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

July 11, 2024

The Council of Park City, Summit County, Utah, met in open meeting on July 11, 2024, at 2:45 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property, litigation, and advice of counsel at 2:45 p.m. Council Member Parigian seconded the motion.

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

CLOSED SESSION

Council Member Rubell joined remotely.

Council Member Dickey moved to adjourn from Closed Meeting at 4:10 p.m. Council Member Toly seconded the motion.

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

WORK SESSION

Discuss the Bonanza Park Small Area Plan:
Rebecca Ward, Planning Director, Bill Johnson, Planning Commission Liaison, and Luis Calvo, MKSK, were present for this item. Ward indicated they were ready for the small area plan to be adopted. The plan would open the door to the implementation phase, which would involve Planning Commission review, public hearings, and potential code amendments. She indicated the advisory committee spread the information on this plan to the community. She reviewed the goals of the plan, including a mixed-use neighborhood, locals oriented, user-friendly through connectivity, inclusive for workforce housing, green, and arts and culture. Ward asserted this area was challenged in moving people through it.

Ward discussed the Frontage Protection Zone (FPZ) and stated it was created to preserve scenic views, enhance the rural resort character of the entry corridors, provide a landscaped buffer between development and the highway, minimize curb cuts, and allow for future pedestrian and vehicular improvements. An FPZ was currently along Kearns, Park Avenue and Deer Valley Drive. Structures proposed on these streets were currently required to be 30-100 feet back from the street. The FPZ didn't exist on Kearns until the high school. She requested that the Council approve the plan so the implementation phase could begin. Commissioner Johnson reiterated that the FPZ was very important to this area. He stated that clarifying the maximum height within the FPZ would clear up the gray area in the code.

Calvo reviewed his letter to the Council with his recommendations for the plan. He discussed community benefits and noted the Council and Planning Commission would meet to discuss this topic. Council Member Rubell did not recall that the Council requested a joint meeting although it was discussed with mixed reactions. Council Member Dickey agreed that the Planning Commission had a good grasp on this, and they could handle that discussion. Mayor Worel stated the Council discussed having two liaisons meet with some of the Planning Commission to discuss it. Council Member Dickey didn't think that was necessary.

Council Member Parigian indicated the community benefits was the most critical part of the plan. He wanted to be part of the density bonus discussion and felt the entire Council should weigh in as part of a joint session. Council Member Toly agreed with Council Member Parigian and wanted the Council to weigh in on what the community benefits were. Council Member Rubell thought the Council should have the final say, but it was ineffective to meet jointly. Council Member Ciraco suggested having a small group of knowledgeable people meet and then Council would have the final approval. He thought there should be direction from the Planning Commission and then have a couple of Planning Commission liaisons in attendance as the Council deliberated. Mayor Worel felt it would be difficult to reach consensus with 12 people meeting on this. She favored having a Planning Commission recommendation and then the Council would review it. Johnson stated the Planning Commission could begin discussing it and he suggested that the Council rank community benefits so the Planning Commission could structure it.

Council Member Ciraco wanted the benefits to be what the final built environment would look like. He hoped the Planning Commission could develop a rubric for scoring. Council Members Rubell and Dickey agreed. Ward suggested sending the Council a survey to rank items and then she would take it to the Planning Commission. She would also include a staff communications report on the next Council meeting agenda to update the Council on the progress. Council Member Dickey noted the Council took a survey at the Council retreat in March. Ward stated the ranking would be the starting point and it would be brought to the Council to see if the Planning Commission was on the right track. Council Member Parigian expressed concern the Council would not have enough input in the process. Mayor Worel summarized the majority of the Council supported the ranking and Planning Commission process.

Calvo asked for Council direction on building height. It was currently at 35 feet with a density bonus of 45 feet. Council Members Dickey and Ciraco wanted to discuss additional height. Council Members Parigian, Toly, and Rubell thought the current height was sufficient. Calvo asked that the FPZ zone have a minimum setback of 30 feet and stated the public outreach phase showed support for this. Mayor Worel asked if the Planning Commission should change the minimum setback. Council Member Toly did not support changing it. Council Member Parigian thought it could be tweaked a little. Council Member Ciraco stated Bonanza should have a FPZ too, and he did not want the setback to change. Council Member Dickey didn't want to change the 30 feet, but he was interested in having a buy right for the space after the 30 feet. He would like to see what the Planning Commission was evaluating the CUP against. He also didn't know what would be gained by having step back buildings and would like a discussion on that at some point. Council Member Rubell asked if sculptures or benches could go on the 30 feet. Ward stated they could only go on trails currently, but they hoped to change the FPZ to include art and gathering spaces. Council Member Rubell agreed with those proposals. He also agreed with Council Member Dickey on the space after the 30-foot setback and stated he wouldn't mind a building if there was community benefit attached to that. Council Member Toly asked what Johnson envisioned if there weren't step backs. Johnson stated the Planning Commission thought the building should flow as it went up and step back was a way to get that. He was open to ways to look at the footage beyond the 30 feet.

Calvo related the timeline for the implementation of the plan, including hiring a consultant to help draft code by the end of the year. There would also be additional community engagement. Council Member Rubell disagreed with having more public outreach. He thought further outreach would confuse the process. He didn't want more delays. Council Member Dickey was interested in feedback from stakeholders as the code was developed. If the consultants thought it was necessary, he supported it, but if it wasn't needed, he was fine foregoing it. Council Member Ciraco thought it was time for the consultants to be bold. There would be some upset people, but outreach was performed and now was the time to move forward. Council Member Toly agreed with the others and noted public input could be given at the Planning Commission and Council meetings. Council Member Parigian agreed and noted the Council respected the community voices in this process.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ed Parigian Council Member Jeremy Rubell (via Zoom) Council Member Tana Toly	**Present**

Matt Dias, City Manager Cate Brabson, Deputy City Attorney Michelle Kellogg, City Recorder	
Council Member Ryan Dickey	**Excused**

II. PRESENTATIONS

1. Sales Tax for Emergency Services Presentation by Malena Stevens, Summit County Council Chair:
Malena Stevens and Canice Harte, County Council members, presented this item. Stevens stated they were looking at increasing the sales tax to cover the costs of the landfill, emergency services, etc. as part of the county budget process. The sales tax question would be on the November ballot for the voters to decide. Harte indicated the County funded much of the emergency services expenses from the general fund. He reviewed the state changed the law to make EMS an essential service and the County's costs would increase. He stated the county had not raised property taxes since 2017, and noted property taxes would put all the burden on property owners. The state created a new sales tax for emergency services, and this was what would be on the ballot. Harte stated they were proposing .05%-.10% tax. He noted most of the EMS calls were for people visiting the county so part of the tax revenue would be from visitors. Stevens indicated they were meeting with all the councils in the county to explain the tax. Once the county took a vote to put the sales tax on the ballot, the county council could no longer advocate for it.

Council Member Parigian asked if the proceeds would go for pay raises. Harte stated the funds could only be used to offset the effects of tourism. Council Member Ciraco discussed property tax rates for second homeowners. Harte noted the tax could not be assessed to just second homeowners. The Summit County Finance Officer Matt Leavitt stated the property tax compared to the sales tax had been analyzed. Council Member Ciraco indicated they did good work showing the increased costs from tourism. He asked if search and rescue was mandated by the state to which Harte affirmed, and noted it was mandated but was unfunded.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Ciraco was proud to be a Parkite and an American as he participated in the Fourth of July activities. Council Member Toly announced there was a celebration of life for Tina Lewis coming up. Council Member Parigian indicated the RAB subcommittee worked on a pickleball schedule for the indoor season, and he thought people would be pleased.

Council Member Rubell asked for an update on e-mountain bikes regarding the Deer Valley connection. Matt Dias stated he would check with his team. Council Member

Rubell stated last September Council discussed the accessory MPD use item. There was concern that there was previous abuse of the code and things would be tightened up. He reviewed the Council discussion and the ordinance was rejected. He summarized the pending ordinance was expiring and that staff stated a new pending ordinance would be adopted. Last night this came back to the Planning Commission after 10 months, even though the Council wanted it to come back quickly. People on the taskforce had a stake in the outcome, and they recommended doing nothing, but since it came to the Planning Commission as a staff communication report, the Planning Commission could do nothing. He asked why this was okay and where the accountability lay. He also asked if there was Council support to move this forward by directing staff to create an ordinance that reflected the original recommendation of the Planning Commission with the input of the taskforce. He also wanted the Planning Commission to act in their official capacity and give the Council a recommendation.

Council Member Toly asked if this was the final report from the Planning Commission. Ward stated staff followed the Council's direction after the code amendments were denied and they issued the pending ordinance. The state did not allow continuous pending ordinances and she indicated there had to be modifications with each iteration. A taskforce was created at the Council's direction and they gave recommendations. A staff communication was given to the Planning Commission and it would be in the August 15th Council packet as well. There was a pending ordinance ready to go and they could publicly notice that as soon as tomorrow. Council Member Rubell asked that the pending ordinance be drafted and that the Planning Commission review it and give the Council a recommendation. The Council agreed with that direction.

Mayor Worel thought the Fourth of July parade was amazing and indicated the crowd was huge. She thanked the City departments for their support.

Rhoda Stauffer, Affordable Housing Specialist, introduced Sarah Wineman as the newest member of the Housing team.

Staff Communications Reports:

1. Park Silly Sunday Market Mid-Season Review:
Council Member Rubell thought the market was going great.

2. Olympic Travel:

3. May Budget Monitoring Report and April Sales Tax:

IV. 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.

John Kenworthy 84060 thanked the Council for making tough decisions. Not everyone would be happy with every decision, but the City had to keep moving forward. Bonanza Park had been discussed for seven years and this project had to move forward.

Erin Ferguson and Lorelei Combs, Save People Save Wildlife (SPSW), read from a Park Record article on wildlife safety and the City's official response. She wanted to know what decisions were made. She had an email from Mayor Worel from 2022 stating the City had other priorities. Ferguson stated wildlife crossings were a priority for UDOT. She related statistics of fatalities from wildlife and asserted this was a shared responsibility from state and local governments. Combs stated wildlife was an attraction of the City. Supporters demanded safe crossings for wildlife. She indicated the City would receive worldwide recognition when the Olympics came in 2034.

Todd Combs 84098 indicated he had seen dead wildlife on the side of the road. Then he became part of SPSW. He advocated for wildlife crossings and UDOT put up a bridge on I-80 and a fence, which reduced fatalities. He wanted SR224 to be a safe passage as well.

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 20 and 27, 2024:

Mayor Worel referred to the June 27th minutes, Page Four, Line 10, and indicated the speaker's name was Clay Steward.

Council Member Ciraco moved to approve the City Council meeting minutes from June 20 and 27, 2024 as amended. Council Member Toly seconded the motion.

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

VI. CONSENT AGENDA

1. Request to Approve Resolution 14-2024, a Resolution Prohibiting the Use of Ignition Sources, Open Flames, and Fireworks in Park City:

2. Request to Appoint Nicholas Daniels as the Alternate Seat for the Board of Appeals with No Term End Date:

3. Request to Approve Resolution 17-2024, a Resolution Appointing Councilmember Bill Council Member Ciraco as Park City's Voting Member within the Central Wasatch Commission:

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

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

VII. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2024-17, an Ordinance Adopting the Bonanza Park Small Area Plan as a Modification to the Park City General Plan: Rebecca Ward, Planning Director, stated this item was discussed in the work session and she asked that the Council adopt the small area plan. Mayor Worel clarified adopting the plan would open the door to begin the implementation process.

Council Member Rubell asked if the plan would be adopted with the clarifications discussed earlier this evening with the only open item being the density bonus. Ward stated it would be adopted as written with the direction on what to take into consideration as part of the implementation phase, with the understanding of the approach we would take specific to the community benefits component. Luis Calvo, MKSK, stated everything discussed today was already in the plan. The density bonus was the only topic open for consideration. Council Member Rubell felt the ordinance was verbose, and he asked if it was riskier to add more language to the ordinance. Ward stated the actual document was the guiding policy. Mark Harrington, Senior City Attorney, indicated the planners transitioned to make sure so the public who followed Council's direction could see it in the ordinance. The recitals were purely stylistic but were not the issue. Council Member Rubell asked if the consultants were usually listed in the ordinance, to which Harrington stated it was for future reference.

Council Member Parigian asked if the document presented was the plan being adopted. Ward stated the plan had two parts: the Small Area Plan as well as the Mobility Component to the plan. It would be adopted as a supplement to the General Plan. That would open the door and allow staff to implement the policies and create code amendments. Council Member Parigian wanted to make sure a fifth and sixth story building height were eliminated from the plan. Calvo stated it was eliminated and the height would max out at four stories. Council Member Parigian stated the plan read like a marketing piece and there was a lot of fluff. Mayor Worel clarified it would be used as a springboard for the Planning Commission to start with.

Mayor Worel opened the public hearing.

<u>Deb Rentfrow</u> 84060 stated the Planning Commission recommended changes to the master planned development (MPD). Planning took the recommendations to Council. After months of work, the Council rejected the Commission's recommendation. This was why the Planning Commission was asking for as much detail as possible for the

Bonanza Park Small Area Plan. She hoped to keep a balance between developers and the residents.

Mitch Bedke, Park City Artists Association President, stated the community came out and stated they wanted a gathering space with art. He hoped those wishes would be granted. He wanted a place he could be proud of.

Mayor Worel closed the public hearing.

Council Member Rubell indicated the plan included public art and asked if that conflicted with the direction given about preserving the FPZ. Ward stated part of the plan was to allow flexibility regarding arts and culture in the FPZ, but not development.

Council Member Rubell moved to approve Ordinance No. 2024-17, an ordinance adopting the Bonanza Park Small Area Plan as a modification to the Park City General Plan, with the modification of removing the reference to the consultant names in the ordinance. Council Member Parigian seconded the motion.

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

2. Consideration to Approve Ordinance 2024-15, an Ordinance Amending Title 2 of the Municipal Code of Park City, Utah to Include Chapter 7, Donations to City:
Mindy Finlinson, Finance Director, presented this item and indicated the intent was to centralize the donation policy across the City. The policy would establish a review process and staff would look at the long term costs of maintaining the donation. There were three current donation policies: public art, library, and open space/trails. She proposed to separate public art and library donations from this policy. The proposed policy would have three categories, cash, real property, and nonmonetary donations. These would need approval from the City Manager and/or Council depending on the monetary value, and/or depending on the value of the donation. This policy would require a standardized form and in some cases an agreement.

Council Member Toly indicated there were several requests for benches honoring a family member. She asked where that would fall in this policy. Finlinson stated those would be nonmonetary donations. The Trails Department could draft a policy on where bench donations could be placed. Tricia Lake, Assistant City Attorney, stated the ordinance would codify donations to the City and it would repeal the Trails policy with regard to donations. There were other departments that had donation requests, such as the Police and Recreation Departments. This ordinance would standardize all donations. Council Member Toly asked where the donations would go. Lake stated it would require a high level of coordination with that department. Matt Dias, City Manager, indicated the Trails and Open Space Department could work on a policy to determine a location for donations. Council Member Parigian suggested that the Recreation Advisory Board (RAB) look at it too.

Council Member Rubell asked if this came out of situations or did it just evolve. Finlinson stated the Police Department had donation offers but there was no policy in place to accept those, so they wanted a policy that would be Citywide.

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

Council Member Toly moved to approve Ordinance 2024-15, an ordinance amending Title 2 of the Municipal Code of Park City, Utah to include Chapter 7, Donations to City. Council Member Ciraco seconded the motion.

Council Member Rubell asked if the motion should be amended to address trails and recreation. Dias stated it didn't have to, but they would get a group together to come back in a work session to discuss locations. He hoped to get a policy in place at this time.

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

3. Consideration to Adopt Resolution 16-2024, a Resolution Establishing the Nonprofit Services Advisory Committee:

Michelle Downard, Resident Advocate, Hans Jasperson, Budget Analyst, and Luke Henry, Assistant City Attorney, were present for this item. Jasperson reviewed they were working on a new process for service contracts and one step was to establish an advisory committee. He reviewed the priorities that the Council set at the retreat held at the end of February, and stated some of those priorities could be met by nonprofit organizations.

Jasperson indicated the purpose of the advisory committee would be to evaluate applications and recommend funding. It would be made up of five to seven members, with three residing within the municipal boundaries. The remaining committee structure would align with the proposed ordinance consolidating boards and committee structure.

Mayor Worel asked if the provisions for establishing committees were from the state code. Henry stated the state had a default of appointment by mayor with advice and consent of council, but that could be changed. The other structure items could be changed as Council saw fit.

Council Member Toly asked how the members would be staggered since they would all be appointed at once. Jasperson stated they could start with a smaller number of people and then add more. Downard added that another option would be to assign different term lengths. Council Member Toly asked if a member would be removed if they had a conflict of interest, such as being employed with a nonprofit. Jasperson stated the members could recuse themselves when their nonprofit came up. They could also be asked to step down.

Council Member Parigian asked how the committee would be chosen. Jasperson replied there would be outreach and social media posts. The liaisons could help with the interview process. Council Member Parigian asked who would be considered for the committee who didn't live in the municipality. Jasperson stated some who lived in the school district boundaries could be selected. Council Member Parigian asked that the majority of the committee members live in the municipality. Council Member Ciraco agreed the majority of the committee members should live in the municipality. He noted the Council priorities were a good baseline, but nonprofits such as Recycle Utah provided core services and he wanted the service award application wording to be worked on.

Council Member Rubell indicated the wording in the staff report stated, "must also support equity". He was glad that would be worked on. He asked for the definition of "cause" as a reason for mayoral dismissal. Henry stated it was intentionally vague, but removal from the board would need to be justified. Council Member Rubell asked how improved economic status applied to emergency services. Jasperson stated "status" could be changed to "condition". He indicated many emergency services were managed by nonprofit organizations, but many City and county services filled that need. Council Member Rubell clarified employees of nonprofit organizations could not apply for this committee and asked if there would be enough applicants for this committee. Jasperson stated that was an attempt to standardize with the other boards within the City.

Mayor Worel opened public input.

Diego Zegarra 84060 indicated the conversation was good and he was grateful there was emphasis on equity. He didn't like the clause excluding employees of nonprofits since they had the most information on the subject.

Megan McKenna 84060 agreed with Zegarra and added that the majority of the nonprofit workforce did not live in 84060.

Mayor Worel closed public input.

Council Member Parigian requested having seven members on the committee. He expressed concern on the removal for cause and stated it shouldn't be the responsibility of just one person. He requested language that a member would be removed with advice and consent of the Council. Mayor Worel stated she would like "cause" to be spelled out since that was a huge responsibility. She noted advice and consent of Council would require it to be in a public meeting. She preferred that the removal be with the Mayor and two Council members. Council Member Parigian suggested the board chair and Council liaison meet to discuss the charges against the member and then discuss it in closed session. Then the person could resign privately or defend themselves in a public meeting.

Council Member Toly asked if language could be added to say "as interpreted by the handbook". Henry stated they would not be employees, but those definitions could be used. Council Member Toly suggested the Human Resources (HR) Director could determine if there was cause for dismissal. Council Member Ciraco indicated there was consistency of removal by advice and consent of Council since that was how they were appointed. He suggested giving the person the option to resign so it wouldn't escalate to a public meeting.

Council Member Rubell thought there was opportunity to make the process better and he suggested bringing this back to Council for another discussion. Henry indicated this was policy so Council could make a change to it. Mayor Worel asked Henry to define "cause". It was indicated votes could not be taken in a closed session but opinions could be given. The Council agreed for this to come back with a definition of "cause". Dias stated staff would also draft additional accountability instead of putting it on one individual.

Council Member Rubell felt strongly that the residency requirement should be a majority of City taxpayers. The other positions should be filled by those who work within the City limits. He stated they could consider broadening the requirements if the committee seats couldn't be filled. Council Member Toly stated the Public Art Board had members who lived outside the City limits so that should be standardized. Council Members Ciraco and Parigian supported Council Member Rubell's proposal. Mayor Worel stated this board could give a voice to people who didn't have one.

Council Member Rubell felt the purpose of a nonprofit did not always relate to issues of equity. They provided services that the government couldn't provide, but they didn't always relate to equity. He suggested wording that said we prefer to support equity in the community in all cases, but there could be cases where a nonprofit isn't related to an equity issue. He requested that nonprofits not get penalized if their services didn't relate to equity. Council Member Parigian thought it was a reasonable discussion to have. Council Member Rubell indicated the current policy had words like "must". He wanted to take a more holistic view of why we had nonprofits and the services they provided. Then shape the policy to support the entire nonprofit community. Jasperson suggested saying this was something that would be looked at additionally in the application, but it was not necessarily a requirement for funding. Another approach would be to have equity services as its own category. Council Member Rubell asked for it to be brought back as Jasperson felt was appropriate. Council Member Ciraco favored a separate category for equity. Council Member Rubell noted this was great work and it was getting close.

Council Member Ciraco moved to continue Resolution 16-2024, a resolution establishing the Nonprofit Services Advisory Committee to a date uncertain. Council Member Parigian seconded the motion.

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

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2024-16, an Ordinance Enacting Title 2, Chapter 7, and Moving and Amending Sections 2-4-13, 2-4-14, and 2-4-15 of the Municipal Code of Park City to Create a Consolidated Code Chapter Governing Park City's Boards, Committees, and Commissions:
Michelle Downard explained this ordinance would streamline the City's public bodies, excepting the land use public bodies. Currently, the City had eight public bodies, and this would establish some administrative rules. She had a conversation with all the board managers, and they were all functioning at a high level. The problem was that all the boards were established through different mechanisms. This code would standardize the process so they would function similarly to each other. Henry noted all the boards would be appointed by the Mayor with advice and consent of the Council. The board members would have term limits and the boards could establish additional policies as long as they didn't conflict with these policies.

Council Member Rubell asked if the boards could still interview applicants and then recommend the appointments. Henry stated that the process could remain the same, but it would be up to the Mayor. Downard indicated that currently the board policies varied on member appointments so this policy would standardize the process. Council Member Rubell asked if the Appeal Panel would be merged with the Board of Appeals. Downard stated it could come back to Council and would take a few steps since the Appeal Panel was a land use panel. Council Member Rubell asked if the Nonprofit Services Advisory Committee would also have the authority to issue RFPs. Henry stated that was removed during the process and it was inadvertently left in the ordinance. That language would be removed.

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

Council Member Ciraco supported preserving the flexibility of interviewing applicants depending on the board. Council Member Rubell felt this should be continued to change the removal section and clean up the RFP language. Council Member Parigian agreed. Mayor Worel noted the light deed restriction committee was made up of City staff and asked if the committee would dissolve once the program ended. Henry stated it would be appropriate to formally dissolve it.

Council Member Ciraco moved to continue Ordinance No. 2024-16, an ordinance enacting Title 2, Chapter 7, and moving and amending Sections 2-4-13, 2-4-14, and 2-4-15 of the Municipal Code of Park City to create a consolidated code chapter governing Park City's boards, committees, and commissions to a date uncertain. Council Member Toly seconded the motion.

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

2. Consideration to Approve Resolution 15-2024, a Resolution Adopting the Revised Employee Handbook, Effective August 1, 2024 for Park City Municipal Corporation:
Sarah Mangano, HR Director, and Tricia Lake, Assistant City Attorney, presented this item. Lake explained outside counsel was hired to ensure the proposed handbook complied with state law and was concise but thorough. Mangano noted the Emergency Management Section was removed from the handbook and would be made its own section on another part of the employee site.

Council Member Rubell referred to the cost savings bonus and asked how that would be substantiated. Mangano stated programs implemented to save the City money merited a bonus and it would be capped at $5,000. Council Member Rubell asked why exit interviews were ended as a policy. Mangano stated not all positions required an exit interview and gave an example of terminating an employee. For that reason, they didn't want it mandated by policy. Council Member Rubell asked why the bilingual stipend was so low. Mangano stated employees who performed those services had $20 per week added to their paychecks. She could come back with a recommendation for increasing that amount.

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

Matt Dias stated this took an incredible amount of time to accomplish and thanked the team that did this work. He was glad the policies had been modernized and now the employees knew how they would be treated. Council Member Ciraco asked if there was a minimum amount of cost savings for the employee to be recognized with a bonus. Mangano stated there was not a specific amount in the policy, but the employee needed to be nominated and it would go to the City Manager for approval. Dias stated it was used twice in the last seven years. Council Member Toly thanked Mangano for her expertise in Human Resources.

Council Member Parigian moved to approve Resolution 15-2024, a resolution adopting the revised Employee Handbook, effective August 1, 2024, for Park City Municipal Corporation. Council Member Ciraco seconded the motion.

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

Council Member Ciraco moved to close the meeting to discuss property, litigation, and advice of counsel at 8:30 p.m. Council Member Toly seconded the motion.

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

CLOSED SESSION

Council Member Parigian moved to adjourn from Closed Meeting at 8:45 p.m. Council Member Toly seconded the motion.

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

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

Bonanza Park

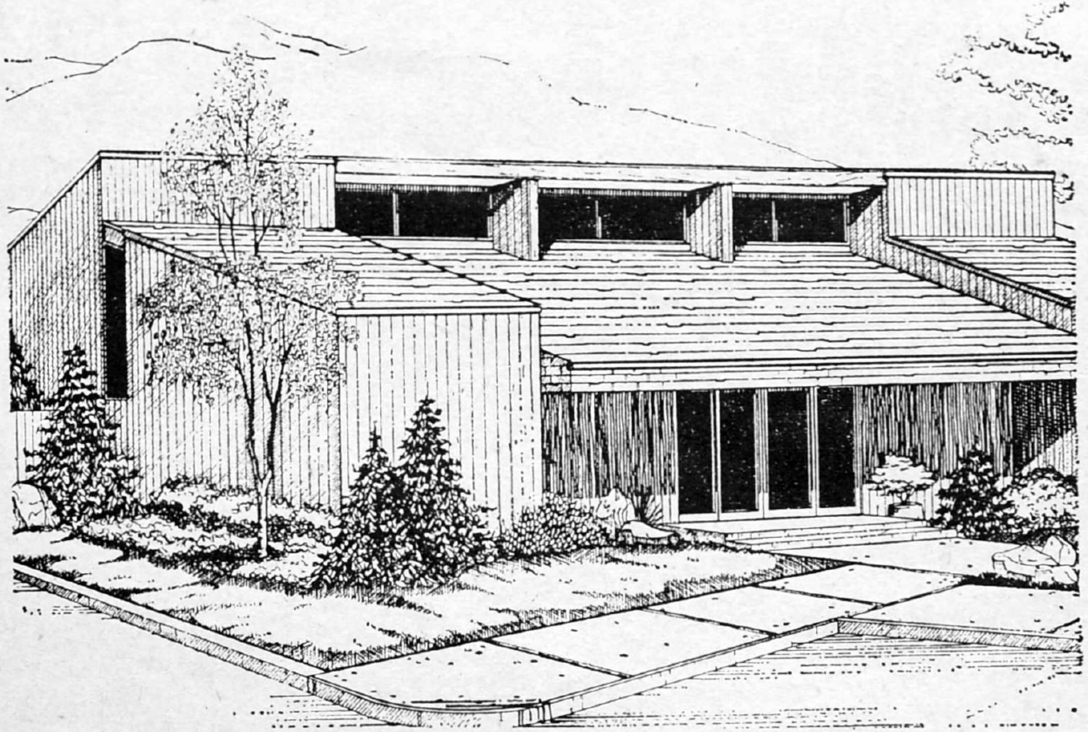
Small Area Plan

The new Mt. Air Cafe, scheduled to open this week.

Cafe Opening Soon

This how it will look. An artist's drawing shows the new Mount Air Market that is now under construction in the commercial subdivision east of the new First Security Bank building.

Mount Air Market



An artist's sketch of the new Anderson Lumber Company at Park City. The 7200 square foot building with natural cedar wood siding will conform to the architectural atmosphere within the community.

Construction Moving Ahead Rapidly on New Anderson Lumber Store Outlet in Park City

Small Area Plan Purpose

Bonanza Park
Small Area Plan

Craft a Small Area Plan for Bonanza Park to address the planning needs and policy goals of residents, business owners, and stakeholders.

Identify community priorities

Describe the vision for Bonanza Park

Craft a Land Use Element

Develop a stand-alone Connectivity and Mobility Element

Identify implementation recommendations

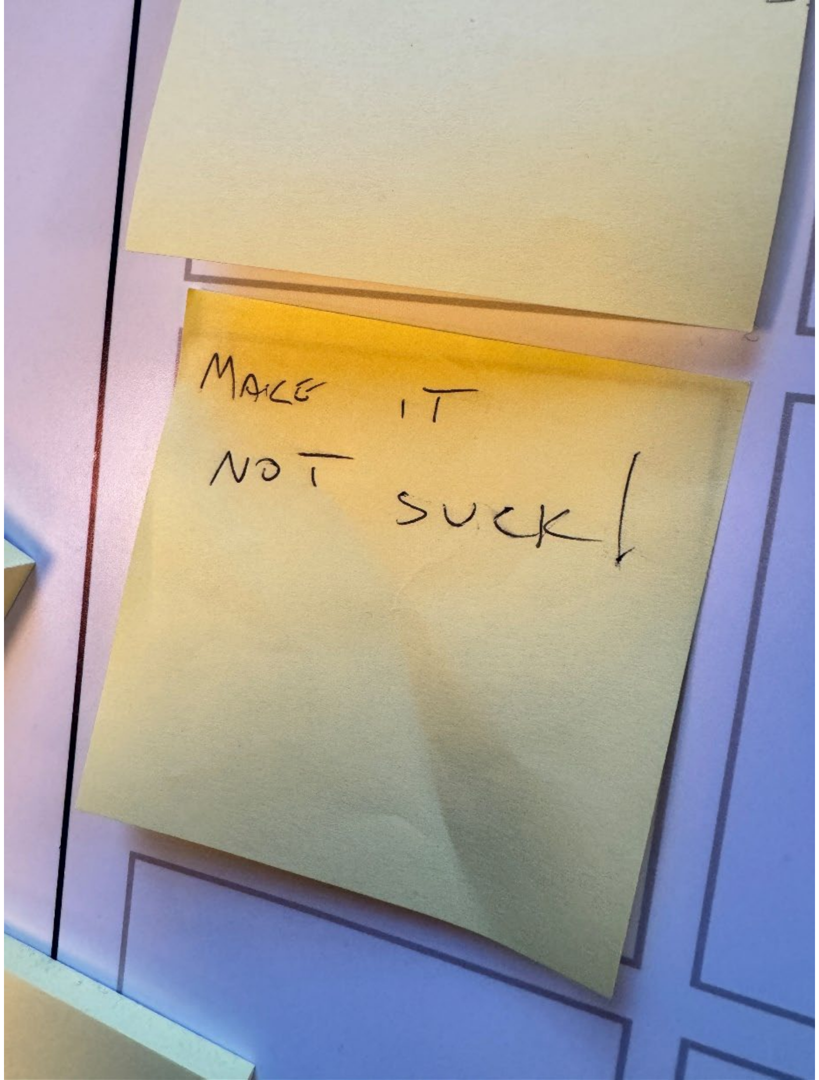
Advisory Group Members

- Seth Adams
- Veronica Monroy Alvaro
- John Burdick
- Craig Dennis
- Mark J Fischer
- Elyse Kats
- Casey Metzger
- Angela Moschetta
- Deborah Rentfrow
- Brian Richards
- Joel Shine
- Teri Whitney
- Charlie or Mary Wintzer


EXIT


Occupancy Load
Limit:
92
SALOMON


NO PARKING ANY TIME
Keep it Wild
KIMBALL


MAKE IT
NOT SUCK!

Project Goals: Bonanza Park is…

Mixed Use

Create a mixed use neighborhood with livability in mind.

Local

Support locally-owned business & entrepreneurship.

User-Friendly

Create a safe & intuitive network for pedestrians, cyclists, and transit users.

Inclusive

Expand the availability of affordable and workforce housing units.

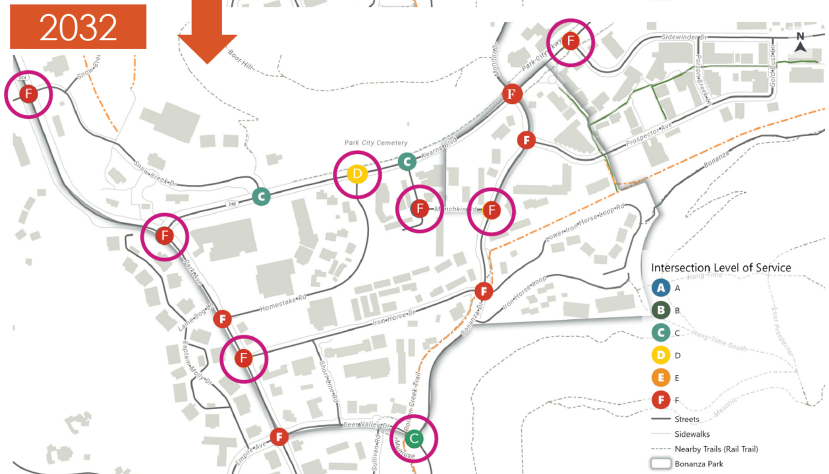
Green

Create a more welcoming and sustainable community.

Cultural

Weave arts and culture into the community fabric.

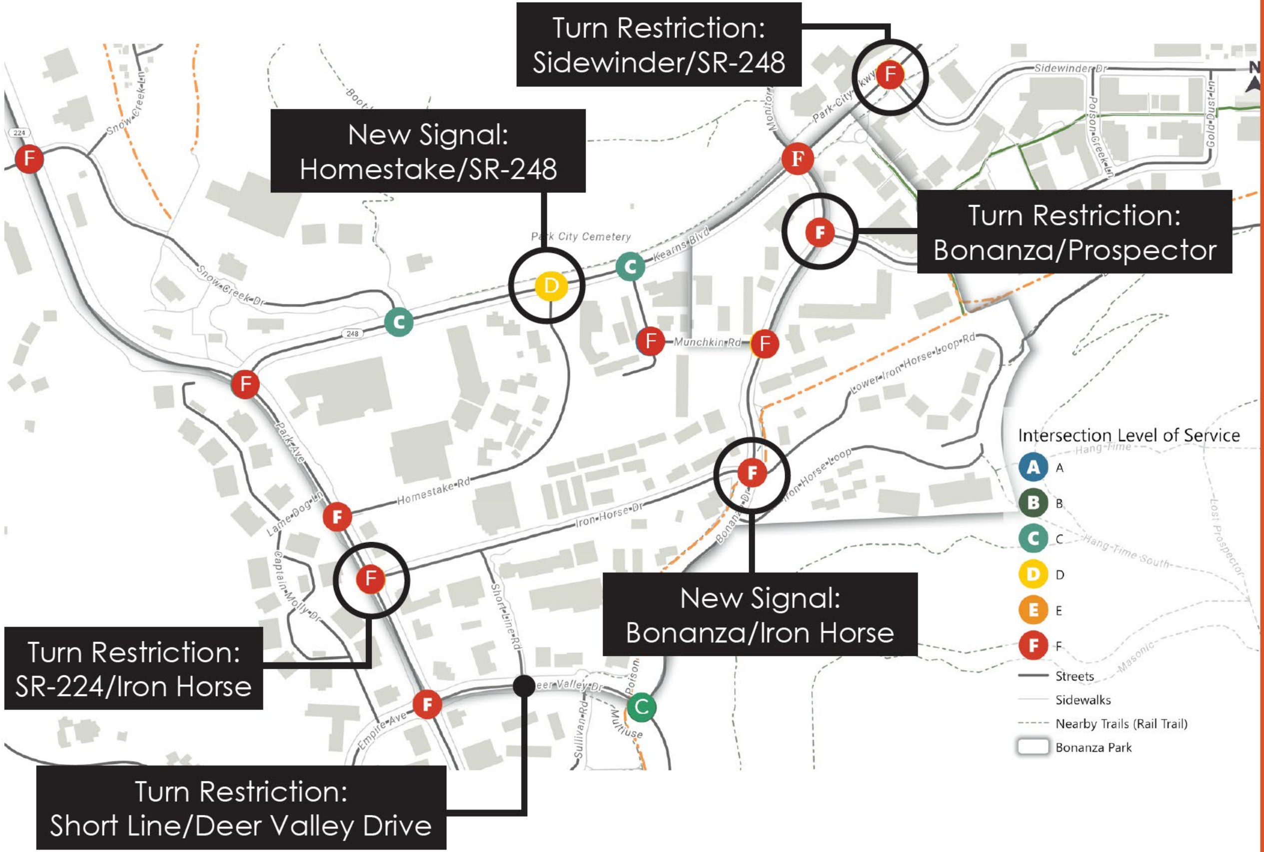
Traffic Model Results: Impact on Level of Service (LOS)



INTERSECTION	CONTROL	LOS (2023)	LOS (2032)
SR 224 & Snow Creek Dr	Signal	A	F
SR 224 & SR 248	Signal	C	F
SR 224 & Homestake Rd	WB Stop	F	F
SR 224 & Iron Horse Dr	WB Stop	E	F
SR 224 & Deer Valley Dr	Signal	F	F
SR 248 & Snow Creek Dr	SB/NB Stop	C	C
Homestake Rd & SR 248	NB Stop	C	D
Woodbine Way & SR 248	NB Stop (right in right out)	C	C
Bonanza Dr & SR 248	Signal	F	F
Sidewinder Dr & SR 248	NB Stop	E	F
Bonanza Dr & Prospector Av-enue	EB/WB Stop	F	F
Bonanza Dr & Munchkin Rd	EB/WB Stop	E	F
Bonanza Dr & Iron Horse Dr	EB/WB Stop	F	F
Deer Valley Dr & Bonanza Dr***	Signal	B	C
Woodbine Way & Munchkin Rd	WB/EB Stop	A	F

***During some days in the winter, queues from SR 248 & Bonanza and SR 224 & Park Avenue frequently spill back through this intersection, sometimes reaching as far back as Aerie Drive. This capacity analysis reflects conditions for Friday, February 17, 2023 , though operations on other days may appear to be worse than the conditions shown.

Traffic & Demand Mitigation Possibilities



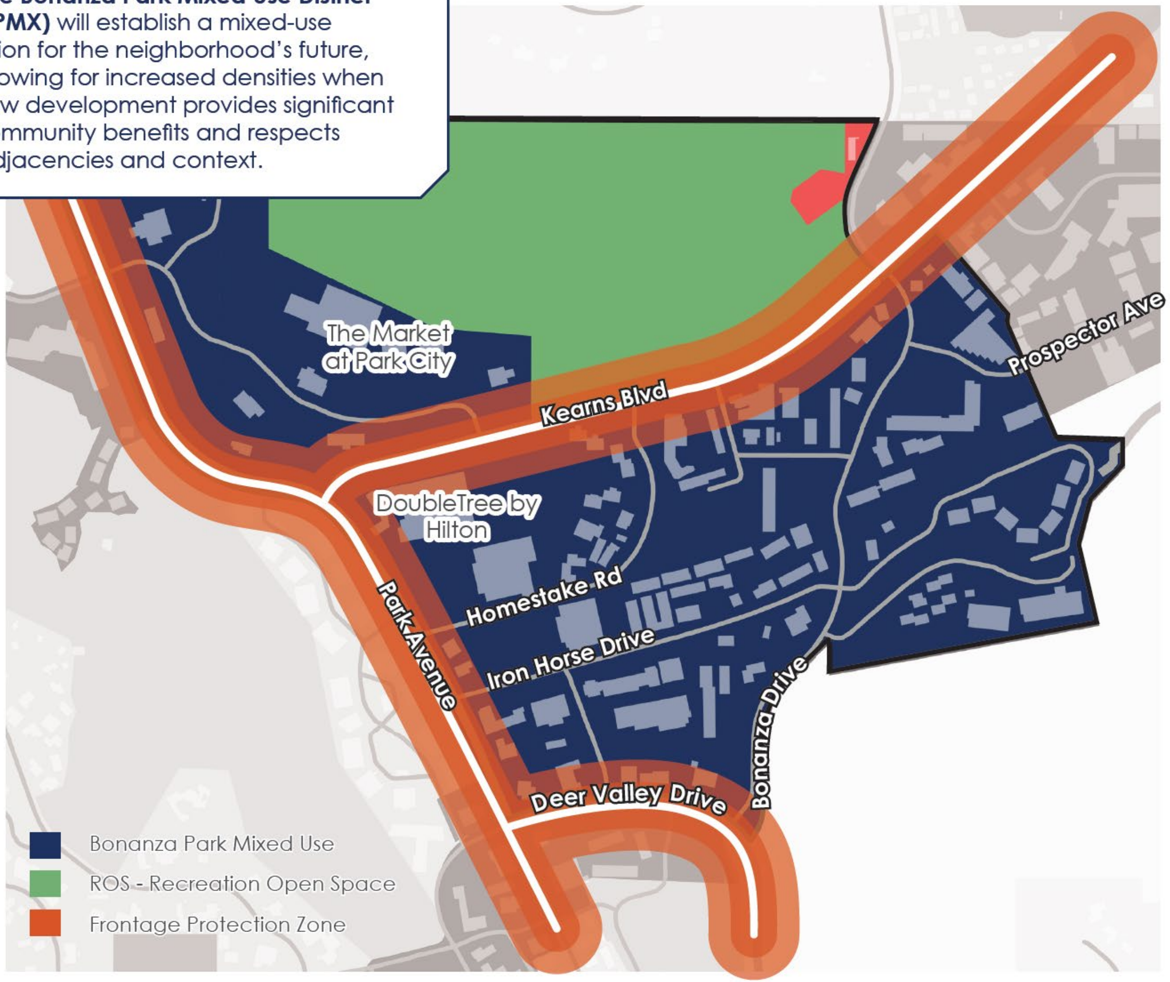
Demand Management Possibilities

- Car share/ride share facilities
- Prioritize transit movements and access
- Upgrade transit amenities at existing stops
- Protected bicycle facilities
- End-of-trip cycling amenities within development
- Walking/biking user information and education
- E-bike facilities and education
- Bicycle infrastructure at intersections
- Traffic calming and pedestrian safety measures
- ADA accessibility improvements
- TDM program coordinator
- Unbundle parking
- Regional satellite parking
- Strategic goods delivery management
- On-site amenities and services
- Plan for drone delivery and vertical mobility

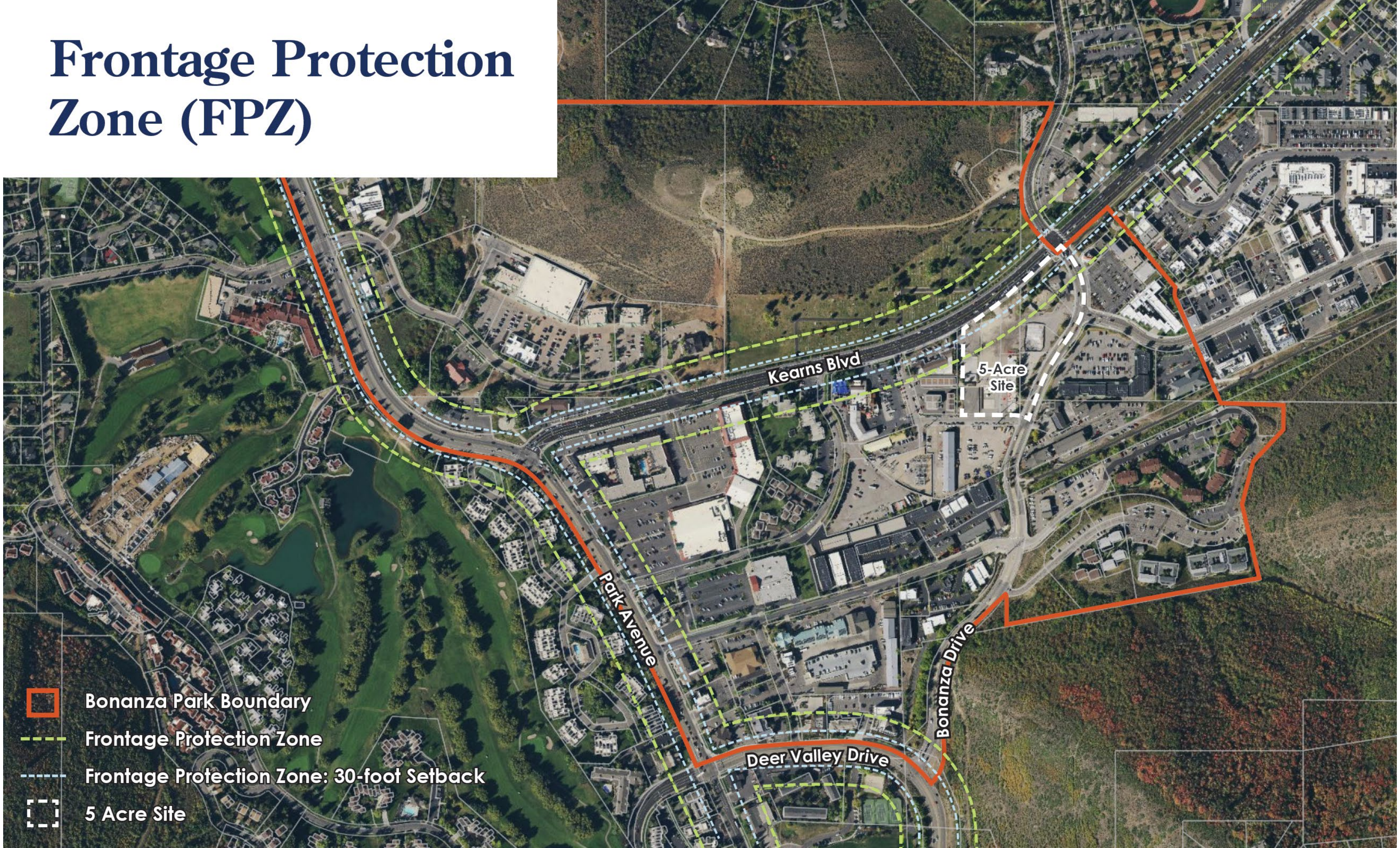
FRONTAGE PROTECTION ZONE

- Preserve Park City's scenic view corridors
- Preserve and enhance the rural resort character of our entry corridors
- Provide a significant landscaped buffer between development and highway uses
- Minimize curb cuts, driveways and access to highways
- Allow future pedestrian and vehicular improvements

The Bonanza Park Mixed Use District (BPMX) will establish a mixed-use vision for the neighborhood's future, allowing for increased densities when new development provides significant community benefits and respects adjacencies and context.



Frontage Protection Zone (FPZ)



FRONTAGE PROTECTION ZONE

- A Conditional Use Permit is required for structures proposed to be within 30-100 feet of Kearns, Park, and Deer Valley Drive.

- Master Planned Developments must meet a 25-foot perimeter setback.

- *This means only <u>five</u> additional feet are required.*

FRONTAGE PROTECTION ZONE

Why?

- These are our entry corridors.

- These are our transportation corridors. Right now, they are for cars. They are envisioned to be for people, bikes, and transit.


KEARNS BL
Kearns Blvd
Google


UT-224
ONLY
ONLY
35

RECOMMENDATION

Please open the door for implementation.

Consider adopting the plan as unanimously recommended by the Planning Commission.

This initiates the implementation process – for the plan to have an impact, we must change the Land Management Code.

To change the Land Management Code, the Planning Commission will go through a public process this fall with continued community and stakeholder engagement.

DONATION ORDINANCE

PARK CITY
1884

Purpose

The proposed ordinance serves to codify a Citywide donation policy while still maintaining the separate existing polices for Public Art and Library donations which are governed by their respective boards.

Categories

The ordinance proposes 3 distinct buckets that donations fall into. Each bucket has separate thresholds which would trigger either City Manager approval or City Council approval:

	City Manager Acceptance	City Council Approval
Cash & Cash Equivalents	Less Than $10,000	$10,000 And Above
Real Property	-	All
Nonmonetary Donations	Less Than $5,000	$5,000 And Above

PARK CITY
1884

Donation Agreement

The proposed policy would also require a standardized form when a written donation agreement is required. The Finance Department will use the form for internal controls and tracking purposes such as listing the donor, identifying which project the funds are for, which department is receiving the funds, and who will monitor expenditures of the donation. A written donation agreement is required under any of the following criteria:

a) Value of cash or cash equivalent donation is $10,000 or more.
b) Donation is for real property.
c) Value of nonmonetary donation (excluding real property) is $5,000 or more.

The City has the discretion to require a donation agreement before accepting a donation of less than any of the above amounts.

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Recommendation

Adopt Ordinance 2024-15 establishing uniformity in policy, process, and timelines regarding accepting donations.

PARK CITY
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Questions

PARK CITY
1884

BOARDS & COMMISSIONS

NONPROFIT SERVICES ADVISORY COMMITTEE

ROADMAP

Discuss

- Nonprofit Services and Council Priorities
- Creation of Nonprofit Services Advisory Committee
- Council Questions and Public Comment on Nonprofit Services and Committee
- Creation of Consolidated Code Chapter for Public Bodies
- Council Questions and Public Comment on Consolidated Code Chapter
- Council Comments

Council Options

- Approve resolution creating Nonprofit Services Advisory Committee

  OR

- Approve ordinance creating consolidated code chapter (including the creation of the Nonprofit Services Advisory Committee)

  AND/OR

- Deny or continue one or both items.

PARK CITY
1884

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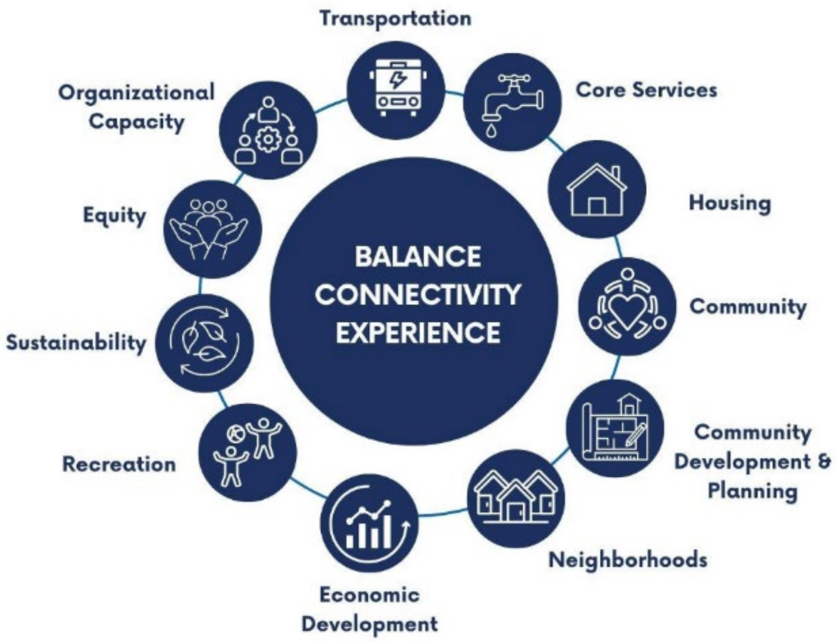
1884

ALIGNING SERVICES WITH PRIORITIES

COUNCIL PRIORITIES



NONPROFIT SERVICE CATEGORIES

- Core Services – Services that provide for the health, safety, and well-being of local residents;
- Community – Services that increase accessibility to resources, create safe, attractive gathering places, and expand and enhance events to maintain community pride;
- Housing – Services that increase the availability of affordable housing for City and core service workforce; and
- Recreation – Services that promote balance, connectivity, and experience through recreation.
- Equity – Woven into delivery of all nonprofit services

PARK CITY 1884

NONPROFIT SERVICES ADVISORY COMMITTEE STRUCTURE

- Purpose and Authority – Evaluates applications; provides recommendations on funding
- Organization – 5-7 members (At least 3 must reside in municipal boundaries; priority for experience with nonprofit services
- Appointment authority – Mayor appointments, with the advice and consent of Council
- Terms – 3-year terms; max 2 terms; encourage staggering
- Removal of members – Mayor may remove members for cause; allows the committee to remove members for multiple unexcused absences
- Conflict of Interest – Members may not be employed by or serve on the board of a nonprofit that is likely to apply for funding through the City.
- Policy & Procedures – Committee will establish policies & procedures, adhering to Council priorities and Budget Policies & Objectives

PARK CITY 1884

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PARK CITY 1884

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PARK CITY 1884

EXISTING

Public Bodies

Board of Appeals
Citizens Open Space Advisory Committee (COSAC)
Deed Restriction Advisory Committee
Library Board
Neighborhoods First – Streets Committee
Police Complaint Review Committee
Public Art Advisory Board
Recreation Advisory Board

Land-Use Public Bodies (not included)

Appeal Panel
Board of Adjustment
Historic Preservation Board
Planning Commission

ONE CONSOLIDATED CODE

Establishes the Nonprofit Services Advisory Committee

For the Nonprofit Services Advisory Committee and other non-land use public bodies:

•Appointments: Mayor appointment authority, with the advice and consent of Council

•Terms: staggered 3-years terms, beginning on July 1 and ending on June 30; two consecutive full terms

•Removal of members: The proposed uniform rule would allow the Mayor to remove members for cause and also allow the individual boards to remove members for multiple unexcused absences.

•Existing Policies, Bylaws, Rules, and Processes- Remain intact

PARK CITY 1884

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PARK CITY 1884

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PARK CITY 1884

Date: July 10, 2024

To: City Council, Park City

Subject: Support for Fire and Fireworks Restrictions

I am writing to you to express Park City Fire District's support for the proposed open fire and fireworks restrictions that will be discussed in the upcoming council meeting.

As the summer progresses, we are experiencing increasingly warmer temperatures, stronger winds, and lower humidity levels than anticipated. These conditions significantly heighten the danger and difficulty of combating wildfires.

I want to acknowledge and commend the efforts of our residents who have worked tirelessly to keep our community safe. Their dedication to fire prevention and safety has been exemplary, and their cooperation with existing fire regulations has greatly contributed to our overall safety.

To address these challenges and ensure the continued safety of our community, we support the following measures:

1. **Ban on any non-permitted ignition source:** Fireworks and other ignition sources pose a significant fire hazard, particularly under the current dry conditions. By banning the use of these items, we can reduce the risk of accidental fires caused by individuals who may not fully understand current fire risks.

Our firefighters are committed to protecting our community, but we need the support of robust policies to effectively manage evolving fire risks. We believe that the proposed restriction is a necessary and reasonable step to ensure the safety and well-being of all residents and visitors.

We urge the City Council to approve this measure and support our efforts to prevent fire-related disasters. Thank you for your consideration. Your leadership in this matter will make a significant difference in maintaining the safety and resilience of our community.

Sincerely,

Robert Zanetti

BOB ZANETTI
Fire Chief
Park City Fire District
(435) 940-2500
bzanetti@pcfd.org

EMERGENCY SERVICES SALES TAX

What is not taxed?

Groceries, unprepared foods, medical prescriptions, gas.

The Emergency Services Sales Tax is a proposed **1/2 percent increase to sales taxes in Summit County** (that's 50 cents on applicable purchases of $100).

The Emergency Services Sales Tax authorizes the use of revenue generated from sales taxes to...

1 SUPPORT EMERGENCY SERVICES:

Revenue generated from the Emergency Services Sales Tax could support these & other vital services in Summit County:

- **Emergency Medical Services**
- **Fire Protection**
- **Law Enforcement**
- **Search and Rescue**

2 REDUCE THE IMPACT OF TOURISM ON SUMMIT COUNTY LOCALS:

67 **~~52%~~ of sales tax revenue is generated by people outside of Summit County.** This means over half of the revenue generated from this tax would be paid for by visitors.

THE EMERGENCY SERVICES SALES TAX MUST BE APPROVED BY SUMMIT COUNTY VOTERS.

More info? summitcounty.info/esst or

SCAN ME!