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

May 16, 2024

The Council of Park City, Summit County, Utah, met in open meeting on May 16, 2024, at 3:15 p.m. in the City Council Chambers.

Council Member Ciraco moved to close the meeting to discuss litigation at 3:00 p.m. Council Member Dickey seconded the motion.

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

CLOSED SESSION

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

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

STUDY SESSION

<u>Discuss Pickleball Public-Private Partnership (P3):</u>
Ken Fisher, Recreation Manager, presented this item and stated his team was considering three sites for a potential pickleball facility: the Park City Sports Complex which consisted of 16 acres, the IHC parcel which consisted of 15 acres, and the Park City Heights parcel which consisted of 24 acres. Each parcel had challenges that would have to be addressed prior to development. He reviewed the pros for P3 were cost sharing and financing, expertise, risk sharing, community engagement, and flexibility.

Council Member Parigian asked what the challenge was for the IHC parcel. Fisher stated the access road location was a problem. It was a City-owned road but there were restrictions. Council Member Parigian asked what the Park City Heights parcel was zoned, to which Fisher stated Community Transition and a lot of it was used as open space. Council Member Dickey indicated the first two options were located around other recreation facilities, and asked what other facilities were being considered for the future in these locations. Fisher stated he preferred the sports complex as a pickleball site. The IHC parcel had to be used for recreational or educational purposes. It wasn't clear what would be allowed there. Council Member Dickey stated it had been considered for ice rink expansion and he felt it would make sense to pursue the sports complex for pickleball.

Council Member Ciraco was interested in pursuing options for the sports complex and the IHC parcel. He wanted to be sensitive to the concerns of the National Ability Center (NAC). He wanted to get a sense of a pickleball building size. Fisher stated four pickleball courts could fit on one tennis court. A 16 pickleball court facility would be the same as the tennis facility at the MARC. Council Member Dickey noted there needed to be a building and parking for pickleball and asked if the parcel could be subdivided. Fisher stated that would be negotiated because it could not be subdivided. He thought there could be a land lease in the proposal.

Fisher reviewed the Steamboat Springs case study for P3. This city leased out their recreation facilities to a concessionaire. When pickleball became popular, the concessionaire formed a nonprofit organization to raise money to build a pickleball facility. Fisher indicated this was a good example of the funding potential. Mayor Pro Tem Toly noted that she, Matt Dias, City Manager, and former Council Member Doilney visited the site in 2023 and they were impressed with the facility. There would be 24 outdoor pickleball courts and tennis inside. They found a way to divide the indoor courts to allow both sports and noise would not be an issue.

Council Member Dickey asked if there was a cost recovery for the Steamboat Springs project. Fisher responded he didn't have the financials or lease agreement. Council Member Ciraco suggested issuing an RFP to see how the market would respond. If it didn't respond well, then they could look at a nonprofit. Council Member Dickey agreed and stated he wanted to see that the proposal was equitable for all users. If the City went with a private partner, he would want contracts in place to ensure equity and he didn't know if that would be profitable for the provider. He noted he supported the recreation bond but the voters said no, so the City should pursue this path.

Council Member Rubell stated this was one of the most equitable sports that the City could support. He supported doing something and thought the City should continue supporting recreation. He indicated the IHC parcel made the most sense because the City needed to be respectful of NAC. He asserted the NAC should be consulted with to ensure there were no negative impacts. Council Member Parigian agreed the IHC parcel was the best option and supported issuing an RFP. Mayor Pro Tem Toly supported the sports complex and the IHC parcel as potential sites for a P3. Grant Herdrich, Procurement Manager, indicated the RFP could start by listing both sites but then they would have to be narrowed down. After further discussion, Mayor Pro Tem Toly summarized that the Council supported issuing the RFP for the IHC parcel.

Fisher reviewed the scope of the project: the City would issue a no-cost lease of the land, the respondent could ask the City to do other work on the parcel and that could be negotiated, the respondent would be responsible for building, maintaining, and operating the facility for the length of the lease, the operation should include public access during all operable hours, and the respondent would be required to keep the fees similar to the MARC fees.

Council Member Dickey suggested verbiage that stated services must be broadly available to the Park City resident community, and non-resident rates could be at the discretion of the operator. He also suggested residents should be prioritized for court reservations. There should be a statement on who the facility would be designed to serve, and suggested it could be a certain geography or that it was a private facility but it was affordable to Park City residents. Council Member Ciraco thought those were great points. He asserted there should be broad strokes on what the City wanted to achieve and let the private sector come back with their proposals, including a subsidy for City residents. He suggested not putting a lease price in the RFP but asking what the applicant would want to pay. Herdrich stated he would word it objectively so the RFP would not be invalid.

Fisher asked if the Council supported the proposed technical criteria and scoring for the proposed RFP. Council Member Ciraco felt Operating the Facility was important and he wanted that to be separate from the Construction Management category. He also had concerns about the Value Add category and thought it should be eliminated. He wanted to just focus on a pickleball facility. The Council agreed to remove the Value Add category, to move Construction Management to the Project Plan and make Operating the Facility its own category.

WORK SESSION

Park City Public Art Advisory Board (PAAB) Annual Update:
Jenny Diersen, PAAB Staff Liaison, Pam Bingham, Board Chair, and other board members were in attendance for this item. Diersen reviewed the Council had authority over all public art in the City and noted the accomplishments of the board in the past year. The top priority was community outreach, so they mailed a postcard to all residents in the City with information on how to view the art, and how to access a location map. They also wrapped 43 utility boxes with art and were working on sealing all the murals in the City to prevent vandalism.

Diersen stated the board was drafting RFPs for six projects that would total $375,000. This would include wrapping additional utility boxes, bus stop artwork, artwork on pathways, and artwork in the library study rooms. They wanted to implement a neighborhood art program where the residents could create art. They also hoped to create a shade structure at the dirt jump park. She noted there were also plans to create art at the new pool at the MARC.

Diersen reviewed the policy amendments for the board. She requested clarification on the policy of budgeting one percent of new construction or renovation projects by the City for public art. Council Member Dickey asked what the difference was from the current policy. Diersen stated the policy was unclear and project managers were unsure if they were to include the one percent in their budgets during renovations.

Diersen noted the Park City Summit County Arts Council was proceeding with the arts and culture master plan. Bingham thanked the Council for allowing the PAAB to serve the community. She stated public art was vital to the community and had many benefits for residents and visitors. She indicated there were 117 works of art throughout the City.

Council Member Ciraco asked if IT improvements would be considered a renovation, to which Diersen stated maintenance would not qualify for the one percent allowance but renovating a facility would qualify. Council Member Ciraco noted several City projects in process and thought that amount would be a challenge for the board to spend.

Council Member Rubell thought the funding could be simplified. Diersen asserted it was important to understand the Council's policy for funding public art. She noted that the capital projects funds allowed the board to do diverse art projects that the one percent policy would not have allowed them to do. Jess Griffiths, Board Member, thought if funds for art were requested up front, then it had a greater chance of happening than if it was an afterthought because the space might not be adequate for art. Council Member Rubell suggested clarifying the policy to say that the one percent would be for projects where the art was being incorporated into the project being delivered versus something separate. Griffiths replied they could say it would go to the site, but if the funds were not all used, they would go into a fund for other projects.

Council Member Ciraco stated there were large projects in the works and asked where the extra funds would go if all the money wasn't spent on art for those sites. Council Member Rubell wanted to strengthen the policy to include language that the allocated money had to go for art on the project site. Diersen stated PAAB would come to Council for approval of all public art and the Council could suggest what could be done with certain projects. They had authority to agree, deny, or make changes to the proposals. Council Member Parigian agreed the art should benefit the project that funded the one percent.

Council Member Ciraco stated he enjoyed seeing the public art around town. He thought it was important to have a well-defined policy. He thought the proposed policy on the one percent was good. Council Member Dickey stated the policy was discretionary and he wanted it clarified. Diersen summarized the Council supported the PAAB strategic plan. The Council requested clarification on how the policy was implemented in terms of where the project would be located, especially with regard to the one percent policy. Mayor Pro Tem Toly stated the board should answer the renovation question as well. Council Member Dickey loved the utility boxes and asked how those were maintained. Diersen stated there was a sticker with art on it that was wrapped around the boxes. There was a five-year life for the stickers, but most stickers lasted longer than that. Staff was watching the boxes and was mindful of the lifespan.

Council Member Parigian suggested getting artists from the community to create art on bus stops.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Pro Tem Tana Toly Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell (via Zoom) Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
Mayor Nann Worel	**Excused**

II. APPOINTMENTS

1. Reappointment of Emma Zevallos to a Three-Year Term on the Police Complaint Review Committee:
Michelle Downard, Resident Advocate, stated Zevallos had served a one-year term and the recommendation was to reappoint her to a three-year term to maintain staggered terms within the committee. Captain Darwin Little stated he was pleased to have Zevallos on the committee.

Council Member Dickey moved to reappoint Emma Zevallos to a three-year term on the Police Complaint Review Committee. Council Member Ciraco seconded the motion.

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

III. RESOLUTION

1. Consideration to Approve Resolution 06-2024, a Resolution Proclaiming May as Wildfire Awareness Month:
Mike McComb, Emergency Manager, and Heinrich Deters, Trails and Open Space Manager, presented this item. McComb reviewed humans caused 90% of wildfires in the U.S.

Mayor Pro Tem Toly opened public input.

Sean Parker 84060 stated wildfire and wildfire mitigation awareness should be recognized. He stated the pile burnings were happening in May against the recommendations. This affected birds. He encouraged the City to apply for grants to perform wildfire mitigation further up the canyon.

Mayor Pro Tem Toly closed public input.

Council Member Ciraco moved to approve Resolution 06-2024, a resolution proclaiming May as Wildfire Awareness Month. Council Member Dickey 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 Parigian stated the Sagers and Seekers program at the library just ended their first 8-week session and it went great. Council Member Ciraco was grateful for the great snowpack this past winter and encouraged residents to be mindful of the water they used. Mayor Pro Tem Toly stated she was on a panel at the Wasatch Back Economic Summit.

Staff Communications Reports:

1. Childcare Needs-Based Scholarship Program:
Council Member Rubell supported this public employee benefit and agreed with the recommendations. He asked about the Division of Workforce Services (DWS) eligibility and asked if the subsidy would start during the application process. Downard affirmed and explained the application process took several months before approval. If the applicant was approved by the City's application, the City's scholarship would be available until the state approved them. If they were denied by the state, the City scholarship would continue to pay according to the eligibility criteria. Council Member Rubell asked what the differences were between the state and the City programs. Council Member Ciraco stated there were substantial differences between the City and state and asked if the biggest difference was income based. Downard explained the state eligibility was more restrictive regarding the household income maximum. The other difference was the state required confirmation of citizenship and the City program did not.

Council Member Dickey indicated the $1 million was budgeted for one year and he thought the amendment was fair. He didn't want to add tracking requirements or administrative hurdles. He didn't know how this would affect participation and looked forward to seeing if this would help. Council Member Ciraco asked if citizen status was left out of the City's criteria, to which Downard affirmed. Mayor Pro Tem Toly asked that this could come back as a work session in the next quarter so the Council could address some of the concerns brought up by Council Members Rubell and Dickey. It was indicated the program would run until the funds were expended. Council Member Dickey stated the best feedback would be in the fall. Downard indicated they didn't want to overstep and so the proposed changes would not result in substantial changes to the bottom line. She reviewed when Council discussed the program initially, the AMI was tightened. She looked forward to a work session to discuss expanding the program.

Council Member Rubell stated citizenship was discussed previously and that was a reason why the City relied on the DWS for qualification. He wanted to know how many applicants would fall into this category. He asked what the intent of the program was and stated it wasn't just to hand out $1 million. He wanted to help those in need. Council Member Dickey stated part of the intent was to increase capacity for childcare and he hoped to see numbers on that. Council Member Rubell wanted to hear about the City reserving 10 spaces but less than one space was used.

Council Member Rubell asked for an update on Bonanza Park. Jen McGrath, Deputy City Manager, stated a staff communications report would be in the packet for next week's meeting.

2. March Budget Monitoring & February Sales Tax Report:
Mayor Pro Tem Toly noted February was the highest tax revenue month in the City's history.

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

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

Kathy Kahn 84060 stated she used to serve on the PAAB and it was nice to see the Council's support for the board's policy. She was impressed with the amount of work the board was accomplishing. She suggested using the art money from the pool project to put in art-based play features in the pool. She liked the neighborhood art project idea, and she supported that proposal. She also thanked those on the Recreation Advisory Board (RAB) for their work.

Kristen Shulz, Park City Community Foundation Early Childhood Alliance Director, thanked the Council for investing in young children in the area. She complimented Michelle Downard for her work with the new program. She looked forward to the work session and asked the Council to send their questions to Downard prior to that discussion.

Sean Parker 84060 discussed microtransit and stated the City shouldn't give free rides to guests at the Montage. He hoped the Council could do an analysis to see where the budget and the process could be tightened up so the residents could feel like the City was doing a good job.

Council Member Rubell clarified his comment was that the City didn't need to spend money just because it was available.

VI. CONSENT AGENDA

1. Request to Approve the 2024 Pavement Management Bids and Authorize the City Manager to Enter into Agreements in a Form Approved by the City Attorney's Office with Morgan Industries, Inc. for Type II Slurry Seals, in the Amount of $153,065.01; Kilgore Companies LLC for Sealcoat of Trails in the Amount of $29,651.40; Black Forest Paving for Rotomilling, Pavement Overlays, and Utility Adjustments in the Amount of $1,232,034.35; and Advanced Paving and Construction for Crack Sealing in the Amount of $66,690.00:

2. Request to Authorize the City Manager to Execute Contracts for Excavation and Water System Repair Services, in Forms Approved by the City Attorney, with Daley Excavators LLC, JWW Excavating Inc., Latham Excavation Services LLC, and Reaper Excavating & Landscaping LLC., in an Amount Not to Exceed $1,560,000; $240,000; $150,000; and $150,000 Respectively and Totaling $2,100,000:

3. Request to Approve Ordinance 2024-08, an Ordinance Amending Title 4a - Special Events, Chapter 1 Definitions and Chapter 2 Special Event Permitting of the Municipal Code of Park City, Utah:

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

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

VII. NEW BUSINESS

1. Consideration to Approve Resolution 07-2024, a Resolution Replacing the Existing Trails Master Plan with an Updated 2024 Version:
Heinrich Deters, Trails and Open Space Manager, stated the master plan was put together with input from stakeholders, the community, and the Planning Commission. They went through the sensitive lands overlay process during this study. Since the last master plan, the City's trails had evolved as well as the community's desires regarding trails.

Deters reviewed the goals of the plan, including enhancing the trail design and diversity, maintaining and managing trails effectively, enhancing the trail experience and accessibility, and effectively implementing and budgeting partnerships. He explained program strategies for trails and open space which included ranger programs and the Transit to Trails program. He also indicated administrative policies were created for trail use.

Deters stated the trail map was important for obtaining grants. The Planning Commission recommended dividing the map into sections by geographic areas. He noted the next iteration would include a winter map of trails. He also indicated commercial use on trails was for special events of 30 or more people that used a trail and charged participants a fee.

Council Member Dickey asked if the trails master plan map was part of the master plan, to which Deters stated the blank map was part of the plan that would be adopted tonight. Council Member Dickey indicated there was an amenities section of the plan and he asked what direction was being sought. Deters stated it was a visioning document. He thought these topics should be discussed in a work session and then they could go through the capital budget process. He noted an adopted document that dictated staff could explore specific amenities would make the City more eligible for a grant.

Council Member Rubell asked why they were adopting a blank document. Deters stated the current trails were on there but proposed trails were not displayed yet. Council Member Rubell asked if this should be adopted when it was completed instead of adopting it now and then adopting the updated version later. Deters stated this way would be more transparent and would show people how the City was planning trails. This plan would adopt new standards, recommendations for phasing and management, and easement parameters. This was more than just adopting new trails. Council Member Rubell requested a discussion on how close trails should be to property lines as well as easements. He indicated the community was asked what they wanted to spend their money on and they said no to some of these recreation things. Deters stated the requests would go through the Council for funding and could be denied. He worked with the stakeholder group and they felt these projects were a good guideline that should be included in the plan. Council Member Rubell clarified there were many items in the plan that were voted down in the GO Bond, such as the trails facilities and warming hut. He noted the City would not do the projects until they came back to the Council for a more in-depth discussion.

Council Member Ciraco indicated the process to fund and build new trails was more streamlined now than in the past. He wanted to think strategically about segregated trails and directional trails as the Trails Department moved forward in the next 10 years.

Mayor Pro Tem opened public input.

Sean Parker indicated Park City had a lot of space and he hoped some areas would be kept more primitive and others more populated. He hoped for more strategy as it pertained to trails.

Mayor Pro Tem closed public input.

Council Member Dickey felt the master plan was great. It laid out the goals and objectives. He thought the amenities should return to Council for discussion and stated it was all about timing where projects were concerned. He asked if the donation policy would be coming to Council. Deters stated the donation policy was approved administratively. Margaret Plane indicated they wanted a donation policy for everything across the board and so an ordinance governing donations would come to Council for approval. Council Member Dickey asked about the space limitations for the Trails Department. Deters stated they went from a staff of one to a staff of five. They also had machinery and vehicles that needed to be parked and stored. He needed more space and noted Trails wasn't the only department that was short on space.

Council Member Rubell clarified the policy would be useful for seeing the historic evolution of approaches. Some elements were historically left in a gray area. Now those policies were evolving. He wanted to see a plan that was outcomes focused. He looked forward to another discussion on this. Deters stated this was a framework and a visioning document. If the Council wanted to discuss something further, they could request that. Council Member Rubell indicated this could come back at some point but it didn't need to be soon.

Council Member Parigian felt this was a living document and he supported it. He supported having a work session on commercial use policy. Council Member Ciraco agreed to a future discussion on commercial uses as well. He asked about the donations policy. Plane stated the goal was to provide a uniform policy for how the City accepted donations. Sometimes the donations required an agreement. Council Member Ciraco suggested a QR code by the mutt mitt stations for trail users to donate $5 or $10. He wondered if there was a way to work that into the donation policy. He wanted to be careful regarding trail usage hours since some trails were by private neighborhoods. Deters stated the language was drafted as one hour before sunrise and one hour after sunset.

Council Member Dickey moved to approve Resolution 07-2024, a resolution replacing the existing Trails Master Plan with an updated 2024 version. Council Member Parigian seconded the motion.

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

2. Consideration to Approve a Fee Waiver Request from Mountainlands Community Housing Trust for Phase 1 of the Holiday Village/Park Avenue (HOPA)

Affordable Housing Project in an Amount Not to Exceed $800,000 for all Community Development Fees and Impact Fees:

JJ Trussell, Deputy Building Official, Browne Sebright, Housing Program Manager, and Amy Roland, Community Development Finance Alliance, were present for this item. Roland stated HOPA was an exciting project with many phases. This was the first phase and she felt the waiver request would be a good way to show the City's support of the project. Bob Richer, President of the Mountainlands Board of Trustees, noted the Planning Commission gave unanimous support of the project. The project was 100% affordable and the AMI would be 25%-50%. This project was centrally located and on Transit lines.

Council Member Parigian asked how many phases were planned for the project. Roland stated there were seven different parcels, but she didn't know how many phases would be needed. It depended on the tax credit program. Council Member Ciraco asked how many phases could be executed similar to the current model of 50 units. Roland stated 50 units was defined as a small rural project so it made sense to apply to the maximum. Next year they would figure out if they would apply for funding for 72 units or split it. At that time, they would come back to the Council for a bigger subsidy request. Council Member Ciraco was happy to see the project would have a fundraising component.

Council Member Rubell stated the total project would be 300 units. He asked what the forecasted public subsidy would be. Roland indicated this would be done over seven years. There would be inflation in construction costs and other moving factors, and she would like to count on a 100% fee waiver from the City. If they tried to do more than the cap for tax credits, they would ask the City for more. She felt the City would need to contribute $3 million to $6 million to close the gap. Richer stated this was the simplest way to have the City's support. If the tax credits were awarded, they would be back to discuss future phases. Roland indicated the first two phases were necessary to get the current tenants relocated. Then they would have land to build additional housing. If the tax credit allocation was not awarded, they would have to rethink the application process.

Council Member Rubell indicated the Planning Commission supported the project, but they did not know the City's funding obligation. In the future, he wanted to see what the City would get for the money contributed.

Mayor Pro Tem Toly opened the public hearing.

<u>Sean Parker</u> 84060 stated the City gave EngineHouse $1.7 million and they had a higher AMI range. He thought this was a great project. He asked the Council to consider the project globally and address the actual impacts, such as water, traffic, etc.

<u>Peter Tomai</u> 84098 stated he helped with the public private partnership with EngineHouse. Now he was a board member of Mountainlands. He was impressed with

the professionalism of this group. Roland's knowledge of the tax credits was extensive. He knew this request had to do with the community's support of the project.

Mayor Pro Tem Toly closed the public hearing.

Council Member Parigian clarified this request was money the City would not receive so it was significant. He asked what the rent would be in the project. Roland stated some units would be priced at 25% AMI, some at 39%, some at 45%, and some at 50%. Tenant income levels could be up to 60% AMI. The tenants would also have rent subsidies, and they would all pay 30% of their income in rent, whatever that amount worked out to. Council Member Rubell agreed this was a subsidy, but it was worth it. Council Member Dickey indicated this was a great project, especially because it was deeply affordable.

Council Member Dickey moved to approve a fee waiver request from Mountainlands Community Housing Trust for Phase 1 of the Holiday Village/Park Avenue Affordable Housing Project in an amount not to exceed $800,000 for all community development fees and impact fees. Council Member Ciraco seconded the motion.

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

3. Consideration to Approve Resolution 08-2024, A Resolution Setting Per Diem Rates for Park City Public Bodies:
Michelle Downard, Resident Advocate, stated there were 10 boards and commissions in the City. The City tried to recognize these members for their service by giving them some City benefits. The Planning Commission, Board of Adjustment, and Historic Preservation Board received a per diem for their time in and out of meetings. She indicated the state recently increased the maximum per diem. The proposal was to increase the per diem and add the Appeal Panel members to the boards that received this per diem. She noted the resolution had an incorrect per diem for the Appeal Panel and she requested that the Council amend a motion to approve so that the Appeal Panel Board members would receive $200, which was equal to the other Planning boards and commission.

Council Member Parigian asked if the boards would receive more if the meeting duration was longer than four hours. Margaret Plane indicated an amendment could be made to the motion to reflect longer meeting hours. The amendment would be to reflect the meeting duration in the Utah Administrative Rules and to increase the Appeal Panel maximum to $200. Council Member Ciraco pointed out several Planning Commission meetings often went for six hours. Council Member Dickey asked how many times the Appeal Panel had met, to which Downard indicated they had met twice and had another meeting next week. Council Member Dickey thought the Planning Commission and Appeal Panel both had heavy loads and they should get the same per diem.

Mayor Pro Tem Toly opened public input. No comments were given. Mayor Pro Tem Toly closed public input.

Council Member Ciraco moved to approve Resolution 08-2024, a resolution setting per diem rates for Park City public bodies with the amendment to raise the Appeal Panel maximum rate to $200 per meeting and to track the meeting duration in the Utah Administrative Rules. Council Member Parigian seconded the motion.

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

4. Consideration to Approve Ordinance No. 2024-09, an Ordinance Amending Land Management Code Chapters 15-2.4, 15-2.5, 15-2.6, 15-2.18, 15-2.19, 15-2.20, Sections 15-2.20-5, 15-15-1, and Enacting Section 15-4-24 to Allow Public Transit Amenities to be Constructed and Maintained in Setbacks:

Rebecca Ward, Planning Director, presented this item and indicated these amendments would address transit amenities, specifically for electric buses and charging stations. Currently, some transit facilities straddled private properties. The amendment would create a Transit Amenity Area and it would allow infrastructure and equipment in the area, requirements would be established for the construction and maintenance of the areas, Public Transit Amenities would be an allowed use subject to an administrative permit approval, and the amenities would be exempt from zoning district setback restrictions.

Council Member Rubell asked why the amenities needed to be 20 feet high. Ward stated the maximum height of 20 feet was based on the specifications of the overhead electric vehicle (EV) charging station infrastructure. The Planning Commission made a modification and removed the allowance of overhead electric charging infrastructure in the Frontage Protection Zone in the Entry Corridor Protection Overlay so the view corridors would continue to be protected without charging structure installations. Council Member Rubell asked if there was a way to make it more prescriptive by giving a maximum height excluding charging. Ward indicated the maximum height of 20 feet was for anything associated with the Transit facility. Council Member Rubell asked if that could be amended to which Ward affirmed.

Council Member Ciraco thought more work should be done on the amendments. Some places were appropriate for the infrastructure, but some places were not appropriate. Ward clarified the overhang in the City right-of-way was actually in the bus pull-out. The current code allowed 18 feet in height for accessory buildings so this was a minimal change. Council Member Ciraco asked how many miles the buses went before needing a charge. Tim Sanderson, Transit Director, stated 150 miles. He stated the intention wasn't to put chargers everywhere, but only at the end-of-the-line places. The problem was that if more buses needed to be charged, additional locations were needed. He didn't think overhead chargers would be needed in 10 years, so this was a short-term solution. Council Member Ciraco wanted to keep this out of the public view.

Council Member Parigian asked where a charging station would go if these amendments were approved. Sanderson stated one would go on Shortline Road. Ward added that was the only stop proposed for the overhead charging; however, there were many improvements planned, such as bus stations, benches, or other facilities, that the code currently didn't allow because they were in setbacks. Council Member Parigian asked if the allowances in the code could be voted on separately. Margaret Plane indicated the ordinance couldn't be split up but amendments could be made to a motion.

Mayor Pro Tem Toly opened the public hearing. No comments were given. Mayor Pro Tem Toly closed the public hearing.

Council Member Ciraco asked how long charging time would be, to which Sanderson stated one to 10 minutes. Council Member Ciraco asked what would happen if this was approved by the Council. Ward stated administrative approval would be given.

Council Member Parigian moved to continue Ordinance No. 2024-09, an ordinance amending Land Management Code Chapters 15-2.4, 15-2.5, 15-2.6, 15-2.18, 15-2.19, 15-2.20, Sections 15-2.20-5, 15-15-1, and enacting Section 15-4-24 to allow public transit amenities to be constructed and maintained in setbacks to a date uncertain. Council Member Rubell seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Council Members Ciraco, Parigian, and Rubell
NAYS: Council Members Dickey and Toly

Council Member Parigian wanted to know what would happen administratively. Council Member Ciraco wanted to understand this better, and he wanted something that didn't turn off the community to Transit infrastructure. Ward stated she thought there was support for the charging structure on Shortline Road, and noted the Transit team had grant funds for that project and it was scheduled to be constructed in June. The Council could amend the ordinance for the General Commercial Zoning District, keeping in the restrictions that the Planning Commission put in to make the Frontage Protection Zone and Entry Corridor Protection Overlay more restrictive. That would limit the overhead EV charging stations to the General Commercial interior roads only. Sanderson noted they received a grant and it would expire at some point so the timeline was important.

Sara Rush-Mabry, Transit Business Intelligence, stated the grant had been extended and would lapse soon. Eighty percent of the equipment was already onsite, and the RFP was drafted, and it was ready to go to UDOT as well. She clarified that the overhead charging structure was 18.1 feet high. Council Member Parigian supported only approving that part of the ordinance. Ward stated they could amend the ordinance for the General Commercial Zoning District, keeping in the restrictions that the Planning Commission put in to make the Frontage Protection Zone and Entry Corridor Protection Overlay. That would mean the ordinance was amended as discussed today to allow for these facilities in the General Commercial Zoning District and to include the proposed amendments to the Frontage Protection Overlays as well as Section 15.15.1 which defined the Public Transit Amenity Area.

Council Member Dickey stated the Council was the legislative body and they appropriated funds. Someone couldn't come in and install Transit infrastructure. The risk was low. Transit conveyed what they needed. It was straightforward to pass this as written.

Council Member Ciraco moved to reconsider the previously adopted motion. Council Member Dickey seconded the motion to reconsider.

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

Council Member Dickey noted there was a unanimous Planning Commission recommendation.

Council Member Dickey moved to approve Ordinance No. 2024-09, an ordinance amending Land Management Code Chapters 15-2.4, 15-2.5, 15-2.6, 15-2.18, 15-2.19, 15-2.20, Sections 15-2.20-5, 15-15-1, and enacting Section 15-4-24 to allow public transit amenities to be constructed and maintained in setbacks. Council Member Toly seconded the motion.

Council Member Ciraco stated the Shortline Road stop was the one needed and there was a pending grant. He supported the LMC amendment with Shortline which would restrict it to that area for now. Council Member Dickey didn't want to amend the code project by project. He felt Council would have the power to control it. Sanderson stated they only wanted to install the overhead EV charger at Shortline and he couldn't think of anywhere else where they would need to install one. Council Member Parigian didn't like the administrative approval process for that. Council Member Dickey stated the Council was over Transit and appropriated funds. Sanderson affirmed the project would have to be approved by the Council. Ward noted this was only allowed in major corridors. Council Member Rubell supported it if Shortline was the only planned stop for charging.

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

Council Member Dickey moved to approve Ordinance No. 2024-09, an ordinance amending Land Management Code Chapters 15-2.4, 15-2.5, 15-2.6, 15-2.18, 15-2.19, 15-2.20, Sections 15-2.20-5, 15-15-1, and enacting Section 15-4-24 to allow public transit amenities to be constructed and maintained in setbacks with amendment 15.2.18

and 15.2.0 with amendments as discussed to Sections 15-2.18, 15-2.20, 15-2.20-5, 15-15-1, and enacting 15-4-24. Council Member Ciraco seconded the motion.

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

5. Consideration to Authorize the City Manager to Execute the First Amendment to the Design Professional Service Agreement, in a Form Approved by the City Attorney, with Valentine Crane Brunjes Onyon (VCBO) Architects for the Development of Construction Documents for the Replacement of the PC MARC Pools, Not to Exceed $426,500:
Ken Fisher, Recreation Manager, presented this item and reviewed the history of the pool project. The Planning Commission approved a 15-foot setback for this renovation. They did public outreach on the project. This amendment would develop the construction documents. Council Member Rubell asked if Fisher thought a pool season would not be lost, to which Fisher affirmed. Council Member Rubell asked if public art could be included in a functional pool feature, to which Fisher affirmed. Fisher noted if a feature was installed, he would want to verify it could be maintained. Council Member Parigian noted the art could be in the tile at the bottom of the pool or in the deck area as well.

Council Member Parigian asked what the additional funds would go for. Fisher stated the first $87,000 went to work that included the GO bond elements. This next phase was to bring on water design, landscape architects, and developing construction documents.

Council Member Dickey asked if the pool could be covered. Fisher stated if a building was constructed over the pool, a 25-foot setback would be required. Tate Shaw, Assistant Recreation Manager, stated indoor facilities would be a significant cost. They felt there would be extensive use and the lap pool could be used nearly year-round with sufficient staffing. Mayor Pro Tem Toly noted they could go to the Planning Commission and request a variance of the 25-foot setback and lots of other steps to get a covered pool. She asked if there were plans for changing the restrooms and changing rooms, to which Fisher stated no.

Mayor Pro Tem Toly opened public input. No comments were given. Mayor Pro Tem Toly closed public input.

Council Member Dickey moved to authorize the City Manager to execute the first amendment to the design professional service agreement, in a form approved by the City Attorney, with Valentine Crane Brunjes Onyon (VCBO) Architects for the development of construction documents for the replacement of the PC MARC Pools, not to exceed $426,500. Council Member Ciraco seconded the motion.

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

6. Consideration to Authorize the City Manager to Execute Contracts for the Following: Environmental Remediation Oversight with Terracon Consultants, LLC, in an Amount Not to Exceed $124,700; and with MC Contractors, Inc, in an Amount Not to Exceed $564,975, for Soil Excavation and Hauling Services in Forms Approved by the City Attorney:
Ryan Blair, Environmental Regulatory Program Manager, stated this contract would do the actual soil remediation. He reviewed the history of the soil remediation at the Gordo property and explained the scope of work.

Council Member Rubell asked if this would remove the dirt that had been there for years, to which Blair affirmed. Council Member Rubell stated it had been indicated in previous discussions that the City might not have to incur the costs to mediate the soil depending on what was done on the site. Blair stated they sampled the soil to get the acceptable risk determination. The assessment data showed the soil was not suitable for residential or commercial uses. Since there was not a set plan for the site, remediation would give the property the most flexibility in the future. Council Member Rubell asked what could be done on the site with no remediation. Blair stated the soil violated state rules for solid waste disposal. It might be okay for complete open space. There could be some kind of use, but he wouldn't recommend leaving it and stated the DEQ could come in and force the City to move the soil.

Council Member Dickey stated during the last discussion on this property, it was asked if a surface parking lot could be put on that soil, but it was indicated an employee would have to work there and it would be unacceptable. Council Member Parigian asked if the soil was in a pile or in a hole, to which Blair stated it was in a pile. Council Member Parigian asked about dust. Blair stated it would be addressed with water trucks and/or sprinklers to mitigate the soil while it was being excavated. Council Member Parigian asked if this had to be done now. Blair stated they had taken the steps necessary to mitigate this area and this was the next step. The soil violated the state's rules so the state could require the City to dispose of it. Matt Dias explained the City got a demand letter to remediate the soils. If we decided not to do it now, we'd have to have an explanation as to why.

Council Member Ciraco asked if there was another way to show the tipping fees on the agenda. Dias stated there was an appropriation in the budget and the actual cost was less, so there was transparency. Council Member Ciraco wanted to message this appropriately. His reservation was that there was no clear direction for the property at this time, but otherwise he felt comfortable with this contract. Dias added they could give a report when the project was completed for additional transparency.

Mayor Pro Tem Toly opened public input. No comments were given. Mayor Pro Tem Toly closed public input.

Council Member Dickey moved to authorize the City Manager to execute contracts for the following: environmental remediation oversight with Terracon Consultants, LLC, in an amount not to exceed $124,700; and with MC Contractors, Inc, in an Amount Not to Exceed $564,975, for soil excavation and hauling services in forms approved by the City Attorney. Council Member Ciraco seconded the motion.

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

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

PUBLIC ART ADVISORY BOARD

UPDATE 2024

From the Ridge, 2023

WHY WE ARE HERE?

City Council has authority over all public art. PAAB is advisory and provides recommendations.

1. Direction on the 2024 Public Art Strategic Plan

2. Feedback regarding Policy Updates & Percent for Arts

Park City Scape, 1984

ACCOMPLISHMENTS

- 3 New Board Members
- 1 Part-Time Seasonal Art Coordinator
- Outreach: Postcard, Video, Signage & Map
- 43 Utility Boxes: 16 Youth/Local
- Daly West Art Collaboration: August completion
- Maintenance: Mural Sealant

Matt Burney,
Daly West Headframe Project
2023/2024

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2024 STRATEGIC PLAN

<u>CIP Funding Projects (~$375K)</u>:

1. Utility Box Phase 3
2. Bus Stops (19)
3. Connections & Pathways
4. Library Study Rooms
5. Neighborhood Art Program
6. Shade Structure- Dirt Jump Park

<u>Percent for Art Projects (~$60K)</u>:

1. MARC Pool Renovation

Old Town, 2023

POLICY AMENDMENTS

- Minor Updates
- Percent for Arts Policy
  - Research & Meetings
  - Clarify which projects apply
  - Diverse funding important
- Update Electronic Voting Policy

<u>Community Project – Led by Arts Council</u>

- Park City Summit County Arts & Culture Master Plan

Zoom Moose Meeting,
EmPOWERment Project, 2023

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DISCUSSION

We seek direction regarding:

1. 2024 Public Art Strategic Plan
2. Policy Updates & Percent for Arts

If the City Council supports our strategic plan, we will release RFPs immediately and return at a future date to formally adopt any policy amendments.

Tunnel Vision, 2019

2024 TRAILS MASTER PLAN
CITY COUNCIL
MAY 16, 2024

Review and Discussion

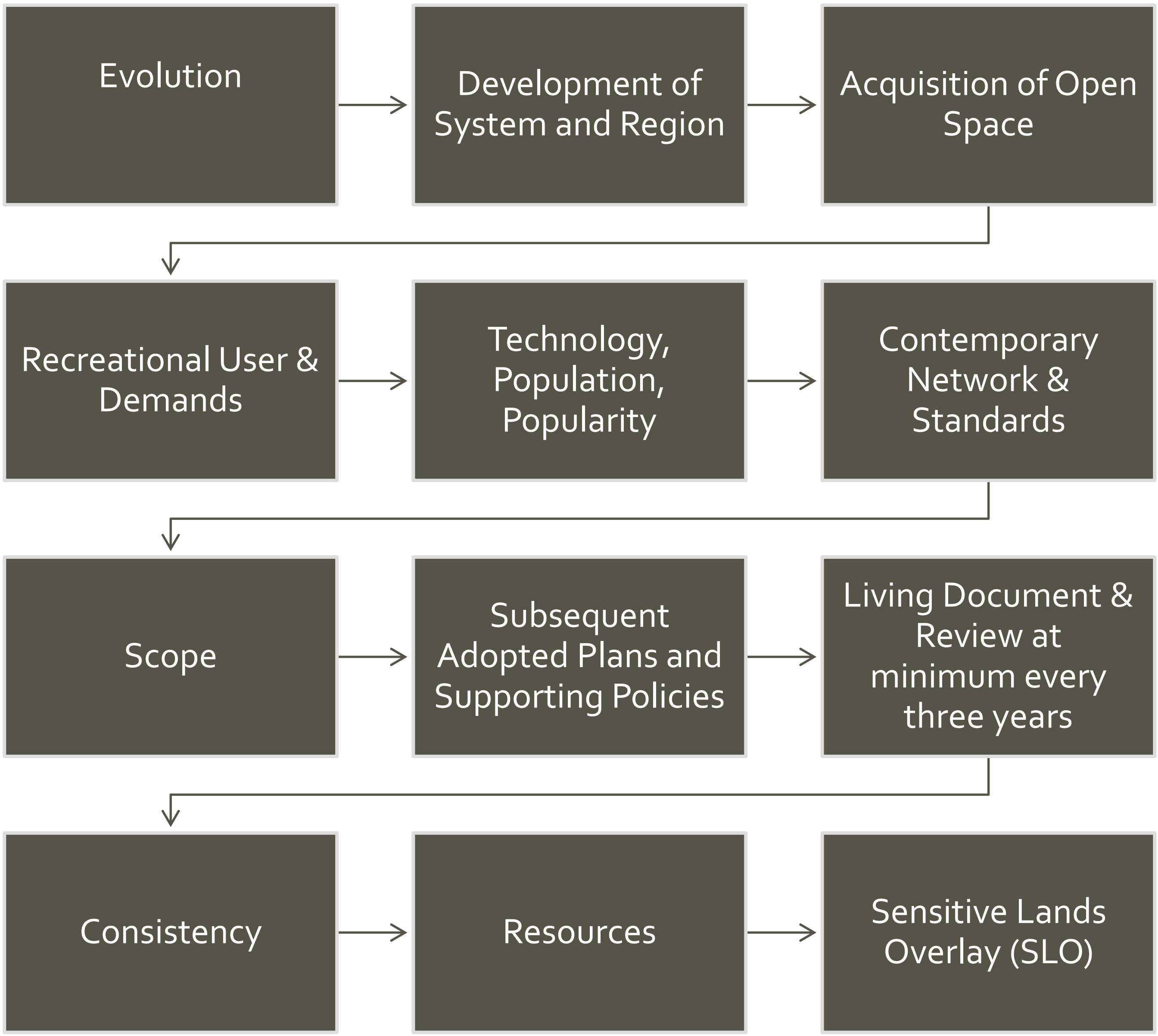
HISTORY AND STAKEHOLDERS GROUP

COMMUNITY AND COMMISSION INPUT

NO FORMAL TRAIL COMPLIANCE REQUEST

SLO PROCESS

Evolution of the Trails Master Plan



Facility Inventory

Trailhead Name	Class Level	Parking Spots	Bathrooms	Trail Information	Winter Maintenance	Winter Maintained Trail Access	Mutt Mitt Station	On Transit Route	Maintenance Party
Quinn's Round Valley	1	39	✓	✓	✓	✓	✓		PCMC
North Round Valley	1	12 + Oversize Vehicles	✓	✓	✓	✓	✓	✓	BSRD
Old Ranch Road	2	9		✓	✓		✓		BSRD
Cove	2	8		✓	✓		✓		PCMC
Sunny Slopes	2	12		✓	✓	✓	✓		PCMC
The Farm	2	22	✓ (at Barn)	✓	✓	✓	✓	✓	PCMC
Meadows	2	18				✓		✓	PCMC
McLeod Creek	2	10		✓	✓	✓	✓	✓	PCMC
Rail Trail	2	19		✓	✓	✓		✓	PCMC
PC Hill	2	20		✓	✓		✓		PCMC
Daly	2	17		✓	✓		✓		PCMC
Ontario Mine	2	8		✓	✓		✓	✓	PCMC
Mid Mountain	2	25			✓				PCMC
Aeire	3	2			✓				PCMC
Empire Pass View Area	1	15	✓	✓			✓		PCMC
Bonanza Flat Trailhead	1	39+ Oversize vehicles	✓				✓		PCMC
Bloods Lake Trailhead	1	60	✓				✓		PCMC
Guardsman Pass View Area	1	6 - Short term/Drop off	✓						PCMC

Category	Quantity*
Property	
City-Owned Open Space (acres)	4898
Dedicated Development Open Space (acres)	5291
Conservation Easements	25
Infrastructure	
Trailheads/Kiosks	19
Vault Toilets	6
Trash Receptacles	62
Mutt Mitt Station	46
Signs	Many
Trails (Summer/Miles)	
Recreational Backcountry Trails: These trails form the backbone of Park City's trail network	172
Multi-Use Hard Surface (8' wide or greater)	15
Multi-Use Natural Surface (5' wide or greater)	9
Directional Uphill (bikes): Trails where downhill bicycles traffic is prohibited. Examples: Armstrong and Mother Urban	11
Directional Downhill (bikes): Primarily constructed for downhill biking. Examples include Seldom Seen and Change Reaction	25
Hiking Only: Trails exclusively for hiking. Examples include Quarry Mountain and Dawns Trails	23
E-bike Permitted: Specifically designed for e-bike usage, regardless of age or mobility exceptions	5
Trails (Winter/Miles)	
Groomed XC Skiing/Multi-Use**	44
Groomed Singletrack Fat Biking/Multi-Use	26

**Approximate*
***Includes White Pine Touring Fee Area*

Goal 1: Enhance Trail Design & Diversity

Design and Construction Standards

Environmental Awareness

Management Objectives

Adaptive Users

Goal 2: Maintain & Manage Trails Effectively

Rangers

Maintenance Review

Wayfinding

Goal 3: Enhance Trail Experience and Accessibility

Data Collection and Analysis

Social Media Platforms

Transit

Trailhead Mitigation

Goal 4: Effective Implementation, Budgeting & Partnerships

Staffing and Resources

Seasonality

Grants and Capital requests

Partnerships

Facility and Type Definitions

- Easements and Preferences
- Winter Trails

Programs

- Transit to Trails
- Rangers

Nationally Recognized Standards

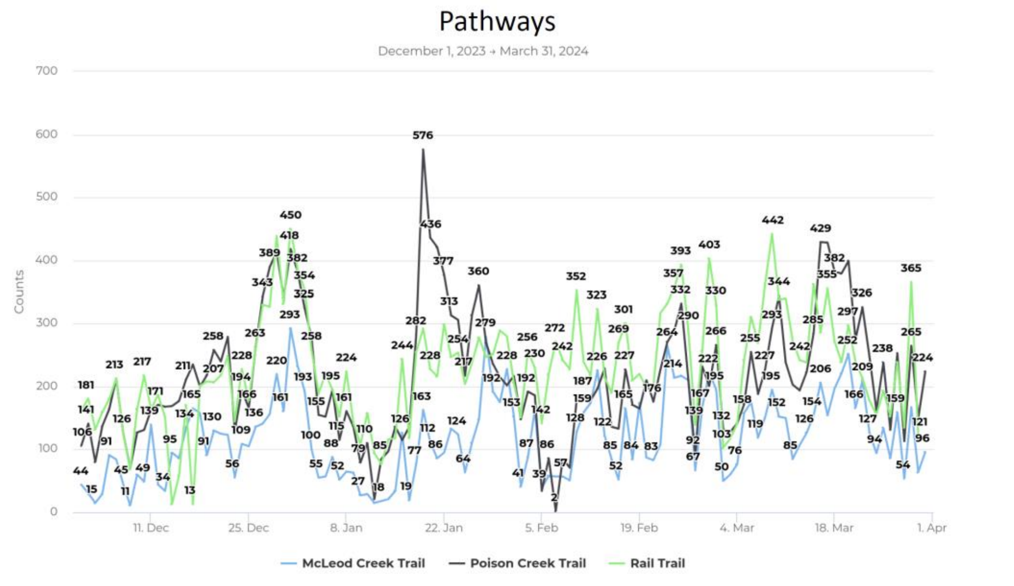
- Adaptive and Conforming
- Legally permissible
  - International Mountain Bike Association (IMBA)
  - National Association of City Transportation Officers (NACTO)
  - Forest Service Trail Accessibility Guidelines (FSTAG)

Technology and Data Collection

- PCMC and Community Website
- Trailhead Cameras
- Social Media/Community Trail Apps

TRAILFORKS AllTrails

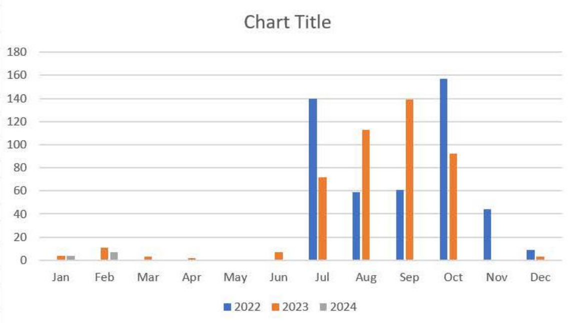
- Bluetooth Data Collection



Citation Number	Issue Date	License	Location	Warning?	Violation Code	Time of D	Notes
No Tickets							

Trip Planning

- **Maintenance & Management**
- **Trailhead Mitigation**
- **Grant Funding**



Location	
Bloods Lake	0
Bonanza Flat	0
Empire Pass	0
Twisted Branch/Mid Mtn	0
Guardsman Pass	0
Treasure Hill	0
Round Valley	0
Iron Mountain	0
Other	0
Warnings	0
Violations w/ Fines	0
Appeals	0

Time	
8:00	0
9:00	0
10:00	0
11:00	0
12:00	0
13:00	0
14:00	0
15:00	0
16:00	0
17:00	0

Comparison

	2022	2023	2024
Jan		4	4
Feb		11	7
Mar		3	0
Apr		2	
May		0	
Jun		7	
Jul	140	72	
Aug	59	113	
Sep	61	139	
Oct	157	92	
Nov	44	0	
Dec	9	3	

Adopted Policies

- Trail Special Event Policy
- E-Bike Policy
- Donation Policy
- Designated Off-Leash Areas

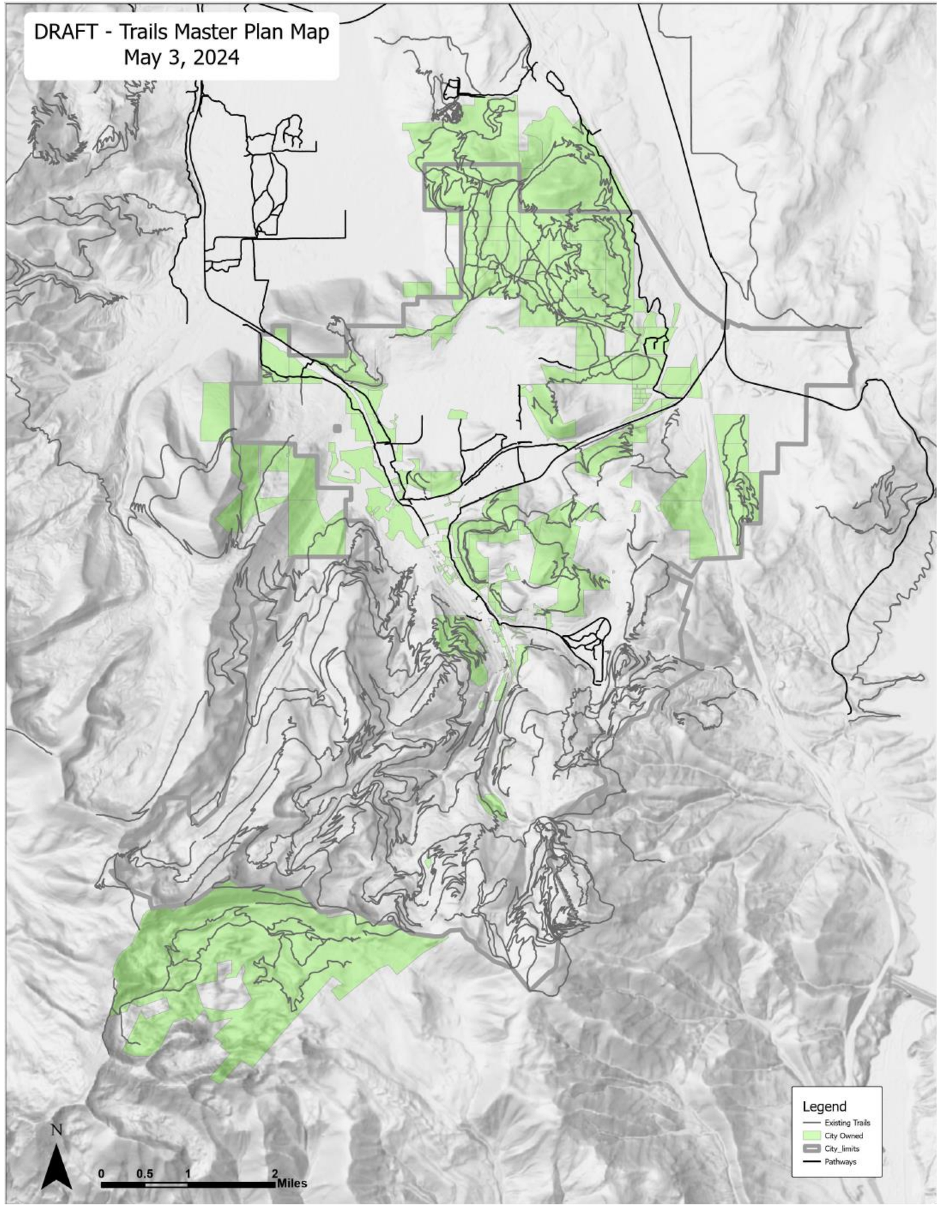
Future Considerations

- Commercial Use

Consistency of Messaging and Use

Administrative Policies for Trail & Open Space Ranger Guidance

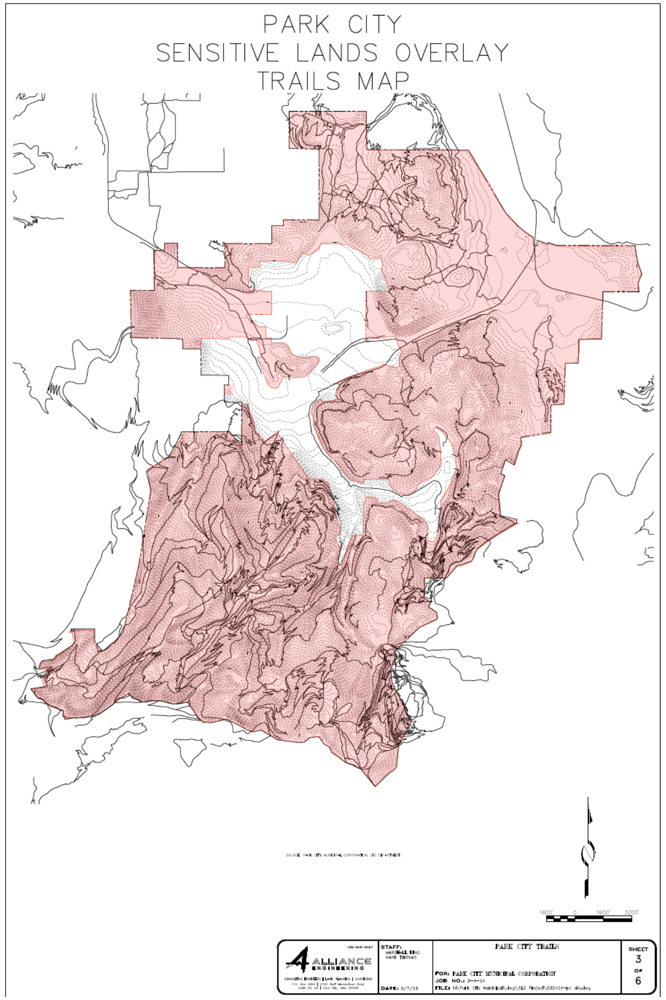
- Trailhead Hours
- No Camping
- Non-Motorized Use
- Area Closures
- Resource Protection
- Open Burning
- Wildlife



Trails Master Plan Map

- Wasatch County/Basin Recreation-
  - Conceptual trails for planning purposes & grants
    - Regional connections and gaps
  - Area Maps
    - Connections or new trails to enhance existing network
  - Winter Map

No formal request being made currently



TRAILS PLANNING AND SENSITIVE LANDS OVERVIEW

PERIODIC REVIEW (THREE-YEAR PERIOD)

-RIDGELINES
-STEEP SLOPE
-SIGNIFICANT VEGETATION
-STREAMS & WETLANDS
-WILDLIFE
-VISUAL IMPACTS

MITIGATION METHODS

-CONSTRUCTION
-REVEGETATION
-SEASONAL CLOSURES


PUBLIC TRANSIT AMENITIES
LAND MANAGEMENT CODE
PARK CITY
PARK CITY
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GENERAL PLAN GOALS

General Plan Goal 3

Encourage alternative modes of transportation on a regional and local scale to maintain our small-town character.

Objective 3B

Prioritize efficient public transportation.

Community Strategy 3.11

Improve access to, efficiency, and experience of public transit.

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LMC AMENDMENTS

1. Define "Public Transit Amenity Area."

2. Establish requirements for the construction and maintain of Public Transit Amenity Areas.

3. Add Public Transit Amenities as an Allowed Use subject to Administrative Permit approval in the Zoning District with major corridors (HRM, HRC, HCB, GC, LI, FPZ, EPCO).

4. Exempt Public Transit Amenities from Zoning District setback restrictions.

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PUBLIC TRANSIT AMENITY AREA

Structures, infrastructure, and equipment necessary to operate public transit and public multi-modal transportation, including but not limited to items of comfort, convenience, and safety that are available to the general riding public, including bus pull-outs, bus shelters, bus electric charging equipment, benches, signage, and bike racks.

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PUBLIC TRANSIT AMENITY AREA

Requires an Administrative Permit (staff-level) review of the following:

Pedestrian circulation.

Screening of trash and recycling.

Compliance with sign code and dark sky regulations.

Maximum height of 20 feet.

Compliance with site distance triangle requirements and Engineering review and approval.

Established limits of disturbance to protect significant vegetation.

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RECOMMENDATION

Open a public hearing and consider approving Ordinance No. 2024-09.

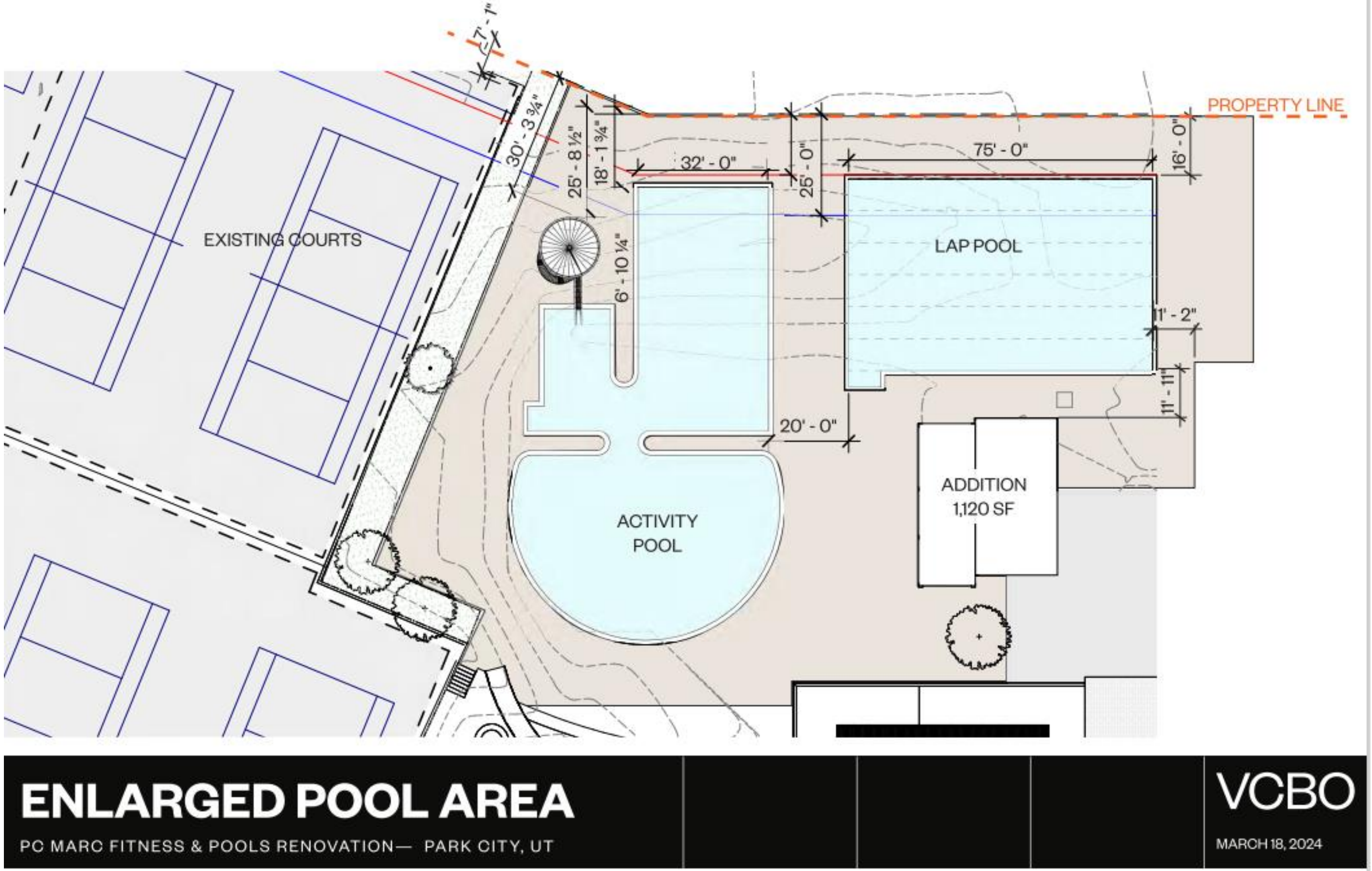

PC MARC AQUATICS

MISSION STATEMENT

Enriching the lives in our community through exceptional people, programs and facilities

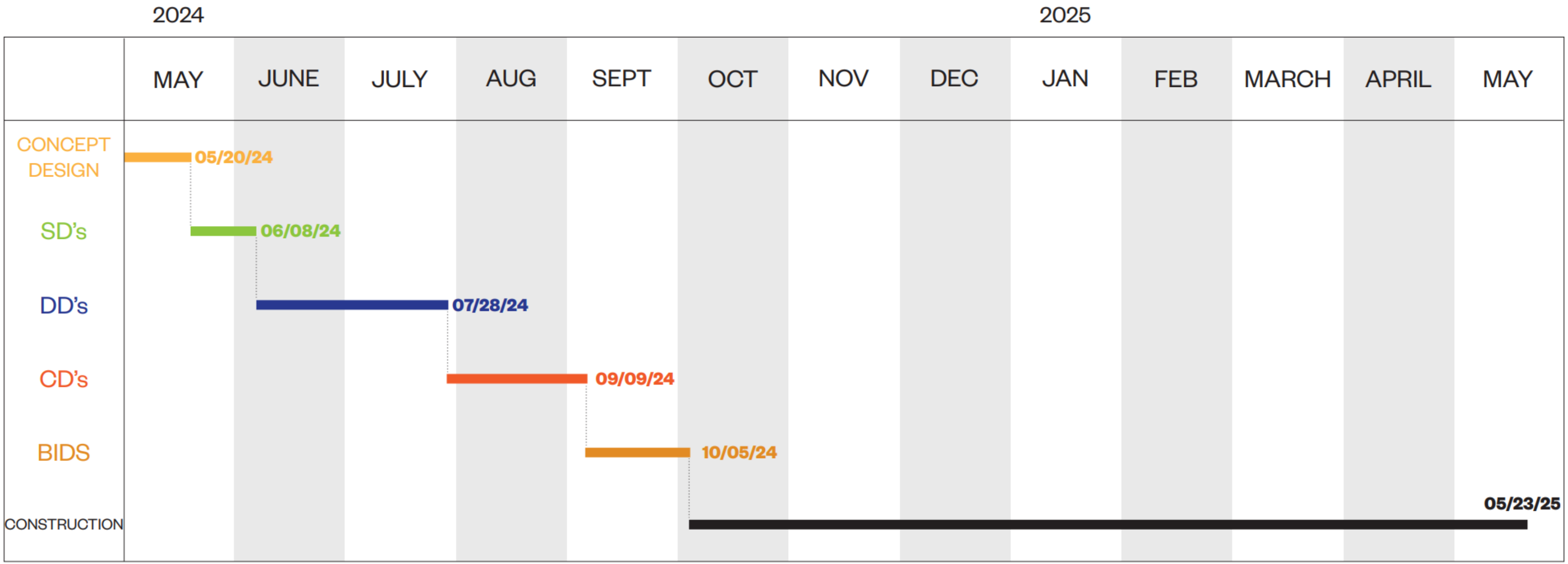

Systema
Park City Municipal
Athletic & Recreation...
TENNIS COURT

POOL MEASUREMENT



PCMC received approval from the Planning Commission on May 8 to meet the underlying RD zone of a 15 ft setback from the property line.

POOL REPLACEMENT TIMELINE

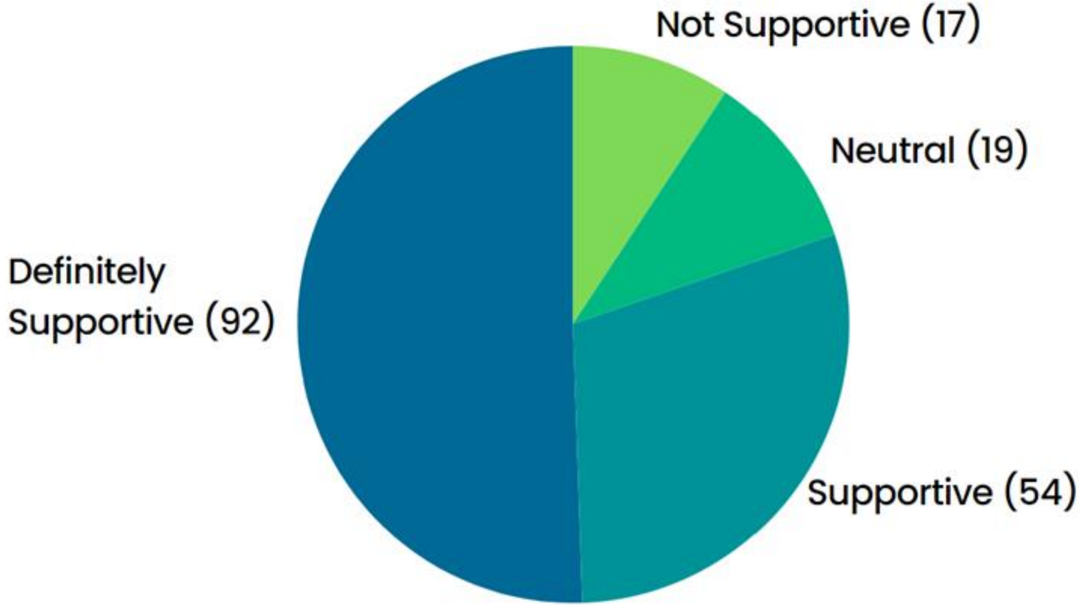


PUBLIC SUPPORT & OUTREACH

- Engage Park City page and survey
  - 749 total visits
  - 190 survey participants
- Open House at the PC MARC for patrons and Park Meadows neighbors
- Direct e-mail outreach to PC MARC patrons
- PCMC & PC MARC social and digital media
- Local media coverage
- Design boards on display in the PC MARC lobby
- Project on display at the Spring Projects Open House

SURVEY RESULTS

HOW SUPPORTIVE ARE YOU OF THE DESIGN CONCEPTS FOR THE PC MARC AQUATIC FACILITIES?



Engage Park City Survey Results as of 5.14.24

THE ASK

Consider authorizing the City Manager to execute the First Amendment to the Design Professional Service Agreement, in a form approved by the City Attorney, with Valentine Crane Brunjes Onyon (VCBO) Architects in an amount not to exceed $426,500 for a total contract fee not to exceed $513,500 for the development of construction documents to replace the PC MARC pools.

QUESTIONS & COMMENTS