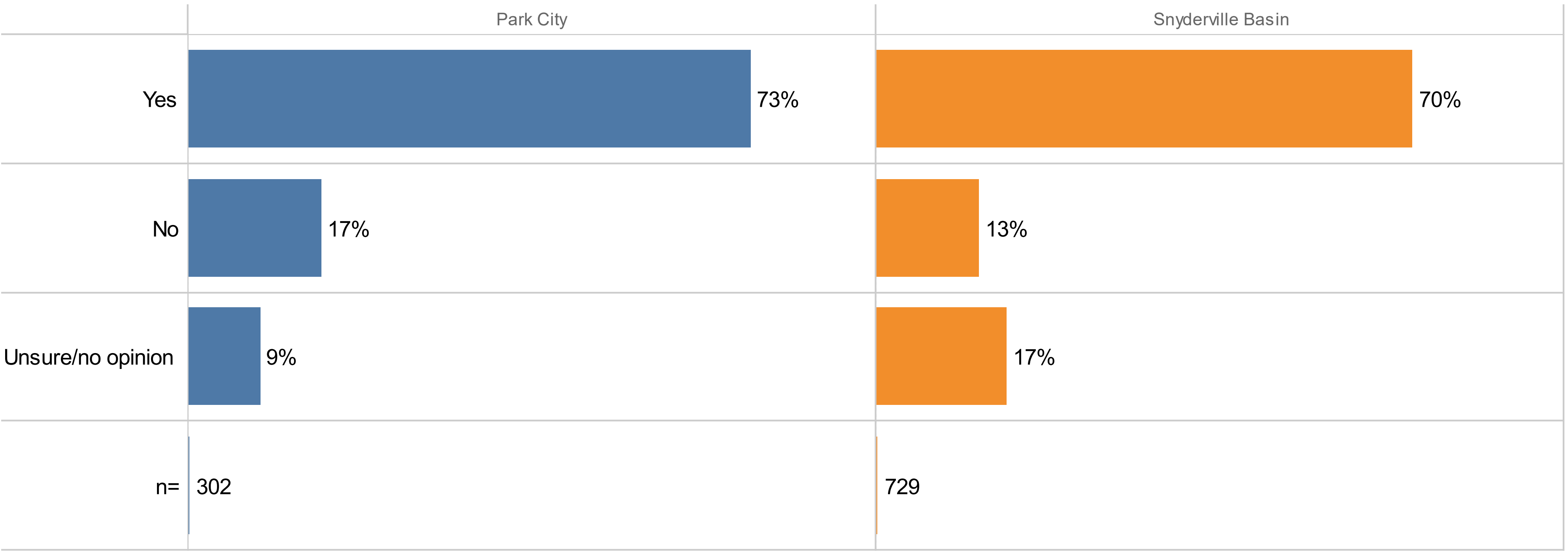
RRC

E-BIKES ON PATHWAYS

SPEED LIMITS ON PATHWAYS

Speed limits on pathways are strongly supported by residents in both jurisdictions.

Should pathways have designated speed limits?



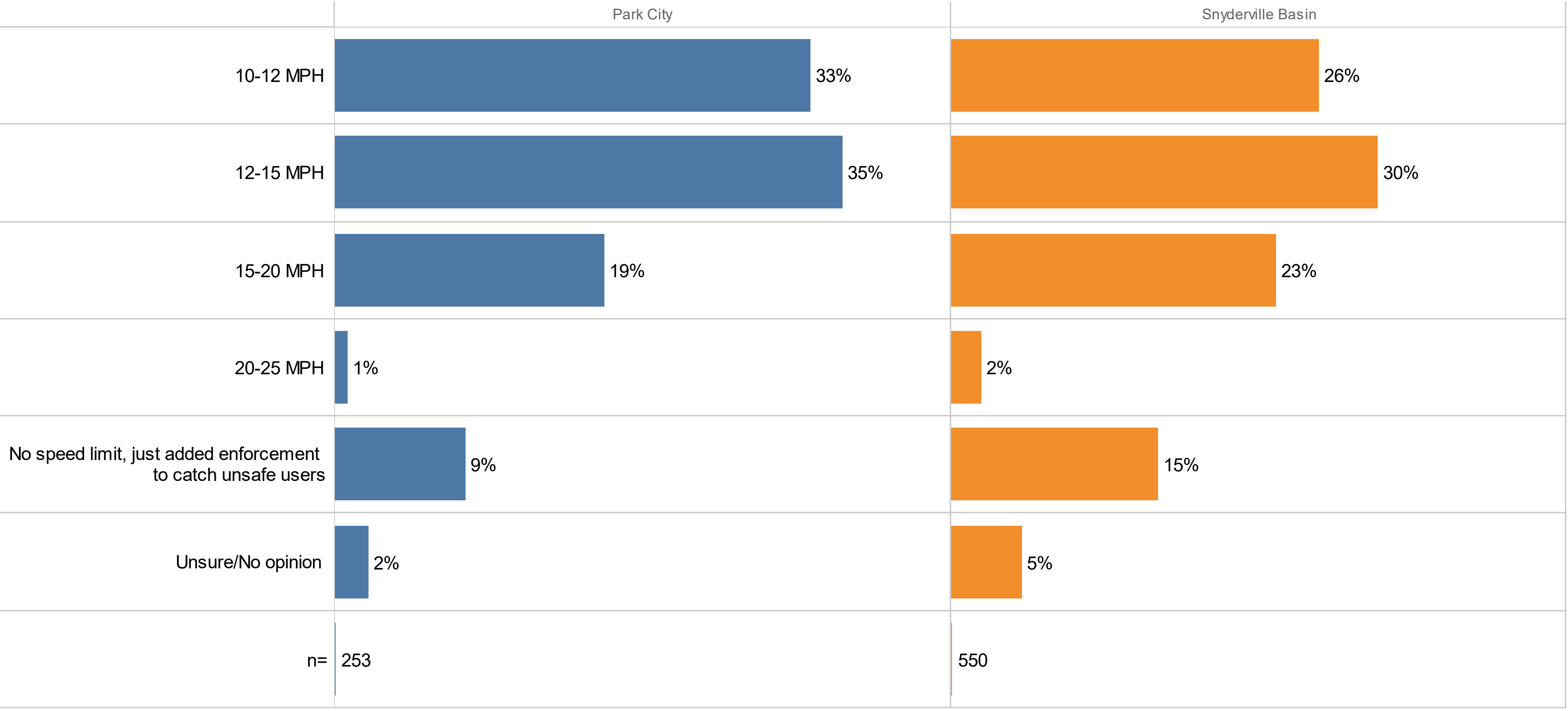
Source: RRC

RRC

SPEED LIMITS ON PATHWAYS

Opinions on what speed limits should be are somewhat split but a majority in both areas feel that 10-15 miles per hour is adequate. There is almost no support for 20 MPH or more.

What level of speed do you feel is adequate on Park City area pathways?



Source: RRC

E-BIKE USE ON PATHWAYS

RATINGS ON USE

Between Park City and the Snyderville Basin, respondents feel similar when rating common statements made about e-bike use on pathways. Some takeaways appear on the next slide.

Please indicate the extent to which you agree or disagree with each of the following statements.

Percent Responding:

Statement	Group	Avg.	n	Strongly disagree	Somewhat disagree	1 & 2	3	Somewhat agree	Strongly agree	4 & 5
E-bikes allow you to travel farther for errands/commuting/work	Park City	**Avg. 4.3**	n=302			6%	7%	32%	55%	88%
	Snyderville Basin	**Avg. 4.3**	n=729			5%	7%	32%	55%	87%
E-bikes are helpful to seniors and those with mobility disabilities	Park City	**Avg. 4.2**	n=301			11%	8%	28%	53%	81%
	Snyderville Basin	**Avg. 4.2**	n=728			6%	13%	30%	50%	81%
E-bikes add increased safety risks	Park City	**Avg. 3.7**	n=301	18%		22%	8%	28%	42%	70%
	Snyderville Basin	**Avg. 3.8**	n=728			19%	12%	30%	38%	68%
E-bikes act as an equalizer – my family and friends can ride together	Park City	**Avg. 3.7**	n=299			20%	14%	23%	42%	66%
	Snyderville Basin	**Avg. 3.8**	n=725			18%	13%	32%	37%	69%
E-bikes create conflicts with other pathway users	Park City	**Avg. 3.5**	n=300	18%		28%	13%	22%	37%	59%
	Snyderville Basin	**Avg. 3.4**	n=722			30%	14%	26%	31%	56%
E-bikes belong on pathways	Park City	**Avg. 3.4**	n=297	20%		31%	12%	20%	37%	58%
	Snyderville Basin	**Avg. 3.6**	n=723			23%	16%	27%	34%	61%
E-bikes support the local economy and small businesses	Park City	**Avg. 3.6**	n=303			21%	22%	26%	31%	57%
	Snyderville Basin	**Avg. 3.6**	n=729			21%	22%	28%	28%	57%
E-bike users contribute to overcrowding on pathways	Park City	**Avg. 3.2**	n=300	22%		38%	12%	23%	27%	50%
	Snyderville Basin	**Avg. 3.1**	n=726	20%		37%	15%	28%	20%	48%
E-bikes are more appropriate ONLY for riding on roadways and bike lanes	Park City	**Avg. 2.9**	n=301	30%	21%	51%	8%		29%	41%
	Snyderville Basin	**Avg. 2.6**	n=723	34%	20%	55%	10%	21%		35%

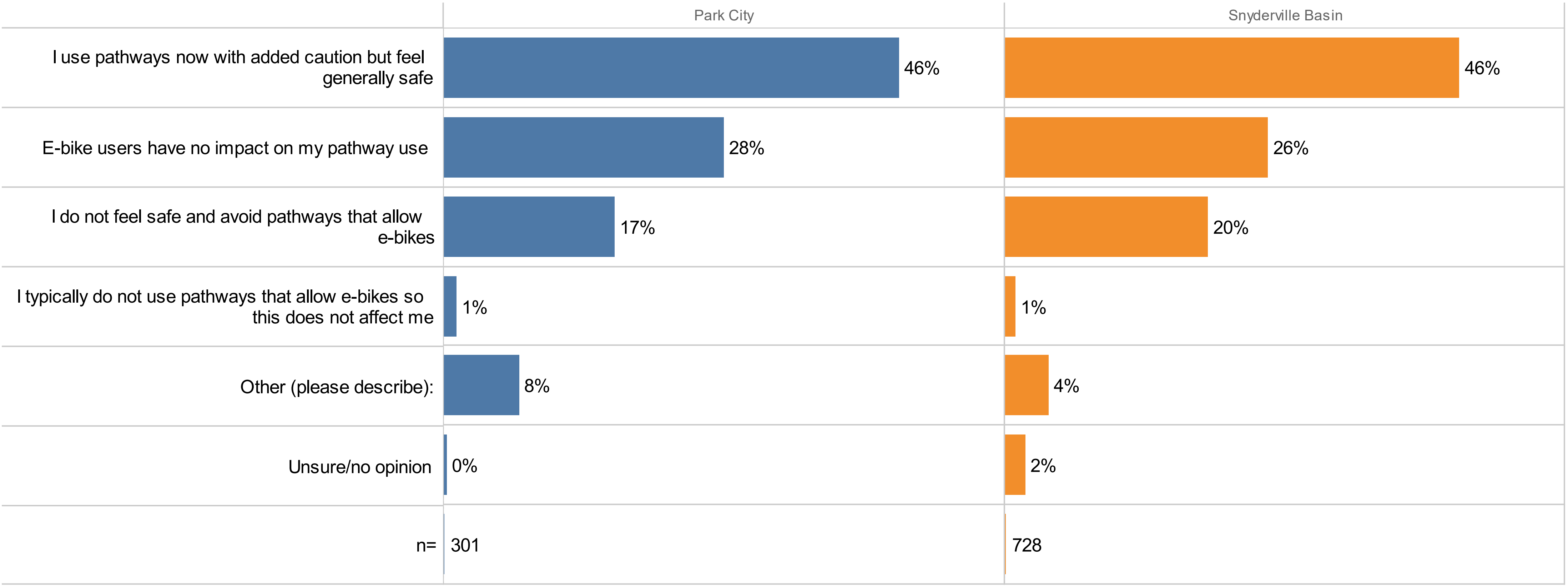
Strongly agree
Somewhat agree
Neither agree nor disagree
Somewhat disagree
Strongly disagree

Invite Sample
Source: RRC

PATHWAY SAFETY

Allowing e-bikes on pathways has made about half of respondents travel with added caution while over a quarter say they have had zero impact on usage. The large majority generally feel safe with e-bikes.

Given the current level of e-bike use in the Park City area, how safe do you feel sharing pathways with e-bike users?



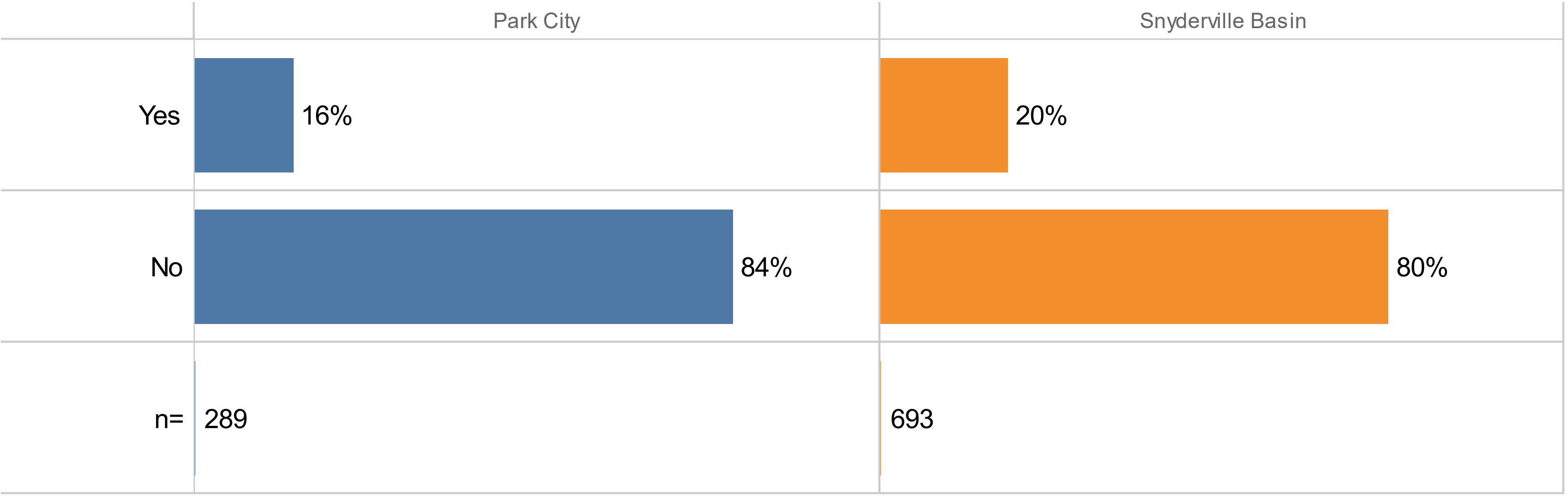
Source: RRC

E-BIKES ON NATURAL SURFACE TRAILS

E-MOUNTAIN BIKE USE ON TRAILS

The large majority of respondents in both jurisdictions have never ridden an e-mountain bike on area trails.

Have you ever ridden an e-mountain bike on single track trails?

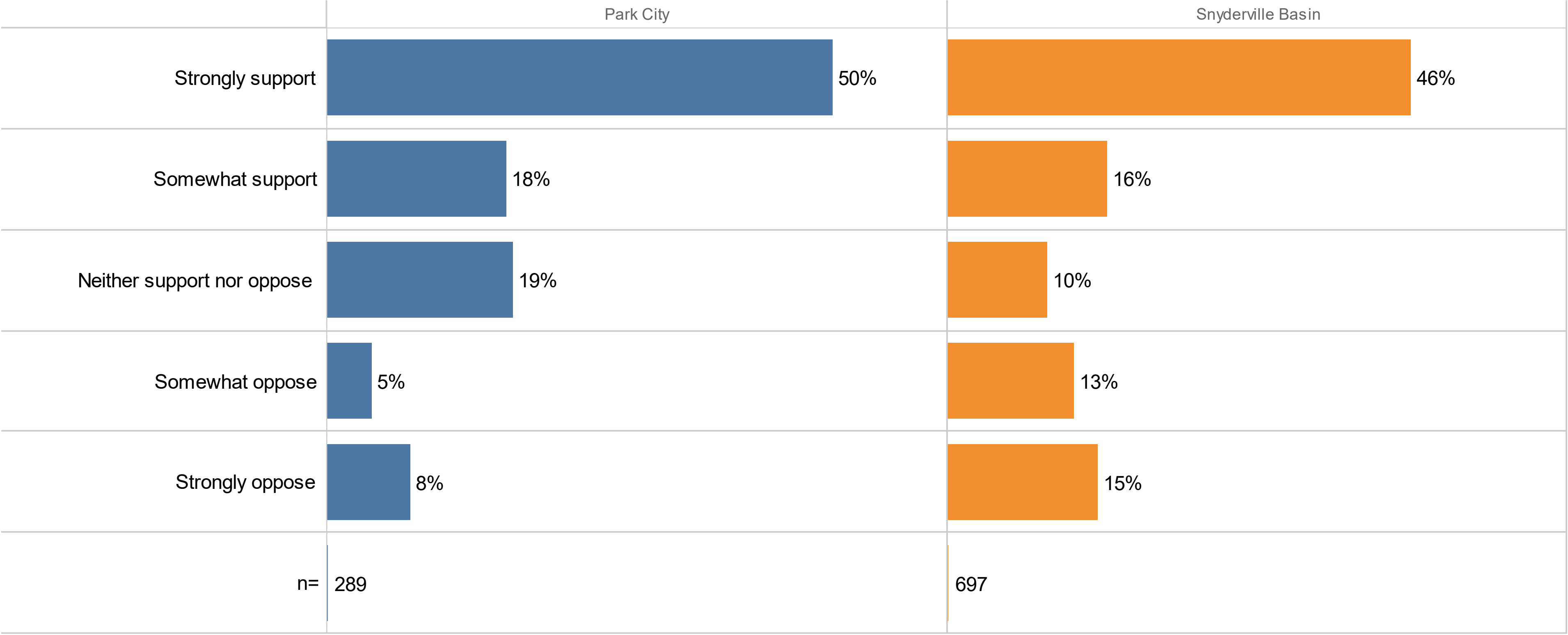


Source: RRC

SINGLE TRACK REGULATIONS

There is fairly strong support for the PCMC ban of e-mountain bikes on trails except for those with disabilities or who are 65+. Snyderville Basin respondents are more likely to oppose the ban (28% vs. 13%).

Do you support or oppose the current PCMC Ordinances which prohibit the use of e-mountain bikes on single track trails except in the case of mobility disabilities and users aged 65 and older?

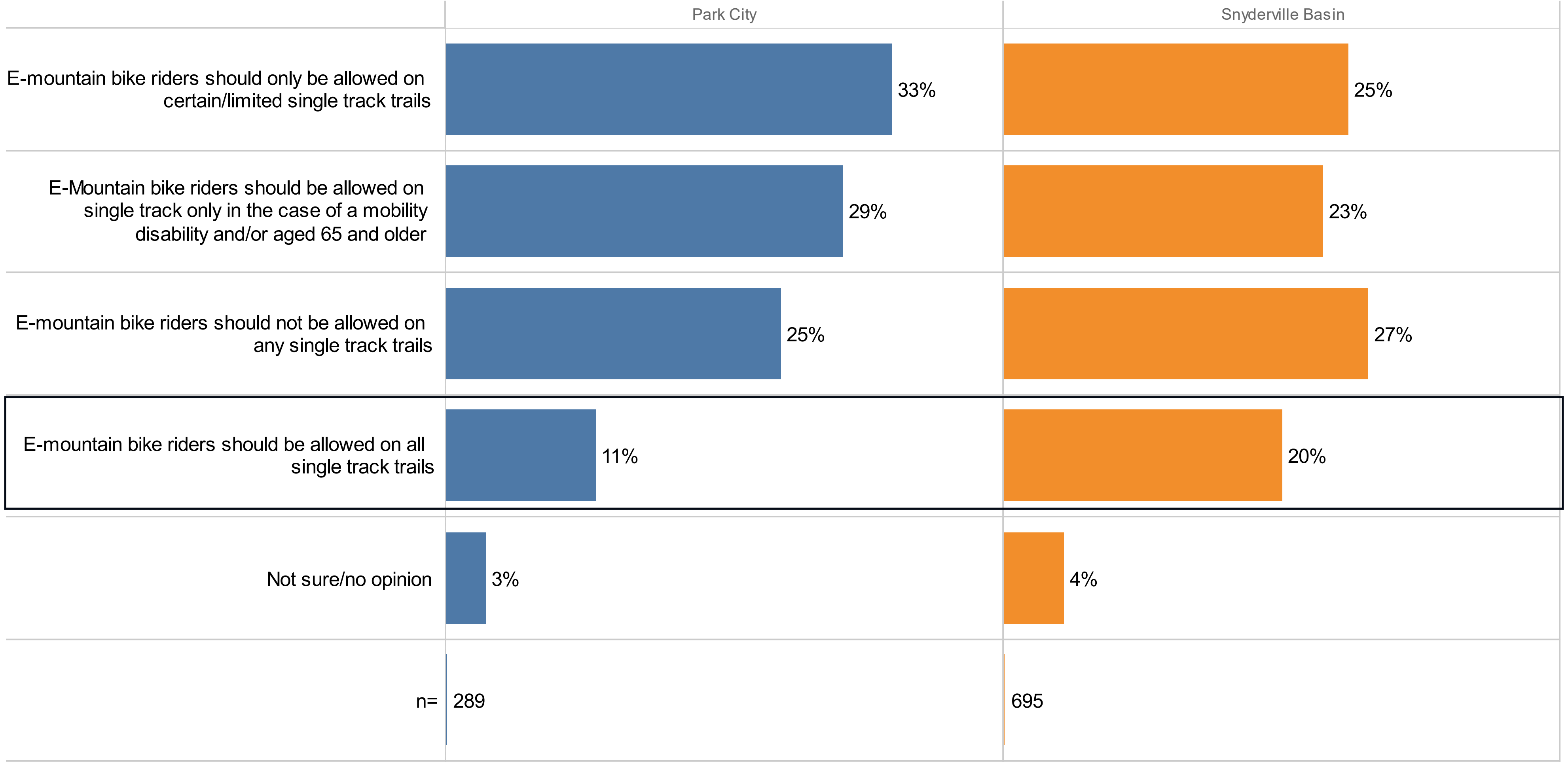


Source: RRC

SINGLE TRACK REGULATIONS

Opinions vary but there seems to be consensus on allowing e-mountain bikes with some restrictions – either limiting them to certain trails or using the current PCMC age and disability limits. About a quarter of respondents in both areas support a total ban on trail use.

If the Park City area were to allow for additional e-mountain bike use on single track trails, beyond those currently permitted, which of the following best represents your opinion regarding the use of Class I e-mountain bikes on single track trails in the Park City Area?

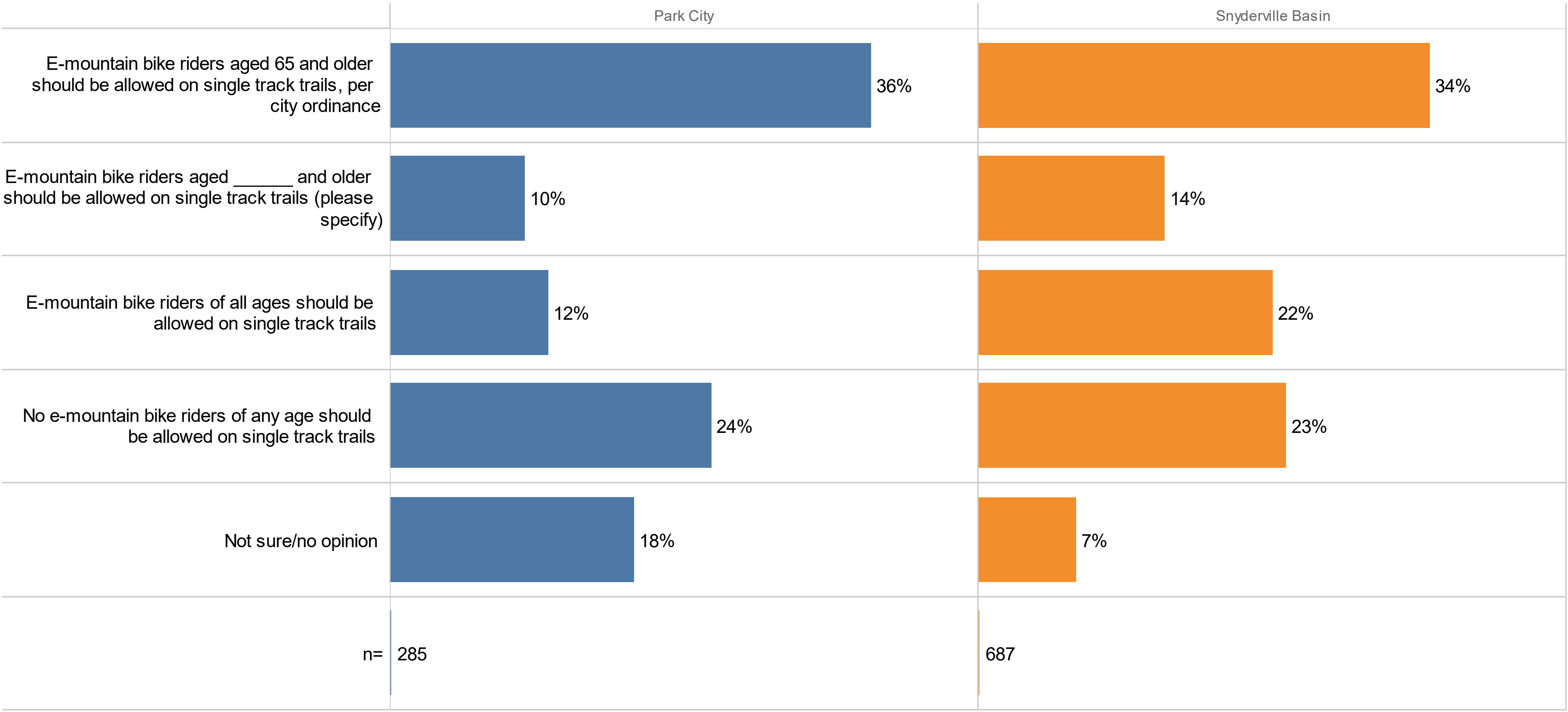


Source: RRC

SINGLE TRACK REGULATIONS

Age exemptions for those 65 and older were preferred by a plurality of respondents, with the values of the fill-in age distributions being presented on the next slide.

Which of the following best represents your opinion regarding the use of e-mountain bikes on natural surface, single track trails in the Park City area in relation to age?

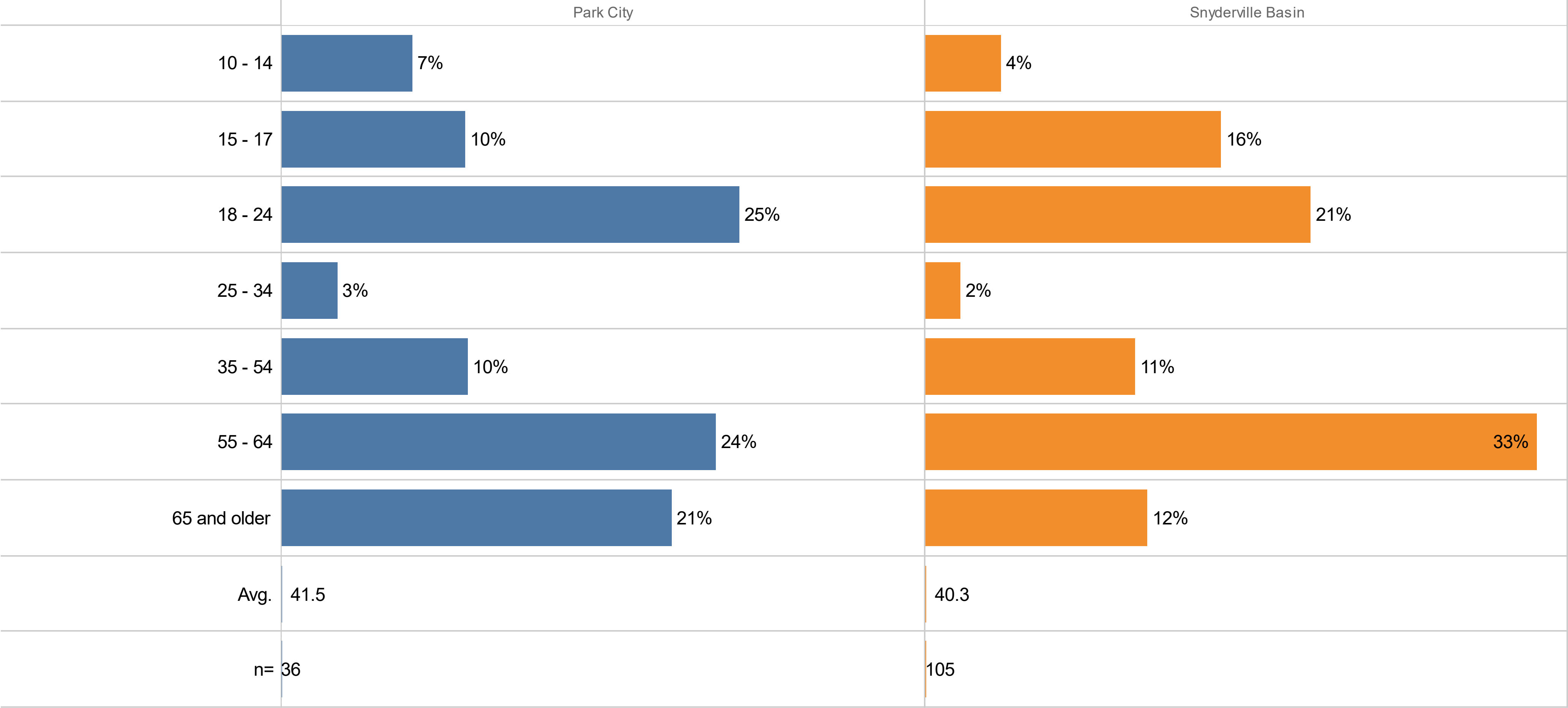


Source: RRC

SINGLE TRACK REGULATIONS

Among those who want age restrictions for using e-mountain bikes, a large majority agree they should not be allowed for people under age 18. In both jurisdictions, 45% want the minimum age to be at least 55. Indicative of the more e-mountain bike friendly audience of the Open Link, the plurality (27%) of respondents suggested a minimum age of 35-54 with equal amounts (21% each) desiring 55-64 and 65 and older.

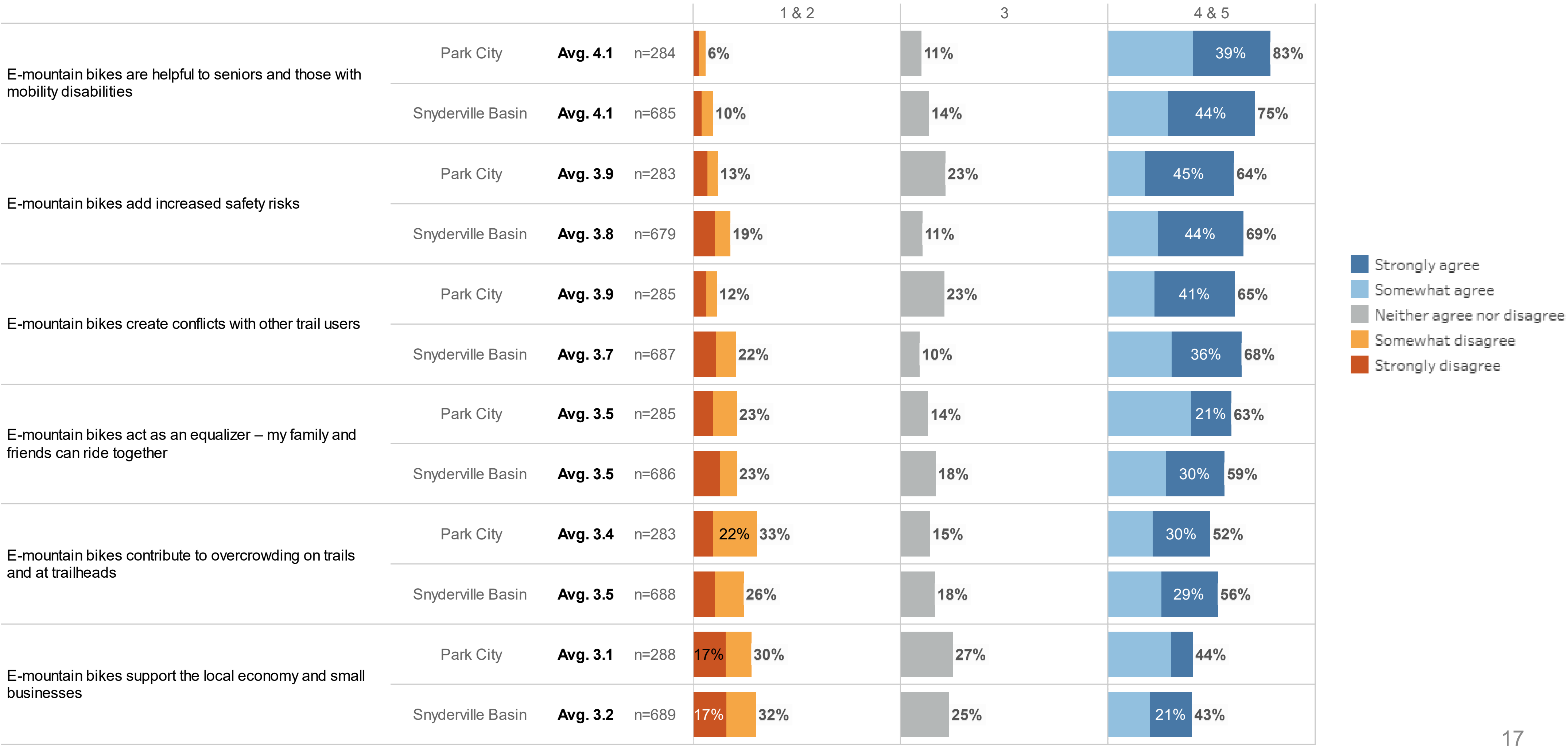
Please specify the minimum age you believe should be allowed:



Source: RRC

Opinions are not as consistent across Park City and the District on e-mountain bike statements as they are on e-bikes, but the two groups are still in general alignment. Some key themes are identified on the next page.

Below you will see several statements that various parties have made regarding e-mountain bike use on natural surface, single track trails. Please indicate the extent to which you agree or disagree with each of the following statements.



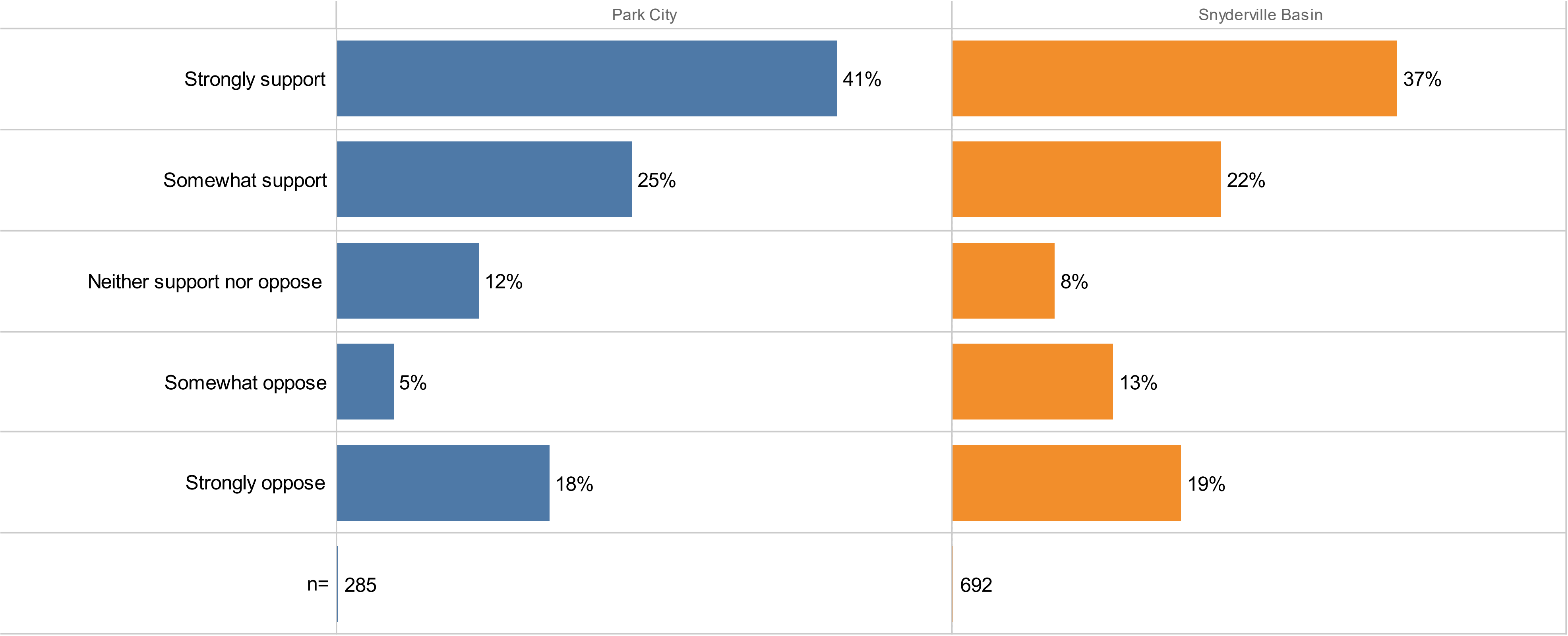
Invite Sample
Source: RRC

E-BIKE POLICIES & COMMUNICATION

CURRENT ORDINANCE SUPPORT

There is overall support, particularly in Park City for increased enforcement of the current ordinance regulating e-bike usage. Residents of the District are slightly less supportive.

Considering the existing Ordinance as it currently stands, would you support the Park City area allocating increased resources to the enforcement of this e-bike and e-mountain bike ordinance?

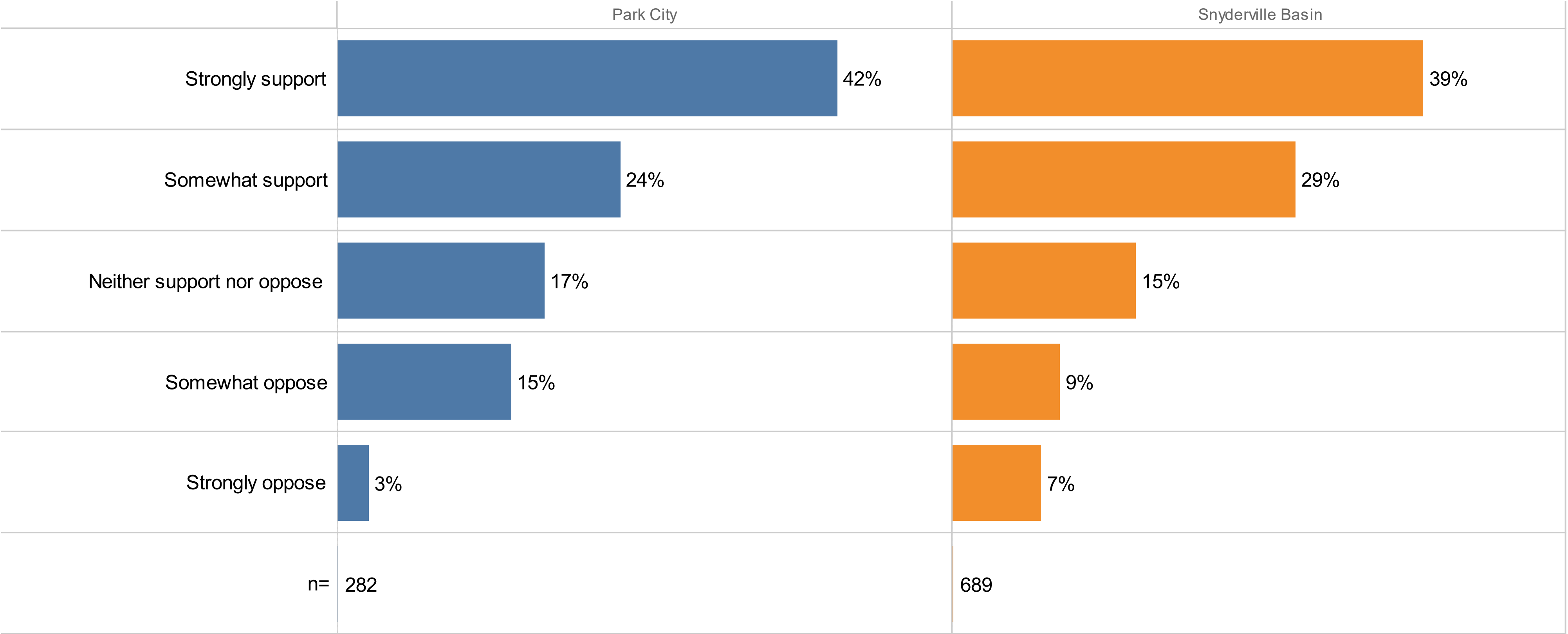


Source: RRC

ADDITIONAL ORDINANCE SUPPORT

At least two-thirds in both areas support additional efforts to address e-bike policies.

Would you support the jurisdictions providing additional resources to address e-bike and e-mountain bike related policies and issues?

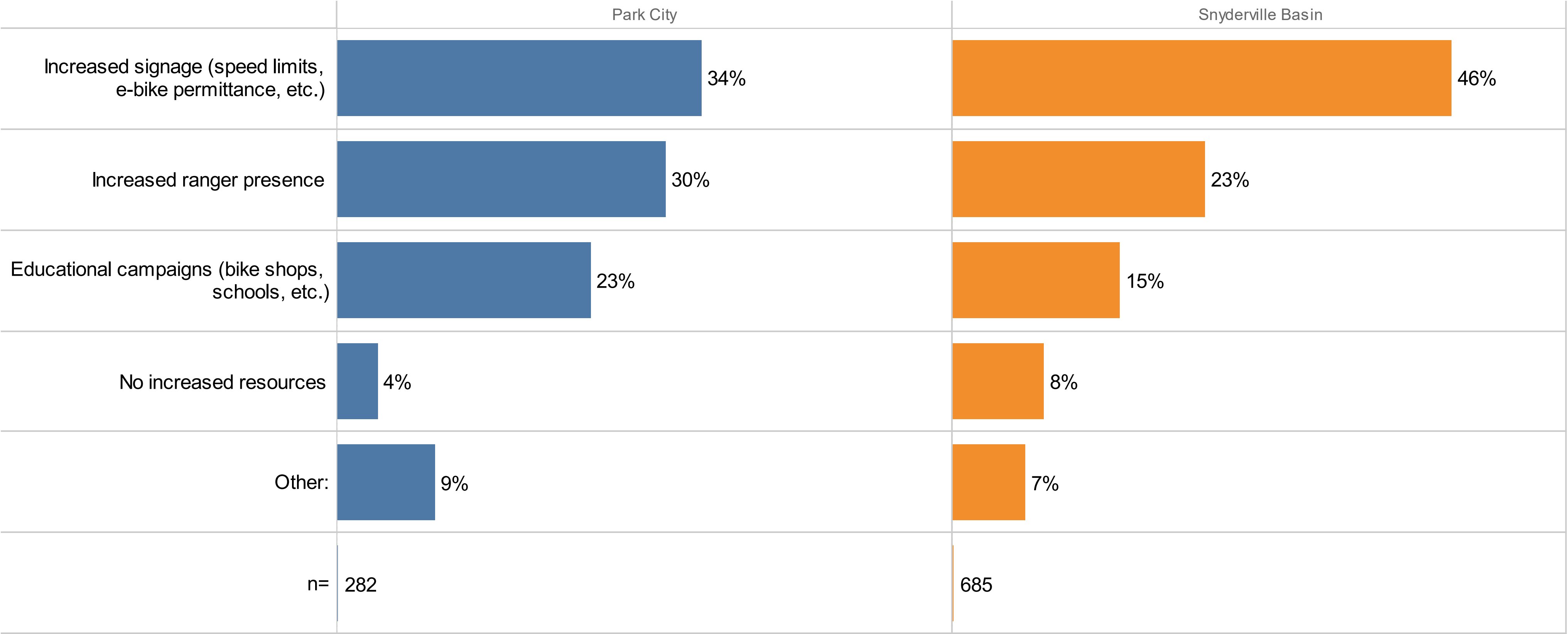


Source: RRC

E-BIKE ORDINANCE ENFORCEMENT

The large majority in both jurisdictions support increasing enforcement. Adding signage and a greater presence of rangers top the list of preferred options.

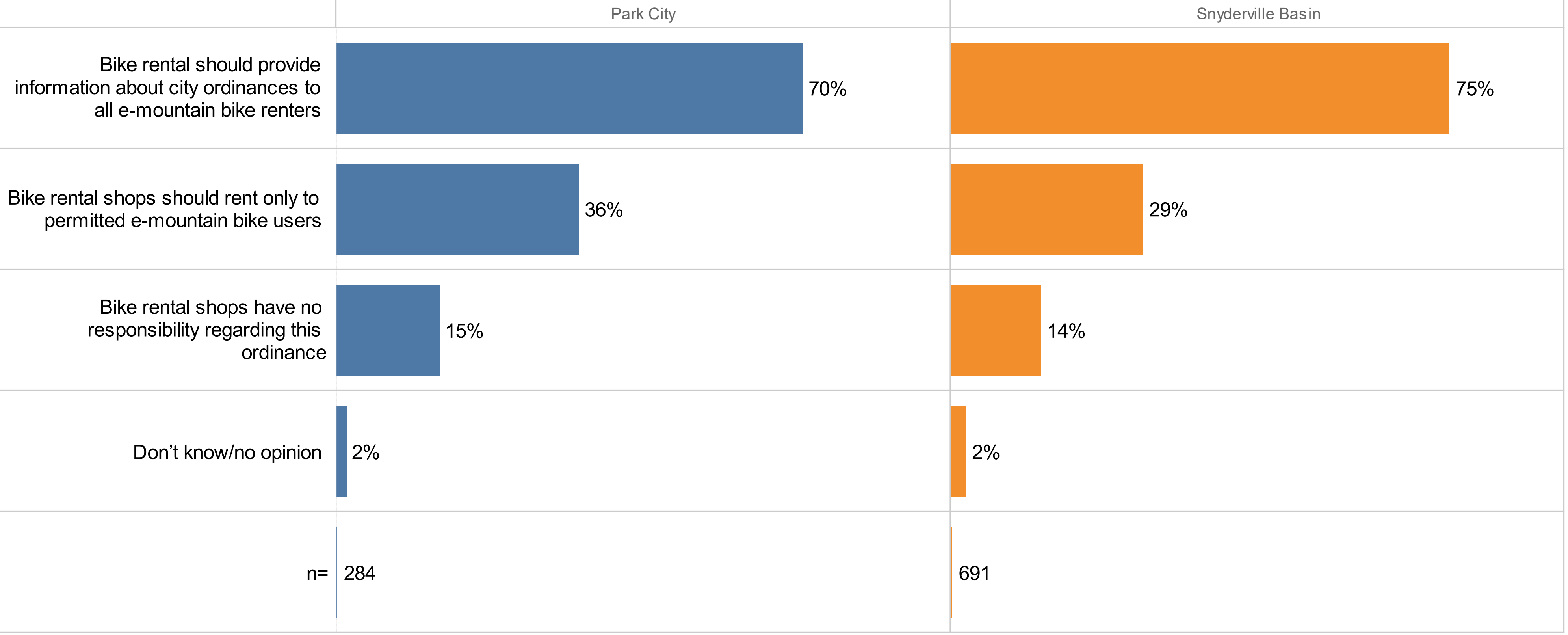
What resources do you think would be most beneficial to enforce e-bike and e-mountain bike policies?



ROLE OF BIKE SHOPS

People clearly feel that bike shops should provide information about local ordinances when renting e-mountain bikes.

In your opinion, what should the role of bike shops be regarding an e-bike and e-mountain bike ordinance? CHECK ALL THAT APPLY



Source: RRC

RRC


KEY FINDINGS

KEY FINDINGS

WHO RESPONDED

Respondents are long-time local residents. 80% have lived in the area for more than 5 years and nearly all have used local pathways and trails. Over half of respondents utilize trails or pathways at least once a week.

More than half of Park City and nearly half of District respondents own an e-bike and over 90% are at least "somewhat familiar" with them. Respondents are also avid cyclists in general. 90%+ report their ability as "intermediate" or higher.

Residents are heavy users of pathways. 81% in Park City and 65% in the district report using them either several times a week or every day. Though slightly less than pathways, the trails are very popular with 70-80% reporting that they use single track trails at least once a week. Over 60% say they are on the trails several times per week.

KEY FINDINGS

E-BIKES ON PATHWAYS

Walking is the dominant use in both areas. About half of respondents ride e-bikes and two thirds say they have used an e-bike on pathways at least once.

Pathway speed limits for e-bikes are supported by a large majority (70%+) of respondents. 56% of District residents and 68% in Park City support limits between 10-15 miles per hour.

While most respondents agree e-bike riders sometimes conflict with other users and can pose increased safety risks, they do not agree that e-bikes should be allowed only on roadways or bike lanes.

KEY FINDINGS

E-BIKES ON PATHWAYS

Respondents acknowledge that impacts from e-bikes on pathways are mixed with concern over crowding, safety and user conflicts. However, the positive impacts seem to tip the scale toward general acceptance and support for e-bike use.

Overall, area residents appear to feel safe on local pathways. About half report using added caution due to the presence of e-bikes but still generally feel safe during use. Over a quarter report that e-bikes have had zero impact on how they use pathways.

KEY FINDINGS

E-BIKES ON NATURAL SURFACE TRAILS

Hiking is the dominant activity on trails, followed by mountain biking and running. E-mountain bike use on trails is not a popular trail use as just 11% in the District and 13% in Park City use them for e-mountain bikes.

Most people support limiting access to trails for e-mountain bikes – either by age or designated trail restrictions. 60%+ support the PCMC ban that allows exemptions for people with disabilities or for those who are 65+. But only about a quarter would favor a total e-mountain bike ban.

When gauging sentiments on e-mountain bikes, opinions are mixed and slightly more negative than for e-bikes on pathways. Residents generally agree they are helpful to seniors and those with disabilities but also feel they impact trail safety and cause user conflicts. About one third of both sample groups indicated they feel less safe since e-mountain bikes appeared on trails.

Open link respondents tended to be heavier users of single track trails, have higher familiarity and ownership with e-mountain bikes, and thus showed a more favorable view to their use.

KEY FINDINGS

E-BIKE ORDINANCES & POLICIES

A majority in Park City and the District support more enforcement of the PCMC ordinance that regulates e-bikes. Two-thirds also support allocating additional resources to control e-bikes on public pathways and trails.

Top choices include speed limits between 10-15 MPH and increasing signage for those limits. Access restrictions along with adding additional ranger presence. There was also some support for increasing education efforts via bike shops, schools, etc.

A large majority feel that e-mountain bike rental shops should provide information on local ordinances to rental customers. There is also some support for restricting rentals to those who are legally permitted to ride them.

THANK YOU!

RRC

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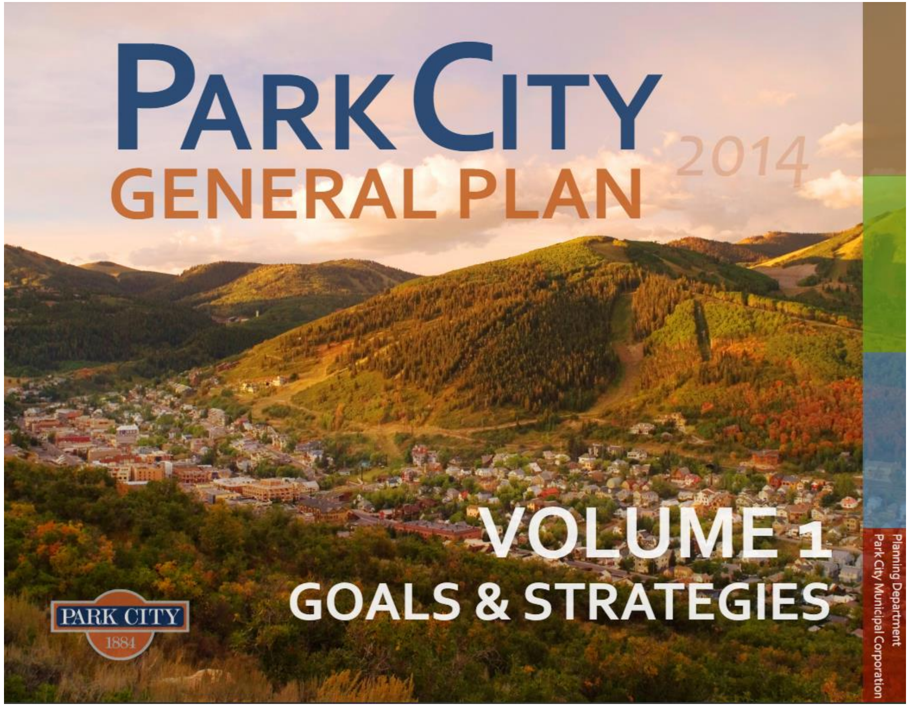
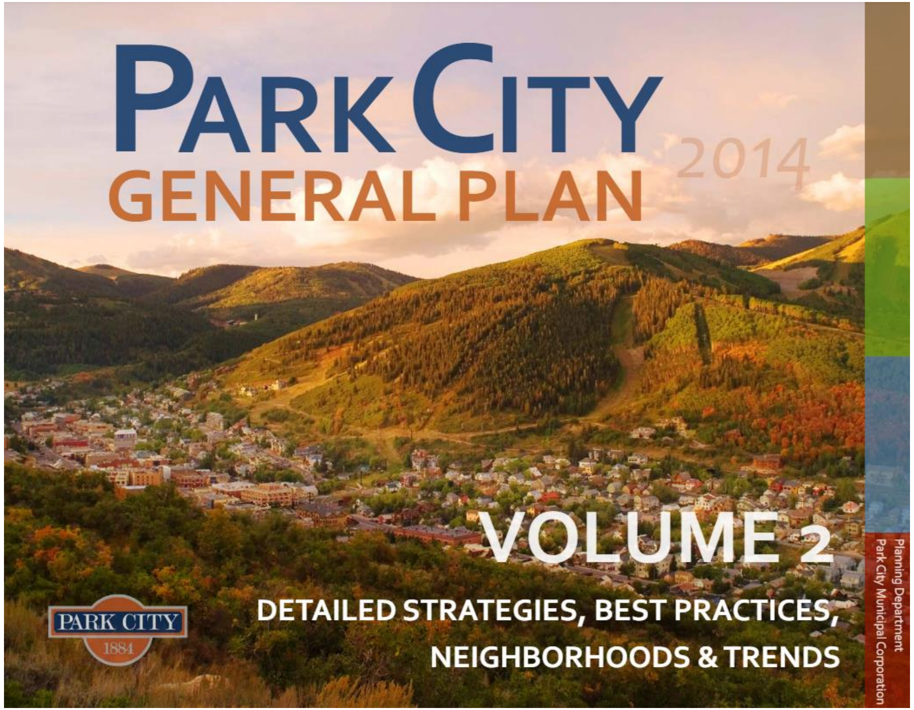
(303) 449-6558


COMPREHENSIVE UPDATE TO THE
PARK CITY GENERAL PLAN


PARK CITY
GENERAL PLAN
2014
VOLUME 1
GOALS & STRATEGIES
PARK CITY
1884
Planning Department
Park City Municipal Corporation


PARK CITY
GENERAL PLAN
2014
VOLUME 2
DETAILED STRATEGIES, BEST PRACTICES,
NEIGHBORHOODS & TRENDS
PARK CITY
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Planning Department
Park City Municipal Corporation

JUNE - JULY
Data Collection
Existing Conditions

AUGUST
Stakeholders
Advisory Groups
Liaisons

SEPTEMBER - JANUARY
Community Visioning
& Goals

FEBRUARY - APRIL
Develop Draft Plan

MAY - JULY
Adoption Process

GENERAL PLAN UPDATE

Create a concise and clear plan with actionable strategies.

Lay the foundation for a comprehensive Land Management Code update.

Engage the community.

Implement updates to comply with new state requirements.

Incorporate and enhance planning initiatives.

Consultants

Design Workshop

Subconsultants

WSP

Fehr & Peers

FFKR

GENERAL PLAN UPDATE

Statistically Valid Survey – Y2 Analytics

$17,600 – registered voter phone survey

$18,400 – address-listed cellphone/landline phone and online interviews

$19,200 – residential utility database phone and online interviews

$24,300 – phone and online interviews for broader
Park City and Snyderville Basin

$4,650 additional incorporation fee

GENERAL PLAN UPDATE

Consider approving a Professional Services Agreement with Design Workshop in an amount of $408,760 for consultant services to lead a comprehensive update to the Park City General Plan.

Consider including a statistically valid survey in an amount not to exceed $28,950.

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FY25 Tentative Budget Adoption

Budget Timeline

- April 11 – Capital Preview, Fee Schedule
- April 25 – Operating Preview
- May 2 – Adopt Tentative Budget
- May 16 – Public Service Contracts
- May 23 & June 6 – Follow-up
- June 20 – Adopt Final Budget, Budget Policies, Fee Changes, Elected and Statutory Officer Compensation

Strategic Budgeting Timeline

FY25 Budget Kickoff
- Timeline
- Revenue Projections

Budget Development
Staff develops broad budget proposals for Council

Budget Prioritization
CIP committee/Exec Team prioritizes/ scores projects & initiatives

Budget Presentations
Staff presents recommended budget projects & initiatives

Adopt Tentative Budget
Adjust budget based on Council direction

Final Budget Adopted

December	Jan-Feb	March	April	May	June

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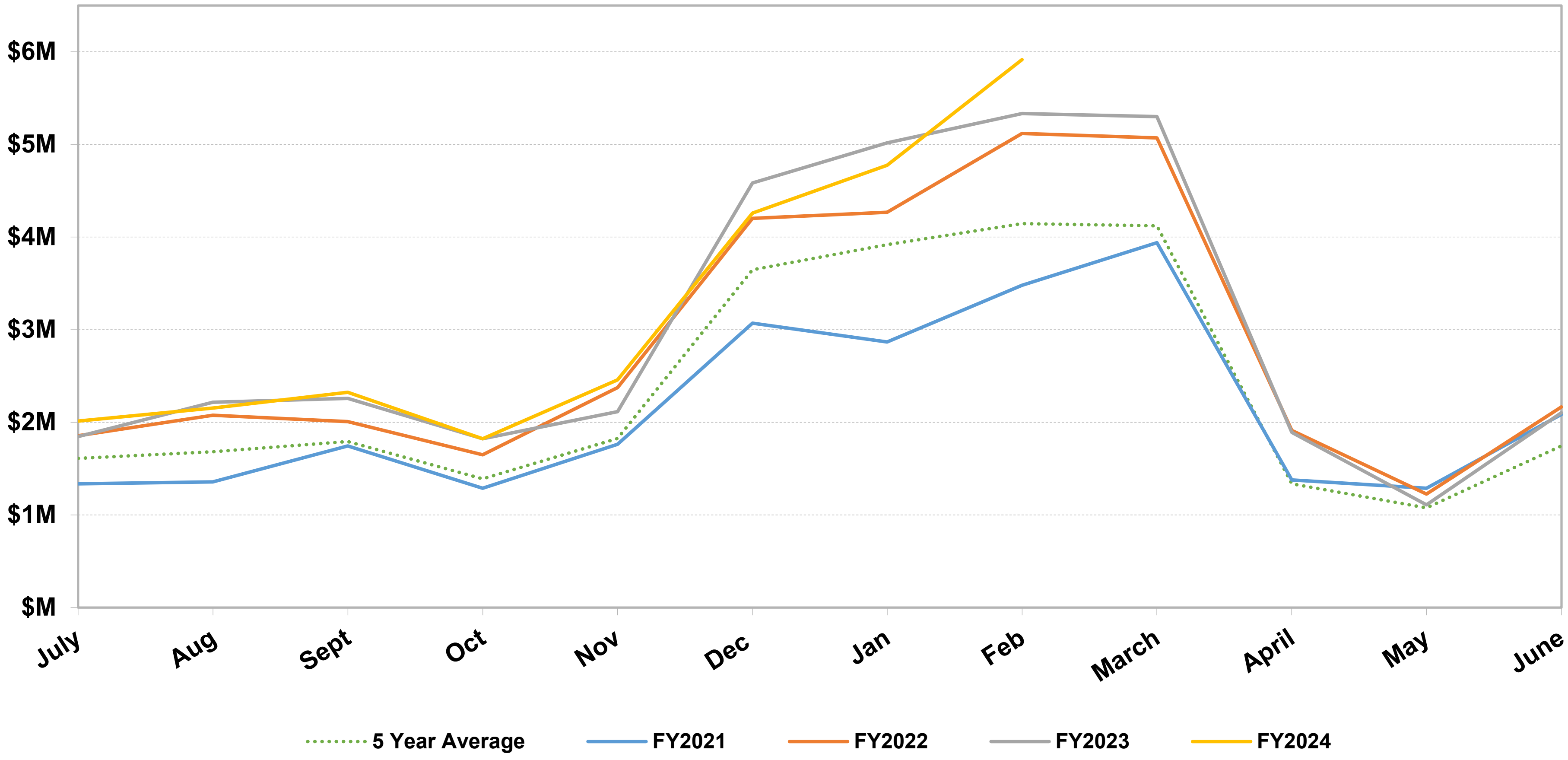
Sales Tax Revenues through February



*Does not Include TRT or Transit Tax

- Sales Taxes (excluding TRT and Transit Sales Tax) +11% vs. February FY23
- +4% above cumulative budget (Jun – Feb)
- Highest monthly sales revenue on record!

FY25 Budget

New Requests (materials, services, supplies)	$ 270,550
Same Level of Service Requests	$ 235,641
One-Time Expense Requests	$ 339,800
Personnel Requests (new position, reclasses)	$ 172,824
Contractural Obligations (mandatory)	$ 145,323
Total	**$ 1,164,138**

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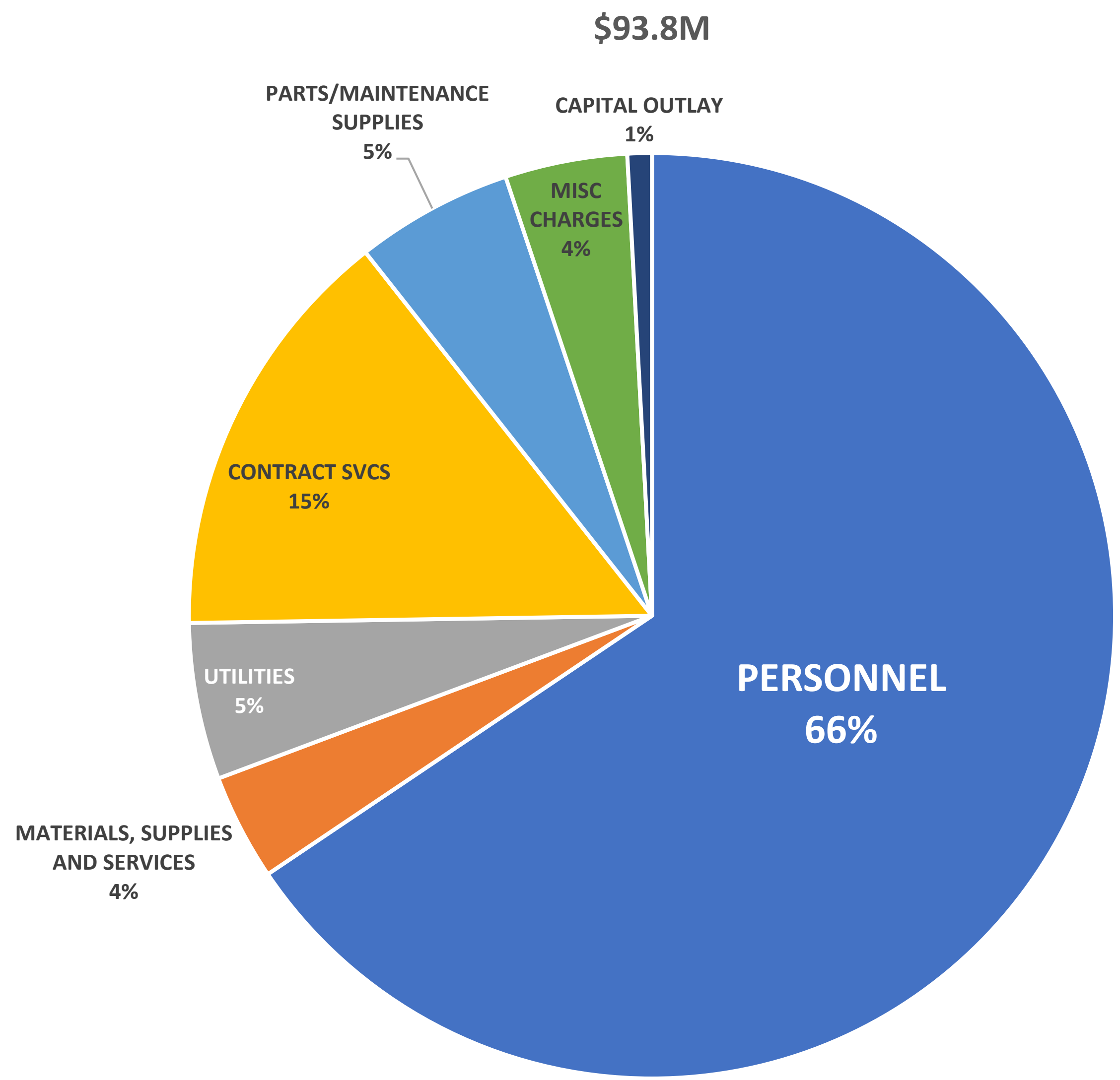
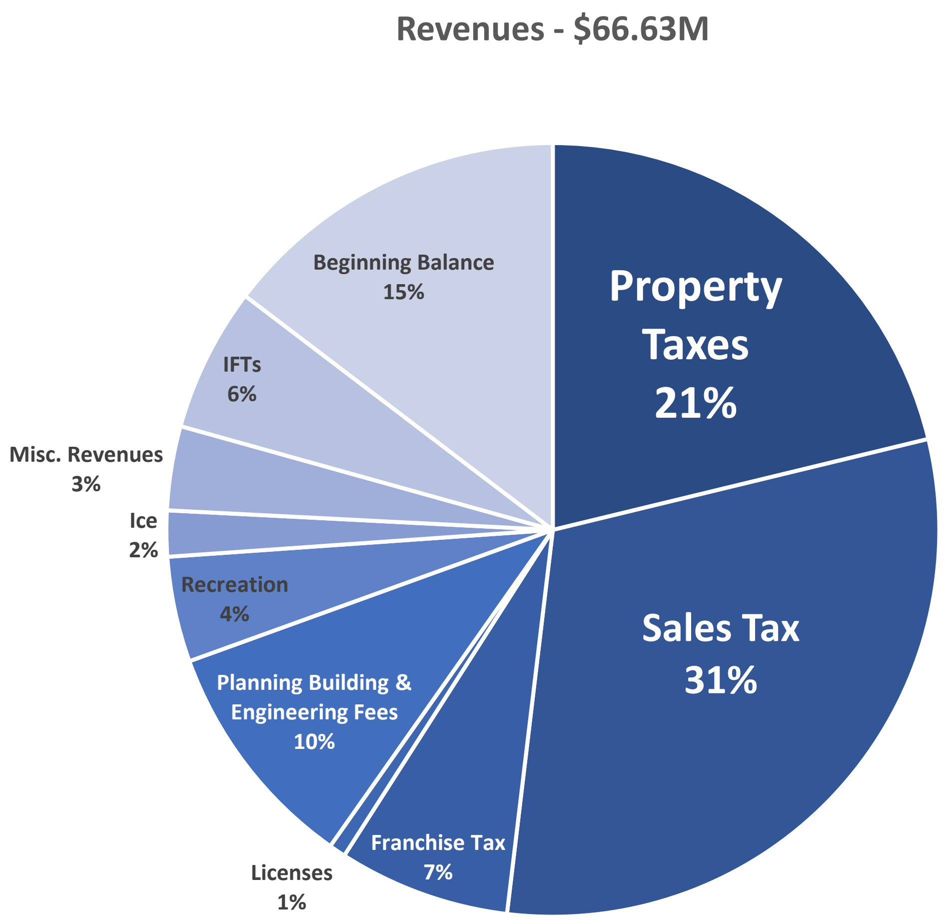
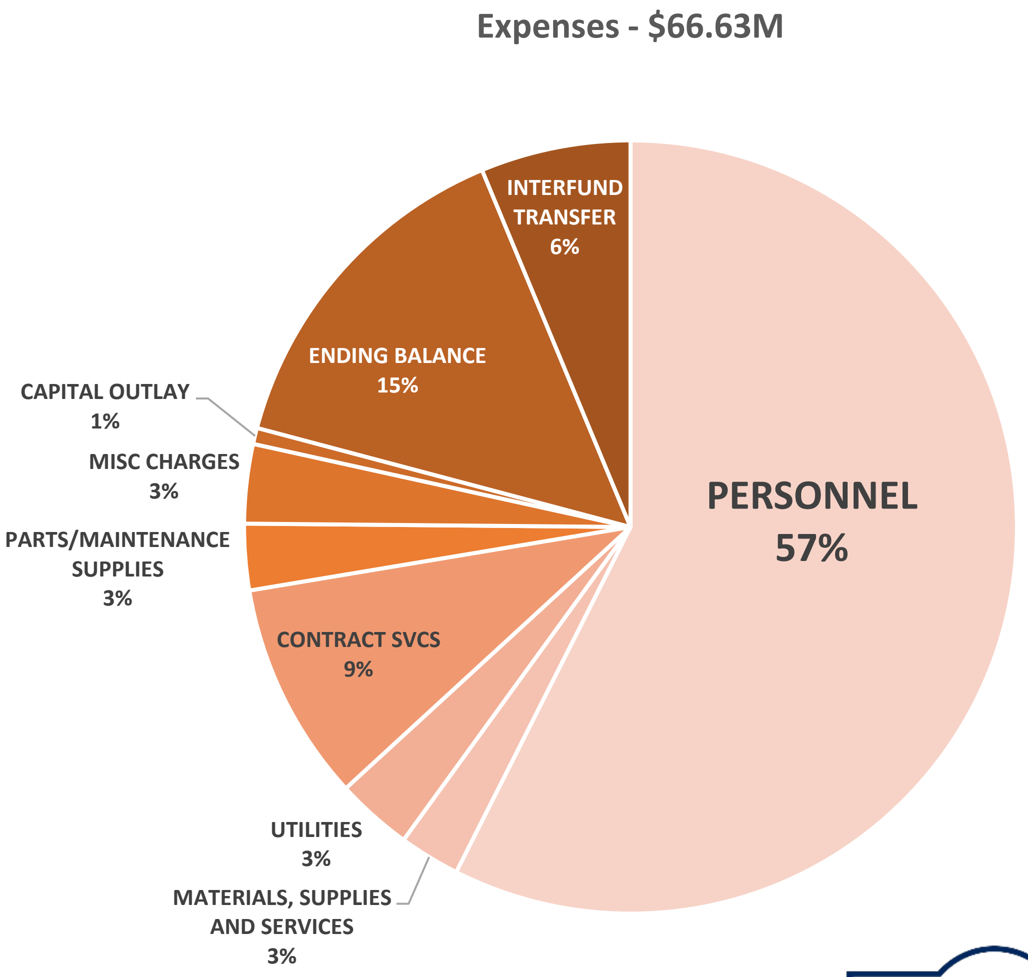
Operating FY25 Budget



General Fund FY25 Budget





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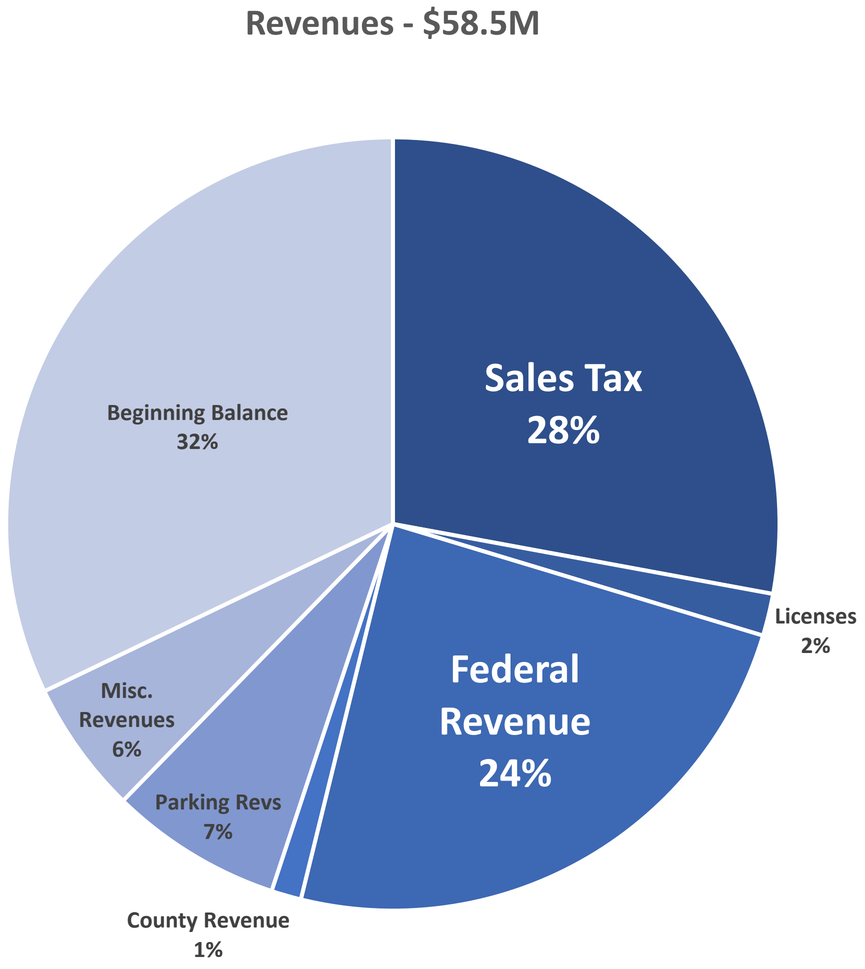
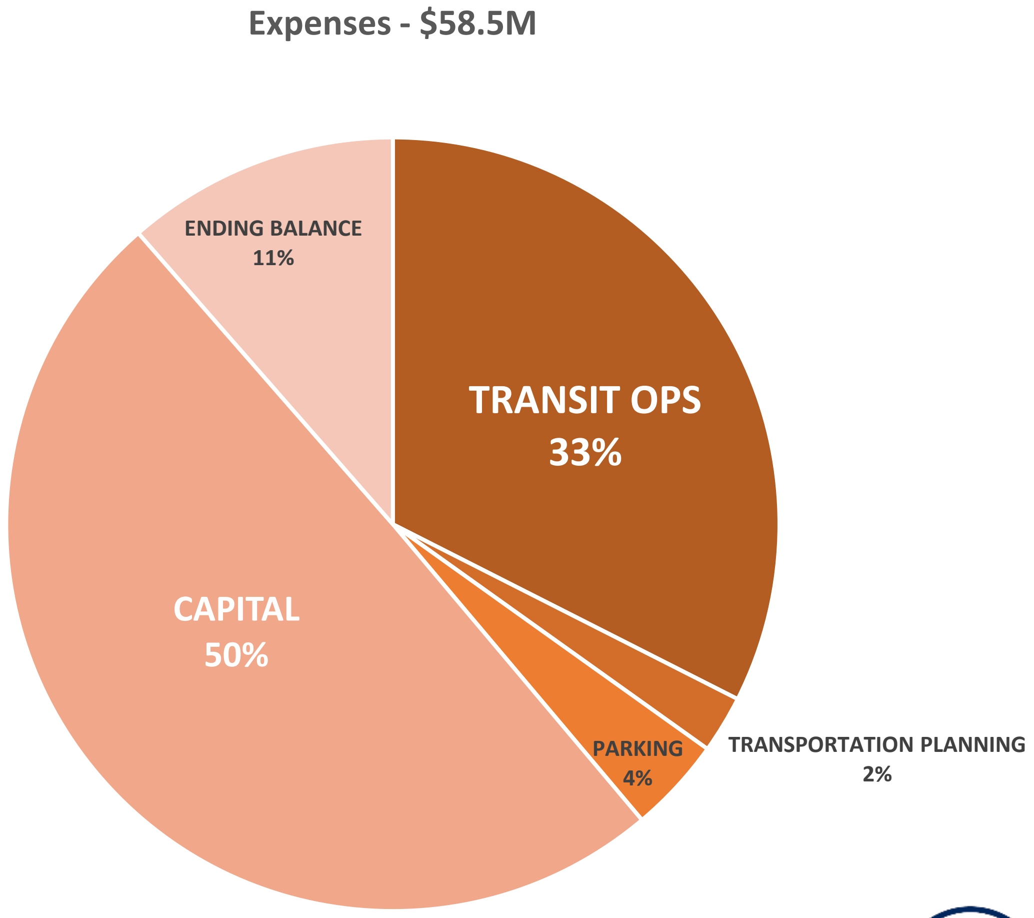
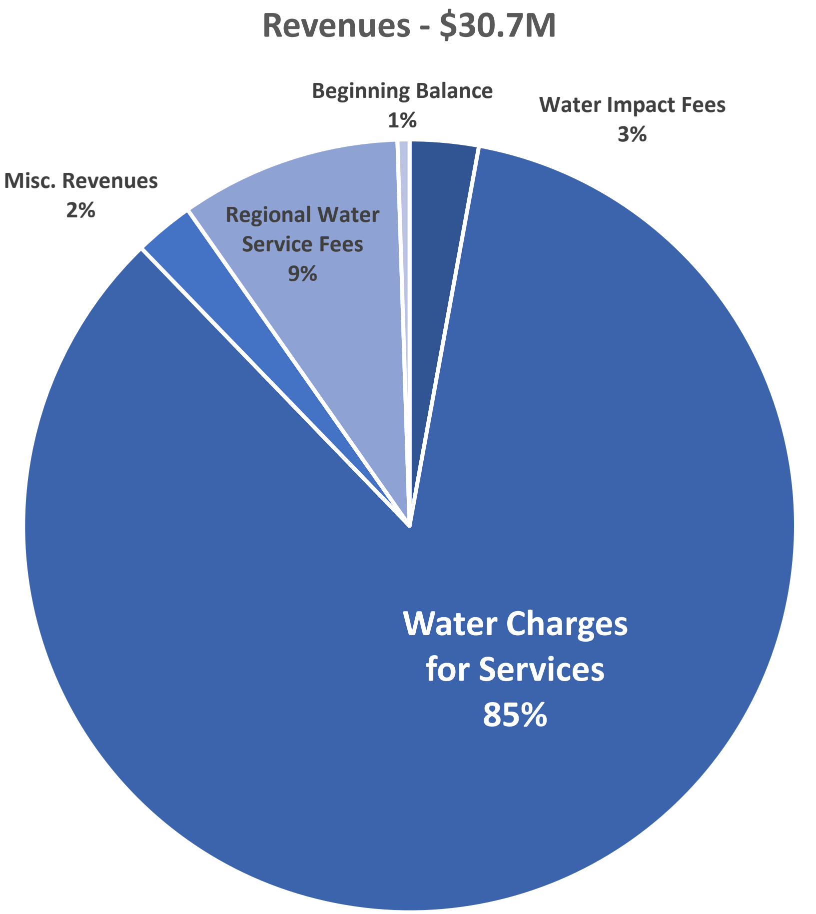
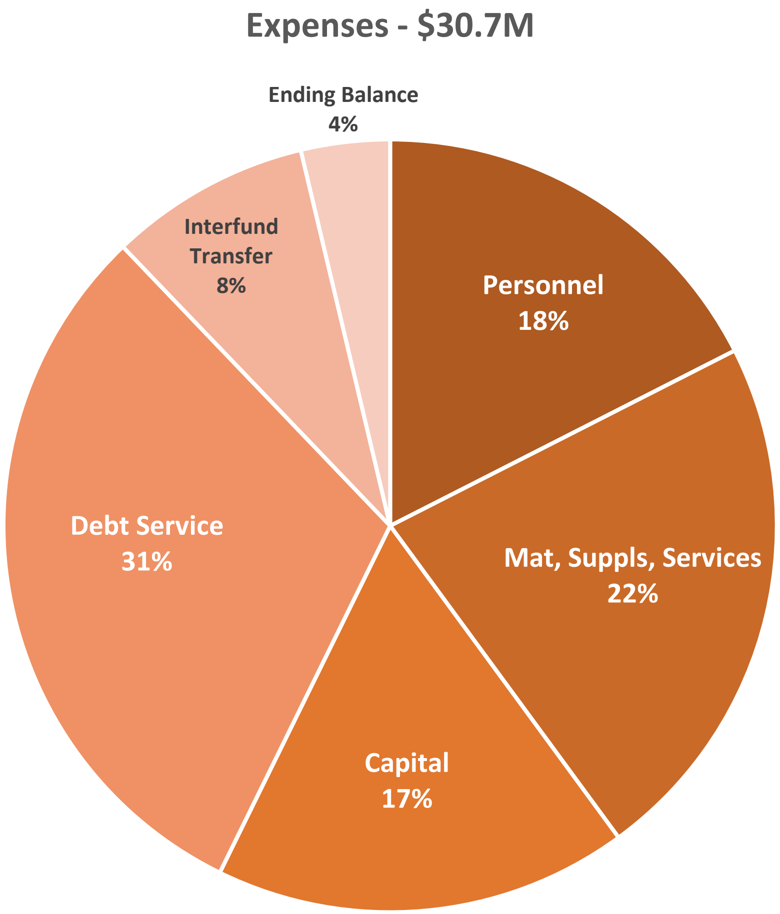
Transportation Fund FY25 Budget





Water Fund FY25 Budget





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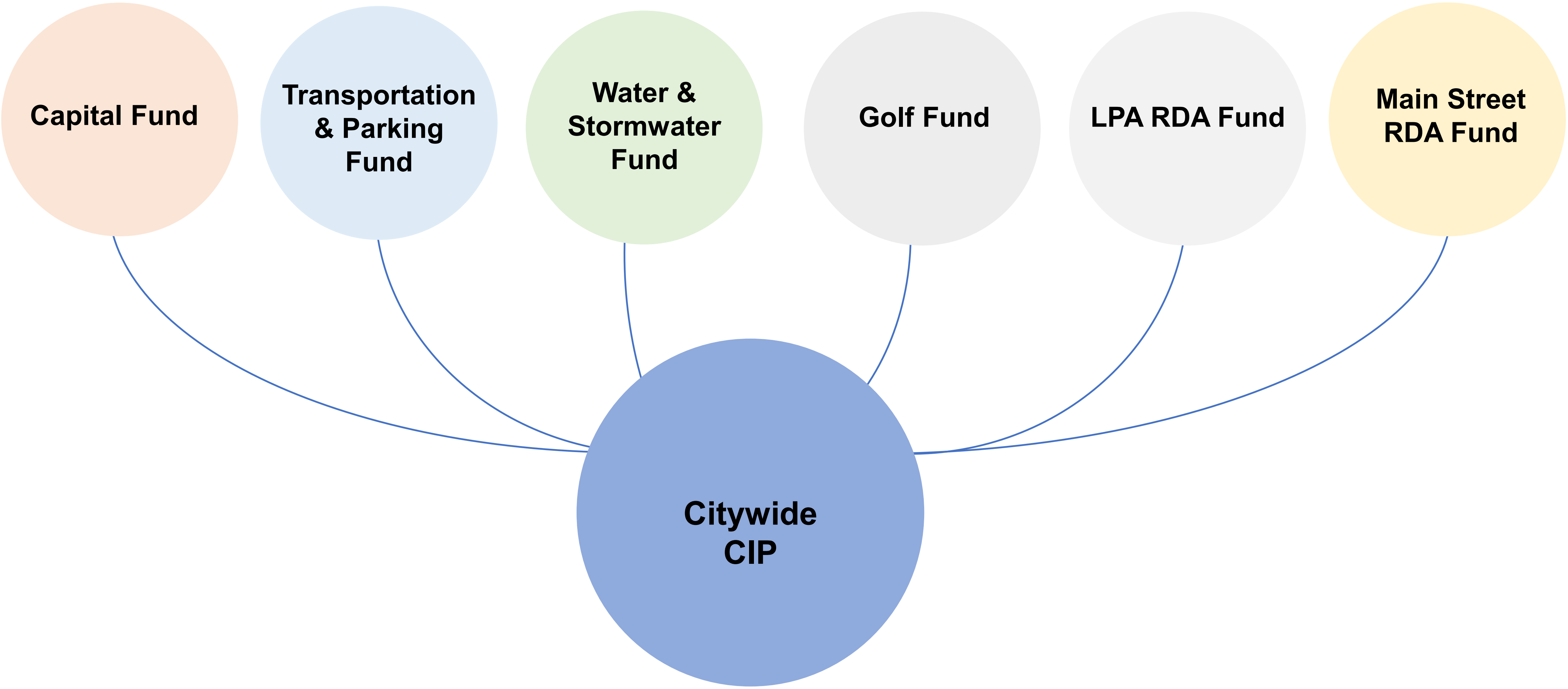
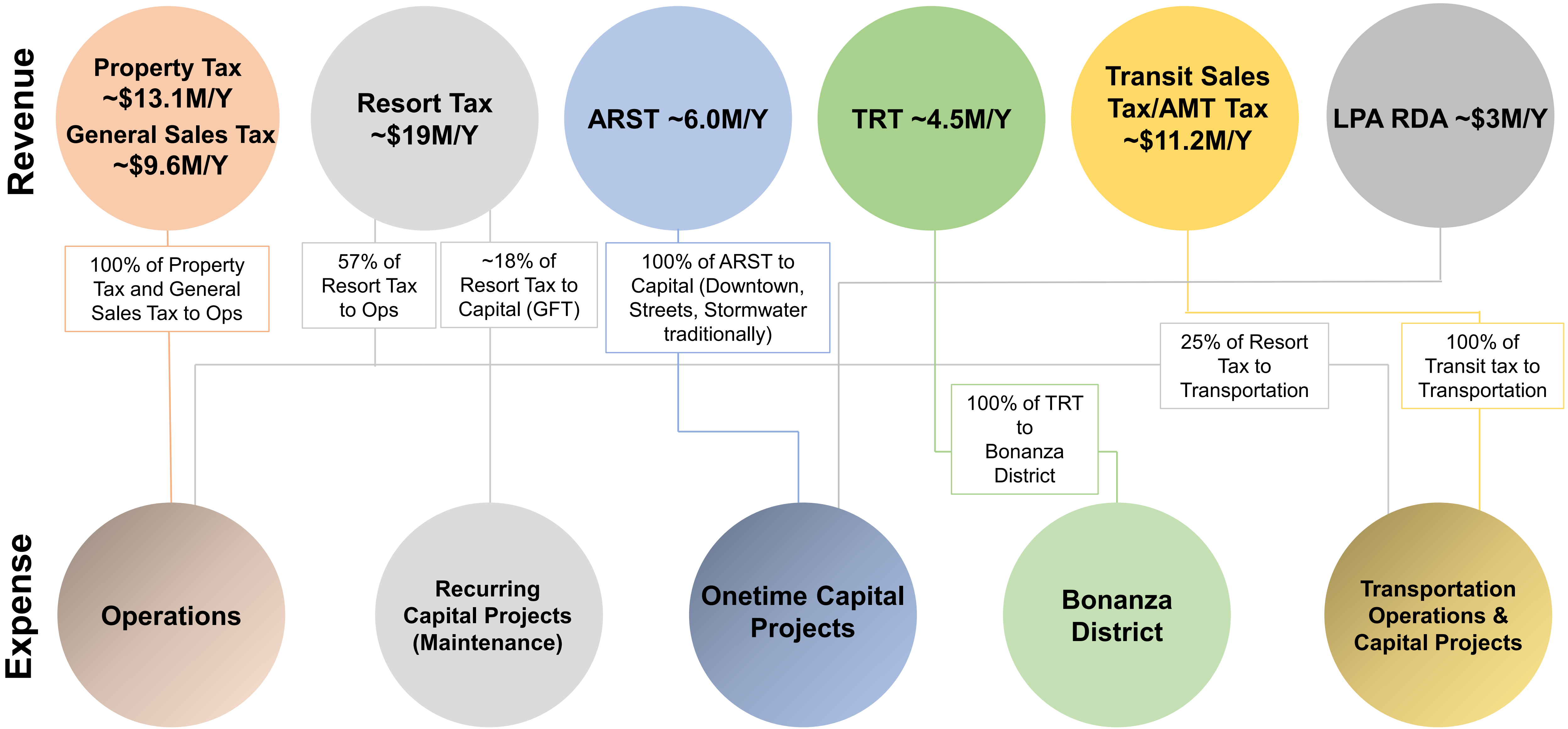
Citywide Capital Improvement Program

Funds Comprising the Citywide CIP



Core Recurring City Revenues & Their Uses



Note: water service fees are not included and are primarily directed to servicing water fund debt and water fund capital project expenses.

Homestake Roadway & Trail Improvements

CP0527 – Homestake Roadway & Trail Improvements

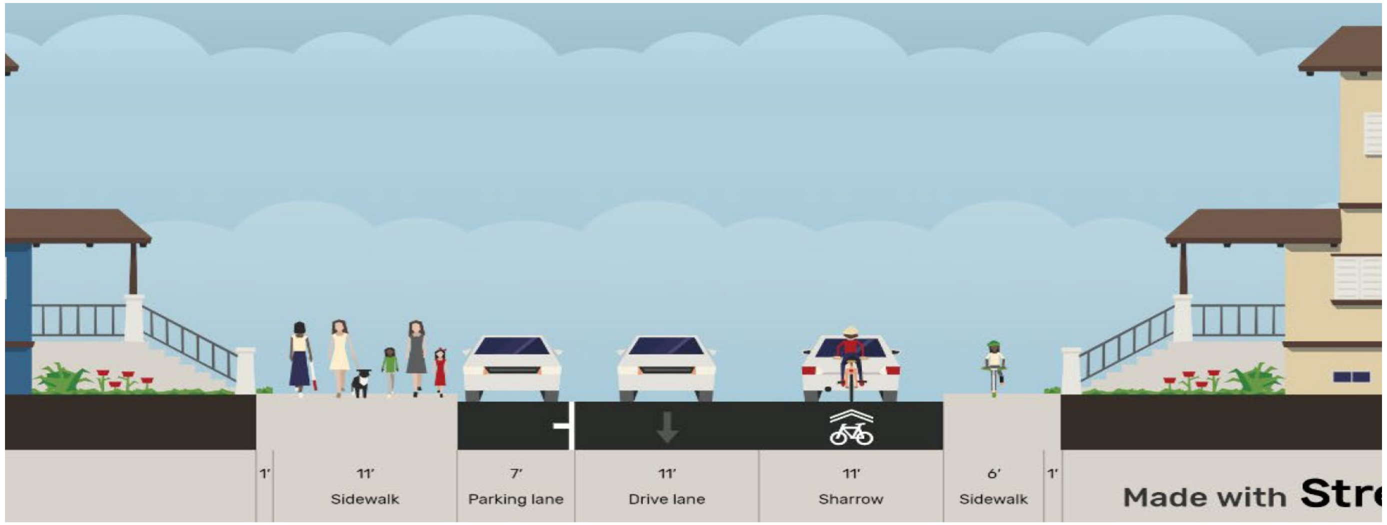
- Proposed roadway improvements include adding in a multiuse path and sidewalk.
- Project is creating the Dans to Jans connection as part of the Walkability Bond.
- Current Funding is $1,842,113
- **New Request approximately $7.5M**

CP0527 Homestake Roadway Improvements	
Expense Estimate	
Final Design	$250,000
Storm Drain	$500,000
Storm Drain Construction Management	$50,000
Right of Way	$1,500,000
Construction	$7,000,000
CM	$100,000
Total	$9,400,000
FY24 Approved Budget	
2015 Sales Tax Bond - New Request	$143,544.00
2017 Sales Tax Bond	$1,694,602.00
Impact Fees - New Request	$372,817.00
ARST - New Request	$7,189,037.00
Total	$9,400,000.00
Over/Under	$0.00

Lower Park Avenue Roadway Improvements

CP0385 Park Avenue Roadway Improvements

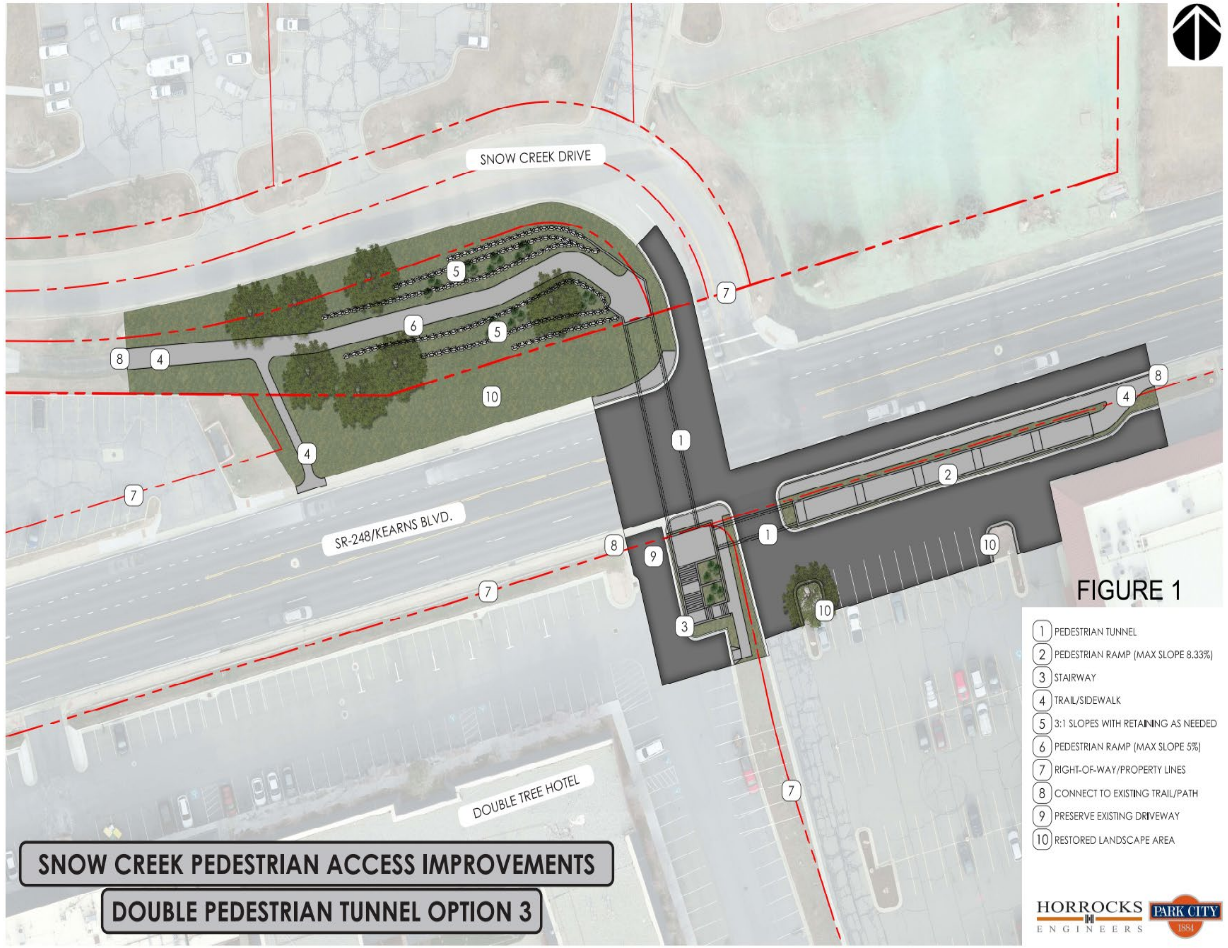
- Last project identified in the OTIS studies
- Project limits are from SR224/Empire to Heber Avenue
- Project will improve utilities (W/SD/WW)
- Some sidewalk improvements, depending on the cost



Park Avenue Roadway Improvements	
Expense Estimate FY25	
Final Design	$800,000
Construction	$11,000,000
Construction Management	$200,000
Total	**$12,000,000**
FY25 Proposed Budget	
2019 Sales Tax Bond	$8,000,000
LPA RDA	$4,000,000
Total	**$12,000,000**
Over/Under	**$0**

Snow Creek Crossing

$20 -$25k to conduct additional study regarding at-grade crossing feasibility



Snow Creek Tunnel Option	
Total Project Costs*	
Total Project Costs for FY24	**$16,787,135**
10% Inflation	$1,678,714
Total Project Costs for FY25	**$18,465,849**
*Based on Horrocks cost estimate	
FY25 Tentative Budget	
City Funded Portion	
Walkability Bond Proceed	$5,066,234
Transportation Fund - Beginning Balance	$6,791,763
Transportation Fund - Transit Sales Tax	$522,669
Total City Funding	**$12,380,666**
Other Funded Portion	
Transportation Fund - UDOT Grant	$3,517,830
SBWRD Funds	$1,500,000
Transportation Fund - County TST	$1,067,353
Total Other Funding	**$6,085,183**
Total Available Funding	**$18,465,849**
Funding Gap - FY25	$0

Additional Resort Sales Tax - Recommended

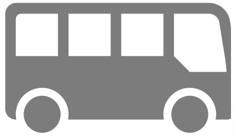
Emerging Community Development Projects

Land Acquisition

- More flexible funding
- Ability to react to real estate opportunities
- Purchas land for strategic development projects
- Infrastructure investment
- Gap funding for public-private partnerships

Public-private Partnerships

Affordable Housing



Transportation & Parking

PRESERVING AFFORDABLE HOUSING DESPITE RISING CAPITAL COSTS

May 2, 2024

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AGENDA

- Background.
- Information from other communities.
- Potential for a loan fund.
- Future direction.

BACKGROUND

- Rising cost of goods and services make it challenging to keep deed restricted units affordable.
- Large capital costs for upkeep of older projects.
- The City's role in protecting an important community asset.
- The Options for meeting rising costs are special assessments and conventional HOA loans.

INFO FROM OTHER COMMUNITIES

The range of ideas from other communities are:

- Do nothing
- Provide loans or grants
- Allow Special Assessments to be added to MRP
- Create special savings accounts held by the City
- Merge small HOAs

LOAN FUND

- Start with limited pool – such as $500,000.
- Limit the size of loans (up to $200,000? And anything over $100,000 would require Council approval.)
- Low or no-interest loans.
- Longer pay-back terms.
- Unsecured.
- Financial Review.
- Advisory Committee to review applications and forward recommendations.

DIRECTION

- Pursue the development of a loan fund and bring back a program profile for City Council approval.
- Pick a different tool to assist affordable HOAs with challenging capital costs.
- Use more than one approach.
- Do nothing.

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CONTINUATION
CLAIM JUMPER 364-U
SALE OF DEED RESTRICTED UNIT

May 2, 2024

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BACKGROUND

- City Council considered the request first on April 11, 2024
- After discussion, questions, and public comment from the current tenant household, the decision was made to exercise the City's first option and purchase Claim Jumper 364-U for the affordable Maximum Resale Price of $347,400.
- The item was also continued to allow staff time to bring back additional information on the following:
    - ❑ Status of two waitlist households in front of the current tenant household which is #3 on the waitlist.
    - ❑ Cost projections for the near-future on HOA dues and capital costs.

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ADDITIONAL INFORMATION

Waitlist Applicants one and two:

- Applicant one won't be ready to buy for another year or two.
- Applicant two doesn't qualify for a three-bedroom unit as a single person household.

HOA and Capital Costs:

- Monthly HOA fees increasing on June 1 by 5% from $515 to $541.
- 2020 Replacement Reserve study states capital account is healthy. The current balance is $130,000.
- RR study also states that capital projects and contributions to the RR account are completed in a timely manner.

PCMC After Purchase Options

City Purchases Unit

1 - Rent to current tenant household:

- What rent level:
    - At Affordable Rent: $1,496 (45% of AMI).
    - At 30% of the current tenant's income (85% if AMI) rent would be $ 3,158.
- What term - six or twelve months.
- Do we rent to City Employee after current household vacates?

2 - Sell to current tenant household:

- At Affordable Price (80% of AMI): $347,400.
- At affordable to current tenant household (85% of AMI) $374,841.
- At Attainable Price (120% of AMI) $563,750.

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