



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

December 12, 2024

The Council of Park City, Summit County, Utah, met in open meeting on December 12, 2024, at 2:30 p.m. in the City Council Chambers.

Council Member Ciraco moved to close the meeting to discuss property and advice of counsel at 2:37 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 5:15 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. PRESENTATIONS

1. Consideration to Adopt Resolution 30-2024, a Resolution Welcoming the Return of Winter in Park City:

Girl Scout Troop 862 presented this item and expressed their thoughts on why they like winter.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input and the Council read the resolution aloud.

Council Member Dickey moved to adopt Resolution 30-2024, a resolution welcoming the return of winter in Park City. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell indicated he had read the Main Street Area Plan (MSAP) and the community engagement readout, and he saw there would be a couple options for the plan's implementation. Both options included hotels on North Marsac starting immediately, and he asked if that could start later in the plan and instead start with the pedestrian and traffic circulation part of the plan. He wondered what the implication to that change in the plan would be. Chris Eggleton, Economic Development Director, stated they could look at that section, but the plan was illustrative in nature and wasn't designed to be one recommendation. The expectation was to discuss implementation options of the entire plan. Council Member Rubell also asked about the Planning Commission appointments and noted the staff communication report for the December 19th meeting stated the Council agreed to the process. He wanted to make sure the report was accurate because he had an issue with not following the process. Mayor Worel stated the majority of the Council supported it because she called each Council member individually. Council Member Ciraco remembered being called and recalled the terms were pushed out because of the Snow Park issue. He suggested moving forward with receiving applications for the open Planning Commission seats.

Council Member Ciraco noted he attended the Central Wasatch Commission (CWC) meeting and it gave him perspective of things going on in the Wasatch Back and Wasatch Front. He also indicated that on January 10-11 there would be a CWC symposium and he invited all to attend. Council Member Toly expressed gratitude to the City team and to the Council. She grew a lot this year and noted the great work done in 2024. She indicated the rewards of work were not immediate, but she was confident that they would achieve great things in 2025. Mayor Worel announced the next Council meeting was Ugly Sweater Day for all attending.

Staff Communications Reports:

1. 2024 National Community Survey:

2. Main Street Water Replacement Update:

Council Member Rubell praised Griffin Lloyd for the outstanding job he did on this project.

3. Main Street Area Plan Outreach Recap:

4. PC MARC Court Allocation Update:

5. Building Department's Community Compliance and Construction Mitigation Programs Update:

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.

Carole Fontana eComment: "I am very opposed to the Main Street project for many reasons. Why does this committee want to turn our sweet town into another version of Vail or Breckenridge? Instead of fixing what is broken, this focuses on bringing more money to Main Street and squeezing housing into a sardine can. Stop this project now."

Rory Murphy eComment: "I am opposed to this LMC change for several reasons, but there are a couple I would like to bring to your attention. I haven't had time to review the changes made today so I'm not exactly sure how this affects the proposed ordinance. When this first came in front of the Council last year, there was strong opposition to the change in the ordinance language that was being proposed. The Council heard that and requested that the Staff assemble an ad hoc Task Force to study the change in language and pass along recommendations to the City regarding the proposed changes. The task force was formed and the people on this committee are long-time and very well-respected individuals in the Park City Community. After meeting many times and discussing the proposed changes in depth, they largely recommended that the language was appropriate and should not be changed. When I heard the Planning Commission meeting it appeared that the recommendations of the Task Force were not being followed. It is encouraging to hear that the Commission and the task force have been working on this recently and have amended their findings to a degree. The other thing that troubles me a great deal is that, according to my research and understanding of Park City land use, there seems to be really one target property that this ordinance affects and that is the Park City base area. In and of itself, that makes the current proposal unfair and inappropriate. That isn't how zoning is supposed to work. The proposal is punitive to one landowner and it is not equitable and it is not fair-minded. The Ordinance as it exists has worked very well for the reason it was intended to. The

resorts are our lifeblood and due to the very nature of resort operations, it requires extensive back of house and support elements that cannot be classified as commercial development and must have flexibility in order to meet changing needs. My belief is the result of the restrictions being proposed will be that every square foot of density will be allocated to residential, because that is where the money is. You will eliminate the very thing that makes these developments palatable to the public and attractive to our visitors. I could go into example after example of how this ordinance has worked and worked well for 40 years. I may not understand this aspect clearly, but condominiums are probably as active as hotel rooms in regards to rentals and why you would place additional burden on this type of development and limit their ability to provide amenities is difficult for me to understand. I urge the Council to reject this proposed version and to follow the recommendations of the Task Force.”

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from November 7, 18, and 21, 2024:

Council Member Rubell moved to approve the City Council meeting minutes from November 7, 18, and 21, 2024. Council Member Toly seconded the motion.

RESULT: APPROVED

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

VI. CONSENT AGENDA

1. Request to Approve a Three-Year Contract, in a Form Approved by the City Attorney's Office, with Sellers Management and Development (dba The Sellers Group), for Property Management Services of the City's Employee Housing, Not to Exceed \$267,000:

2. Request to Approve the Acquisition of Eight Artworks for Park City Library Study Rooms per the Public Art Advisory Board Policies, in a Form Approved by the City Attorney's Office:

Council Member Rubell and Mayor Worel liked seeing the collaboration between the Public Art Advisory Board and the library on this project.

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

RESULT: APPROVED

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

VII. OLD BUSINESS

1. Consideration to Approve Ordinance 2024-21, an Ordinance Amending Resort Support Commercial in Land Management Code Sections 15-2.18-2 Uses for the General Commercial and 15-2.19-2 Uses for the Light Industrial Zoning Districts, and Amending Accessory Uses in Master Planned Developments in Section 15-6-4(l) Development Agreements, Section 15-6-6 Required Findings and Conclusions of Law, Section 15-6-8 Unit Equivalents, and Section 15-15-1 Definitions:

Rebecca Ward, Planning Director, Henry Sigg, Planning Commission member, and taskforce members, presented this item. Brianna Callaway stated the taskforce members approved these proposed amendments, and she explained the revisions. Ward stated accessory uses would add to the density of a master planned development (MPD) project. She reviewed this amendment process had a series of public hearings at Planning Commission and Council meetings, and noted the Council requested a taskforce be appointed by the Mayor to review the amendments and make recommendations. The taskforce met four times.

Ward explained the current proposed changes would keep 5% support commercial uses and 5% meeting space, but would remove the previously recommended cap, refine residential accessory uses to those related to the circulation and operation of the building, refine resort accessory uses to exclude public facing uses, and allow resort support commercial uses through a conditional use permit (CUP) rather than requiring an amendment to the MPD. Ward noted the amendments would not prohibit accessory uses, but would shift the review of certain uses to make sure the impacts were captured.

Ward displayed current uses and proposed uses for residential accessory uses, and stated the amendments limited the uses to those related to the circulation and operation of the residential property. With resort accessory uses, the recommended uses were clarified since there were some uses that had broad definitions. Additions were made to both residential and resort uses for childcare facilities and bicycle storage.

The Resort Support Commercial Uses recommendation included removing the footnote requiring an MPD modification and allowing it through a CUP. Ward reviewed other code changes such as requiring clarification on project type in the application and updating definitions.

Sigg thought this process followed due process to tighten up the code. Ward indicated since the packet publication, they added other refinements for the Hotel/Hotel Condominium/Motel definition to read:

“A Building containing lodging rooms generally for the occupancy of guests for compensation on a nightly basis that often includes facilities such as restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities, group dining facilities, and/or services customarily associated with hotels, such as concierge services, shuttle services, room service, and daily maid service (collectively referred to

as a “Hotel”). Lockout Units, Bed and breakfast Inns, and Boarding Houses are not Hotels. Hotels are considered a lodging Use and ownership of units may be by a condominium or timeshare instrument. Hotel rooms may include a Lockout Unit”.

Council Member Rubell asked if this addition was made after the Planning Commission review, to which Ward affirmed and noted the Planning Commission liaisons were involved. She also noted the proposed changes of prohibiting conventional chain businesses in support commercial areas and requiring that support commercial and meeting space square footage be platted to ensure continued compliance with the MPD.

Council Member Rubell asked if the proposed hotel definition would satisfy that the project would not slip through the hotel commercial use just because condos were part of the project, to which Ward affirmed. Council Member Rubell asked if a condo project with a front desk would be considered a residential condo. Ward stated the definition aimed to distinguish the operation of the facility. The units that operated as a hotel would qualify and it could have residential units as well. The updated definition made that distinction. Council Member Rubell asked if a privately owned condo in a hotel building that was part of the rental pool would qualify as a hotel, to which Ward stated it wasn't tied to the ownership but to the operation. Sigg added companies operating as a flagship versus a collective of independent ownership units were distinctive in operation.

Council Member Toly asked for perspective on the word “generally” in the definition. Ward stated it would be a unit within a project that operated like a hotel. The word “generally” opened the definition up to ensure they were capturing the broader elements.

Council Member Ciraco asked if hotel operators were defined as part of a chain operator. Ward stated it would be the definition of the business coming into that space. Council Member Ciraco stated there was a prohibition of externally facing signs, but there was not a prohibition against chain stores within the project itself. He asked if there could be externally facing signs in that situation, to which Ward indicated if it was part of the project but not considered support commercial then they could have externally facing signs. Sigg clarified that leasehold facilities were the targeted purpose in that definition. Council Member Dickey asked if the prohibition on chain stores was removed from the code. Ward stated it didn't make it into the ordinance and so she recommended it be put into the ordinance as an amendment.

Council Member Parigian asked about lockout units. Ward stated no changes were proposed for those units. Council Member Parigian asked why the previous cap was rejected. Ward stated the 2023 recommendation was to allow the 5% meeting space with a 5,000 square foot cap. The Planning Commission was comfortable forwarding a recommendation removing the cap because there would be findings the Planning Commission would be required to make in order to approve a project and the

information would be carried into the development agreement. The support commercial and meeting space square footages would also be included in the plat. Tracking those approvals made the Planning Commission comfortable removing the cap. Council Member Parigian indicated there would be no more than 10% total to which Ward affirmed and stated it was comprehensive and not just about the support commercial and meeting space. She stated the Planning Commission recommended clarifying the residential accessory uses and the resort accessory uses which would help determine which projects would qualify for accessory uses.

Council Member Rubell asked if the current amendments felt right to the Planning Commission, to which Sigg stated there was a unanimous positive recommendation on these amendments. Council Member Dickey referred to the chain businesses and support commercial provisions and asked what the public purpose was behind that. Ward stated that could be in the project but not in the support commercial use. Council Member Dickey clarified it would not be part of the calculation for the support commercial. It would be built into the development model. He asked why they wanted to prohibit chains in support commercial. Ward stated in 2022-23, there was discussion to address the draws from offsite. Some examples like Starbucks, which was an accessory use to grocery stores, was also a draw to the site. Through the review process, those would still be allowed as part of the review. The support commercial would carve those uses out and focus those uses onsite. Council Member Dickey asked why the 5% meeting space could be shifted to support commercial but the 5% support commercial could not be shifted to meeting space. Ward stated the original recommendation was to remove meeting space altogether. The Planning Commission restored the meeting space as a support use, but was flexible in case the meeting space was not all needed. Council Member Dickey thought it should go both ways.

Council Member Dickey thought the hotel definition was good, but “often” was added in the revised definition, and he felt that made the definition less precise. He stated there were two related pieces in the MPD, the form of ownership and the long-term operations plan. He asked why it mattered what the form of ownership was if the residential building and the condo hotel could be condominiumized. Ward stated that dealt with the final actions and conditional approval of the property as well as the platting of the property. A condo plat that operated as a hotel would include those elements in the plat. The ownership and the long-term operation would be tied through the review. Sigg added there was a distinct difference of operations between residential units with HOAs and hotels. Council Member Dickey referred to the long-term operations plan and stated the MPD had to be conditioned for the form of operation. He asked how to measure that. Sigg stated there could be 50 units with one rental unit, but there was a front desk so it was a hotel. There could also be a flagship in there with an operating mandate. This was in the code to ensure hotels ran like hotels and independent condo units with an HOA could be classified as a hotel and then decide not to be a hotel. Council Member Dickey asked what the trigger would be to reassess the definition of a property. Sigg stated it would be in a building permit application or a business license application.

Council Member Dickey asked what would happen to the meeting space in that situation. Ward gave examples of projects that went through that change and stated they would come forward with the proposed change in use and that request would be reviewed.

Council Member Ciraco asked why Doug Clyde, a taskforce member, gave a note to Callaway about his disagreement with the support commercial. Callaway stated he disagreed with the recommendation for support commercial.

Mayor Worel opened the public hearing.

Deb Rentfrow 84060 stated she asked for clarification on hotel versus a residential project. She wasn't aware the definitions were formed outside the Planning Commission. She requested they go back to Planning Commission for review. She also asked that the words "often" and "generally" be removed from the definitions.

Laura England 84060 represented Kings Crown affordable housing and they struggled with parking for that development. Mayor Worel stated this did not regard this item and referred her to the Parking manager.

Tony Tyler 84098 owner of Pendry and Hyatt Hotels, was was unconvinced that these amendments would solve anything. He was fine with the 5% without the cap, but removing uses from the definition would have the same impact as the previous iteration. One specific change that was beneficial was including the square footage for affordable housing, but footage for parking calculations would create additional obligation for development for space that otherwise wouldn't necessarily be used in the same way. He suggested separating the two. Regarding the chain business piece, he didn't recommend including that. Many uses in hotels were contracted to third parties. He thought many local companies could meet the requirements of a chain business.

Mayor Worel closed the public hearing.

Council Member Rubell felt that some of the definitions could be more clear. The hotel definition was unclear in determining a hotel versus a residential development. He thought the definition could be adopted as-is and then go to the Planning Commission to clarify it. Margaret Plane, City Attorney, asked if he wanted to pass it with the additions on the slide, which Council Member Rubell affirmed and stated he supported adopting it with the revisions made tonight, and then asking Planning Commission if they had changes. Any amendments could be adopted later. Ward clarified when the recommendations were forwarded, it was with the understanding that the Planning Commission liaisons would show it to the Planning Commission.

Council Member Parigian thought support commercial and meeting space percentages weren't clear. Ward read the code amendment and Council Member Parigian supported

the language. Council Member Dickey supported the passage of the ordinance, but he wanted to amend it to allow the applicant to shift the 5% to either support commercial or meeting space. He asked to remove the chain prohibition for support commercial and remove the word “often” from the hotel/condo definition, and then send it back to the Planning Commission to review it. Regarding chains as support commercial, he was fine with it since there was no externally facing signs and noted it was often difficult to get support commercial in hotels.

Council Member Toly asked to remove the word “generally” as well as “often”. She understood about the chain concern. Plane stated the chain business prohibition part was not in the ordinance as written, so the Council could adopt the ordinance without the proposed addition. Council Member Rubell asked which version the Planning Commission recommended. It was indicated Line 413 would prohibit chain businesses. Council Member Rubell stated the Planning Commission gave a recommendation 1.5 years ago. Now there was another unanimous recommendation from the Planning Commission. He didn’t disagree with the points, but he would feel more comfortable asking them to explain their reasoning behind it.

Council Member Rubell moved to approve Ordinance 2024-21, an ordinance amending Resort Support Commercial in Land Management Code Sections 15-2.18-2 Uses for the General Commercial and 15-2.19-2 Uses for the Light Industrial Zoning Districts, and amending Accessory Uses in Master Planned Developments in Section 15-6-4(I) Development Agreements, Section 15-6-6 Required Findings and Conclusions of Law, Section 15-6-8 Unit Equivalents, and Section 15-15-1 Definitions, with the word deletions of “generally” and “often”, and then send the other questions back to the Planning Commission for their opinion, and then there could be additional code amendments if needed.

Council Member Dickey stated the ordinance should reflect the judgment of City Council. He thought in general, the Planning Commission supported the ordinance but there were some disagreements, and he sided with those disagreements. Council Member Ciraco agreed to seek clarifications on chain businesses. He felt hotels weren’t places people were familiar with, so it was valuable to have some signage. He supported it as long as it was not marketed to the public. He also supported the bi-directional shift of 5% regarding support commercial and meeting space.

Council Member Parigian thought the chain issue should be looked at, but he would support it. Mayor Worel stated there was support for adopting the ordinance tonight and then having the Planning Commission and staff consider the outstanding items of chain support commercial and shifting the 5% between support commercial and meeting space. Council Member Toly only supported the chain piece. She wanted the Planning Commission to come back with a recommendation on the interchangeability of meeting space and support commercial.

Council Member Dickey moved to approve Ordinance 2024-21, an ordinance amending Resort Support Commercial in Land Management Code Sections 15-2.18-2 Uses for the General Commercial and 15-2.19-2 Uses for the Light Industrial Zoning Districts, and amending Accessory Uses in Master Planned Developments in Section 15-6-4(I) Development Agreements, Section 15-6-6 Required Findings and Conclusions of Law, Section 15-6-8 Unit Equivalents, and Section 15-15-1 Definitions, as in the packet which didn't include chains, and adopt the revised definitions but remove the words "generally" and "often". Council Member Ciraco seconded the motion.

RESULT: APPROVED AS AMENDED

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

The Planning Commission was given direction to review the interchangeability of the 5% for support commercial and meeting space and the definitions of hotel and condo hotel.

2. Request to Authorize the City Manager to Execute an Amendment to the Construction Agreement with Harrison Western Construction Corporation, Inc., in a Form Approved by the City Attorney, Not to Exceed \$1,990,920.00 for a Total Contract Amount of \$6,940,920.00, for the Spiro Mine Tunnel Reconstruction Project Phase 2:

Griffin Lloyd, Public Utilities Engineer, presented this item and reviewed the history of the Spiro Mine Tunnel and its contribution to the City's water source. In 2013, they contracted with a tunnel engineer to assess the structure of the tunnels. There were three areas in the Spiro Tunnel that needed reconstruction. Phase Two had complications because of access and high water-flow issues. Phase Three reconstruction would include steel beams for 300 feet.

Council Member Parigian asked if the tunnel was completely walkable. Lloyd stated some parts could be walked but there was a small train the miners took to get to the back. Council Member Ciraco asked about the critical need of the water supply from this tunnel. McAfee stated the Spiro Tunnel supplied 30% of the City's water source and was the head waters of McLeod Creek, which supplied water to the golf course. It also was Vail's sole source of snowmaking. There were some safety concerns with collapsing so the work being done would keep the water flowing safely.

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

Council Member Toly moved to authorize the City Manager to execute an amendment to the construction agreement with Harrison Western Construction Corporation, Inc., in a form approved by the City Attorney, not to exceed \$1,990,920.00 for a total contract amount of \$6,940,920.00, for the Spiro Mine Tunnel Reconstruction Project Phase 2. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

Clint McAfee, Public Utilities Director, stated Isaac Kirshner suggested salvaging rails from part of the tunnel, and he distributed some rail pieces with the Council members' names on them.

VIII. NEW BUSINESS

1. Consideration to Adopt Resolution 29-2024, a Resolution Adopting Revised Procurement Rules for Park City Municipal Corporation:

Grant Herdrich, Procurement Manager, presented this item and indicated the proposed changes included that incidental charges would increase to a \$10,000 limit, the small purchase threshold for goods would increase to \$75,000 and it would increase professional services and IT contracts to \$100,000. Anything over these limits would be bid out per the policy. He indicated the purpose of increasing the limits would reduce the administrative burden of issuing RFPs. He also noted the lower bid items did not receive many responses.

Mayor Worel asked if this policy would be effective Citywide, to which Herdrich affirmed. Council Member Parigian asked when the last time the amounts were changed, to which it was indicated a very long time ago. Council Member Parigian asked if the RFP process would be the full process, to which Herdrich affirmed.

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

Council Member Rubell stated the amounts should be adjusted, but not to this extent. He stated the RFP process was there for a reason. It was a fair system to all bidders. He thought the current numbers were low. The procurement process was to implement control with public money and he felt the proposed policy would lead to less accountability. He requested a lower amount and suggested a \$50,000 limit for small purchases and a \$50,000 limit on professional services and IT.

Council Member Dickey was comfortable with the recommendation. Council Member Ciraco agreed with Council Member Rubell and was comfortable with \$50,000 and \$50,000. He stated they were in a process of reorganization in City Hall, so he wanted to be more measured with the increase for now and stated it could come back to the Council regularly to be reevaluated.

Council Member Parigian agreed with Council Member Rubell on the proposed increases. He asked what a design professional services meant. Herdrich defined it as designing, master planning and interior design contracts specific to architecture as well

as professional services. He gave an example of getting a design bid for the retaining wall and it was \$90,000. Design for the Main Street Area Plan (MSAP) was \$85,000 and these examples prompted the request to increase the amount. He knew the bidding process would be fair to all bidders, but noted staff often knew the best person to do the job.

Council Member Rubell was uncomfortable with staff saying they knew the best person because they didn't know all the vendors. Cate Brabson, Deputy City Attorney, gave examples to justify bringing the proposed increases to the Council and stated small contractors didn't have the administrative help to go online, create an account, and submit a bid. Contractors who completed phase one of a project and did a lot of work had institutional knowledge of the project and staff would want them to continue to future phases.

Council Member Ciraco stated it was nice to know contractors and trust them and it would work until it didn't, and then the City was taken advantage of. He wanted to know what the legal staff time was to see the cost savings of raising these limits. Herdrich stated he could not give attention to major procurements when there were small procurements in his queue ahead of the large ones. Council Member Toly indicated she was comfortable with \$50,000 on design and \$100,000 on professional services.

Council Member Rubell moved to adopt Resolution 29-2024, a resolution adopting revised Procurement Rules for Park City Municipal Corporation with the amendment to change small purchase thresholds for goods to \$50,000 and small purchase thresholds for professional services to \$50,000. Council Member Dickey seconded the motion.

Council Member Dickey stated Herdrich was hired to do procurement and he saw improvements that could be made in the City. Then the Council reduced his recommendations. Council Member Parigian indicated he wanted the best work for the money. Council Member Rubell asserted this smaller increase could be implemented and Herdrich could see how that impacted the process. Council Member Ciraco stated he could come back in a year after assessing these impacts. Council Member Toly suggested returning in six months.

RESULT: APPROVED

AYES: Council Members Ciraco, Parigian, and Rubell

NAYS: Council Members Dickey and Toly

2. Consideration to Approve Ordinance No. 2024-20, an Ordinance Amending Title 13, Water and Stormwater Code-4, Regulation and Enforcement of Stormwater Discharges Associated with Construction Activities:

Jason Christensen and Christine Williams, Public Utilities Department, presented this item. Williams reviewed in 2016, Park City was designated as a Municipal Separate Storm Sewer System (MS4) and the City had been required to maintain a MS4 permit

under state and federal laws. She indicated HB507 passed in the last legislative session with regard to MS4 amendments in the state code and these proposed amendments would comply with the state code. The biggest change was the addition of electronic submission of Storm Water Pollution Prevention Plan (SWPPP) inspections by the applicant. She also reviewed the notice of violation process was only related to SWPPP violations.

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

Council Member Dickey moved to approve Ordinance No. 2024-20, an ordinance amending Title 13, Water and Stormwater Code-4, Regulation and Enforcement of Stormwater Discharges Associated with Construction Activities. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

3. Update on Efforts to Secure Temporary Pickleball Facility:

Ken Fisher, Tate Shaw, and Cole Johnston, Recreation Department, presented this item. Fisher explained he and Council Member Parigian toured the Utah Film Studio and they were interested in leasing a bay for indoor pickleball. Each bay could hold six pickleball courts. The lease terms set by the studio was \$20,000 per month, which included utilities. He hoped to lease a bay this winter and next winter. The studio would not commit to leasing it at the same price for winter 2025-26. Fisher also reviewed that it would cost \$60,000 for the flooring. Portable restrooms were also needed at \$2,400 per month.

Fisher estimated revenue for play would be \$216/hr. He displayed a chart at 50%, 60% and 70% utilization revenue, which would cover the operational expenses. He didn't determine insurance costs. He noted a CUP would be required from the Planning Commission for the recreation facility. A parking analysis would also be needed. If all went well, the facility could be open by February 1st. Fisher stated usage might be low this year since players might have memberships for other indoor locations, but indicated there was a lot of demand for pickleball.

Council Member Toly asked what changes would be made at the MARC if the City leased the studio. Fisher indicated all pickleball court time would move from the MARC to the studio. An employee would be at the facility. Council Member Toly asked if this had been discussed at the Recreation Advisory Board (RAB) meeting or with the pickleball community. Fisher stated it came to the Council first. Mayor Worel asked if there was staff to cover the film studio site, to which Fisher said there would be a cost for staff.

Council Member Ciraco didn't think there was a lot of financial risk to doing this and that the City would get a 50% return on investment. Council Member Rubell wanted to make sure the flooring was satisfactory before purchasing, to which Fisher affirmed.

Council Member Dickey asked if the court could be sold for close to what was paid. Fisher thought the court floor could be sold for half price. He noted the floor could also be laid in the gym or another area in town. Council Member Dickey stated there was no security that pickleball players would even be interested, there was no lease for the next year, and the players might not be happy. He was not in favor of moving forward.

Council Member Rubell thought it was worth moving forward and suggested taking a couple of players to check out the flooring. Council Member Toly supported this and thought it would relieve some stress of lack of space. She wanted to get input from RAB and the pickleball community. Council Member Rubell noted this would benefit pickleball and tennis. Council Member Ciraco supported moving forward as long as the correct steps were taken. He thought the biggest benefit was that the City was doing something to address the need. Council Member Parigian supported it as well.

It was indicated the majority of the Council supported continuing the investigation and beginning the CUP process

IX. ADJOURNMENT

PARK CITY HOUSING AUTHORITY MEETING

ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian Board Member Jeremy Rubell Board Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

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

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

NEW BUSINESS

1. Consideration of a Request to Approve an Amendment to the Founder's Place Affordable Housing Mitigation Plan, a Ski-in-Ski-out Condo Development in Deer Crest of Four Buildings Totaling 78 Units:

Rhoda Stauffer, Affordable Housing Specialist, presented this item and stated they received a request from Founders Place to amend the housing mitigation plan. Bill Fiveash and Carder Lamb updated the Council on the project. Lamb reviewed the housing obligation and felt they could create three additional AUEs beyond the required 9.96 AUE requirement. He also noted the community benefit that would go to the City's Housing Fund. He explained .50% of each original sale would go to the City Housing Fund and .25% of each resale would go to the Housing Fund through 2040.

Lamb requested a modification of Condition of Approval (COA) Four to change the word "phase" to "building". He explained phase two had two buildings. The certificate of occupancy (COO) used to be given at each level of the building as it was completed, but now it had changed and was given building by building.

Board Member Parigian asked if the units were rentals, to which Lamb affirmed and stated they could be sold according to a deed restriction. Board Member Parigian asked if there was a distribution deadline for the community benefit, to which Lamb stated the revenue could be transferred within 30 days but it would be transferred at closing. The resale funding would be dispersed annually or semi-annually.

Board Member Toly clarified the second building would be done in a few weeks and then the East West assistant general manager could move in. Lamb noted with weather conditions and other factors, it could be February.

Chair Worel opened the public hearing.

Deb Rentfrow stated she had opposed any exceptions to the COA due to lack of enforcement which occurred at times. East West took her on a tour, and she decided to rescind her opposition. She commended East West for their dialogue.

Chair Worel closed the public hearing.

Board Member Ciraco stated he supported the request since they were only four to six weeks from the COO. Board Member Dickey indicated the request was due to a change in the City's process, so he supported it. Mayor Worel agreed with Board Member Dickey since this had extenuating circumstances.

Board Member Dickey moved to approve an amendment to the Founder's Place Affordable Housing Mitigation Plan, a ski-in-ski-out condo development in Deer Crest of four buildings totaling 78 units. Board Member Ciraco seconded the motion.

RESULT: APPROVED

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

ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly multi-story structures with dark roofs, are densely packed in the lower half of the frame. The surrounding mountain slopes are also covered in snow, with some rocky outcrops visible. The sky is a pale, overcast blue.

WELCOME WINTER

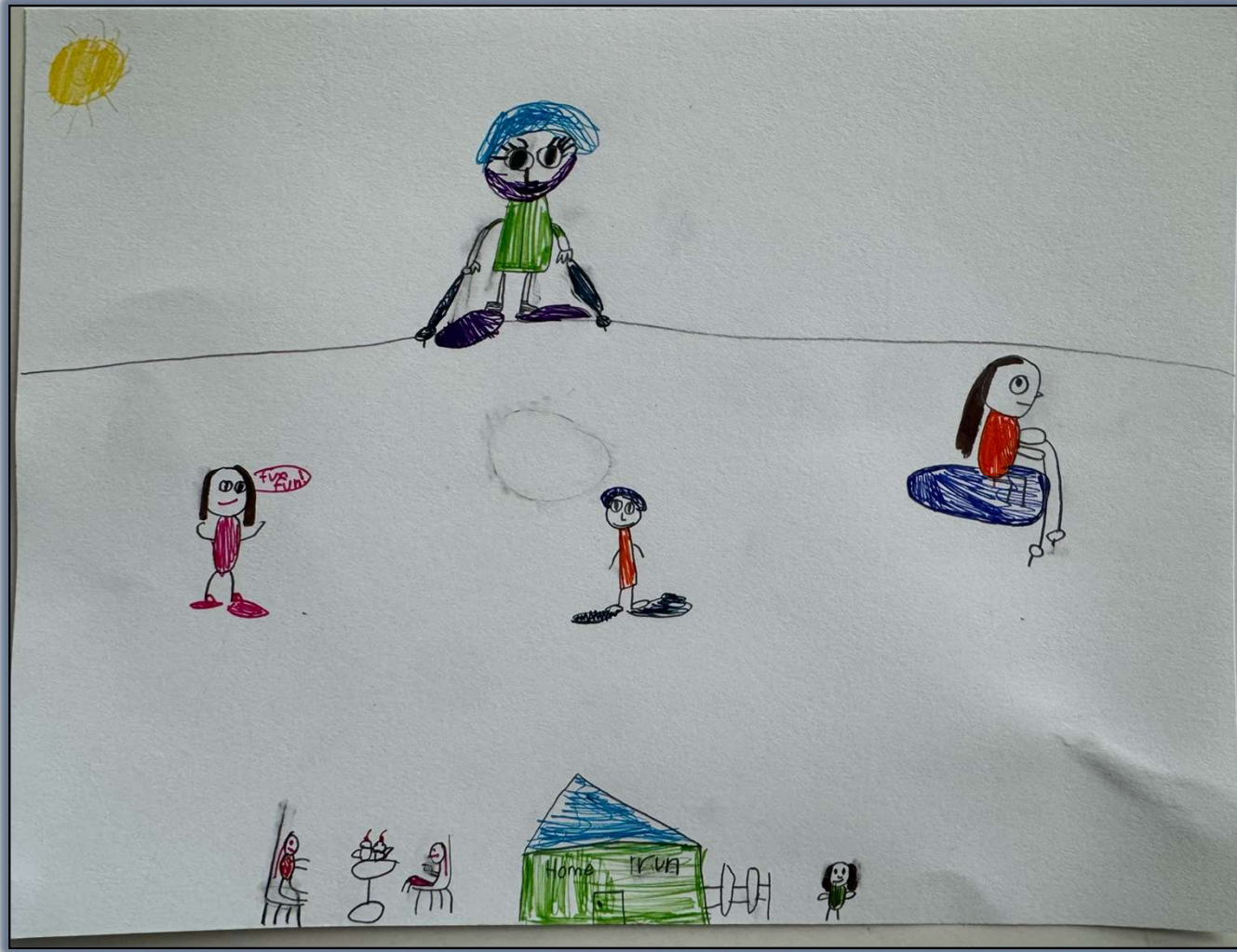
December 12, 2024



— WELCOME WINTER RESOLUTION —



— WELCOME WINTER RESOLUTION —



— WELCOME WINTER RESOLUTION —



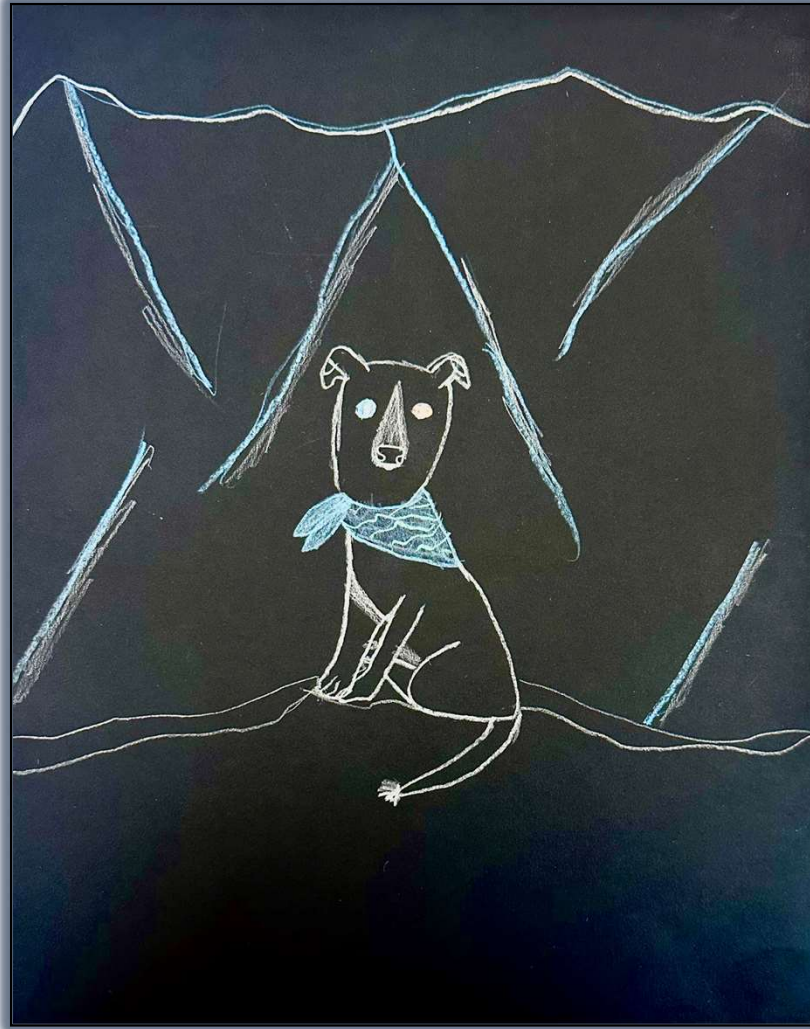
— WELCOME WINTER RESOLUTION —



— WELCOME WINTER RESOLUTION —



— WELCOME WINTER RESOLUTION —



— WELCOME WINTER RESOLUTION —



— WELCOME WINTER RESOLUTION —



— WELCOME WINTER RESOLUTION —



ACCESSORY USES

MASTER PLANNED DEVELOPMENTS

ACCESSORY USES

- Accessory uses add to the density of a Master Planned Development (MPD) project.
- These accessory uses may generate employees and affordable housing obligations, traffic, and parking, which are impacts that are not currently addressed in the code.
- The Commission recommends refining the code to capture the added impacts of accessory uses to better align with the intent of the code.

ACCESSORY USES

BACKGROUND

The Planning Commission conducted three work sessions/public hearings in 2022-2023.

Council held four public hearings in 2023.

Council denied the proposed amendments and a majority requested a task force appointed by the Mayor to review and make recommendations.

ACCESSORY USES

TASK FORCE

An eight-member task force met four times, reviewed the Planning Commission and City Council record, and wrote Executive Summaries outlining their recommendations.

ACCESSORY USES

TASK FORCE

Alexandra Horst, Vail Resorts

Doug Clyde, private planner in ski resort operation and development

Brianna Callaway, local resident with Google Fiber

Molly Wilden, Lisman Studio

Chris Conabee, Summit County Planning Commissioner and local developer

Jan Wilking, former Park City Councilmember and commercial real estate broker

Gary Crandall, local resident and real estate developer

Rick Shand, Planning Commission liaison



ACCESSORY USES

PENDING ORDINANCE

On July 11, Council requested staff issue a pending ordinance to establish a six-month period for further review and discussion of the proposed amendments.

On July 12, staff issued a pending ordinance – which was substantially the original ordinance recommended by the Planning Commission.

The Commission has since refined and amended their recommendation to the pending ordinance.

The pending ordinance expires January 8, 2025.

ACCESSORY USES

SUMMARY OF CURRENT PROPOSED CHANGES

- Keep 5% **support commercial uses** and 5% **meeting space** but remove the previously recommended cap
- Refine **residential accessory uses** to those related to the circulation and operation of the building.
- Refine **resort accessory uses** to exclude non-back-of-house (public facing) uses.
 - Allow **Resort Support Commercial Uses** through a Conditional Use Permit rather than requiring an amendment to the MPD.

ACCESSORY USES

(1) What is the purpose of the amendments?

Accessory uses add to the density of an MPD. These accessory uses may generate employees and affordable housing obligations, traffic, and parking, which are impacts that are not currently addressed in the code.

(2) What are the financial implications?

The amendments do not prohibit accessory uses – they shift the review of these uses to require evaluation of employees generated, traffic, and parking.

(3) What type of development do the amendments incentivize/disincentivize?

The amendments do not change the type of project that can be developed. Rather, it requires consideration and review of potential impacts as part of the MPD process.

(4) What is the purpose of the footnote connecting Resort Support Commercial to an approved MPD?

The footnote was removed.

ACCESSORY USES

SUPPORT COMMERCIAL

CURRENT

- 5% square footage of total project to include **support commercial uses** and 5% **meeting space**

RECOMMENDED

- Keep 5% and 5% but include the uses in the analysis of affordable housing, traffic, and parking impacts
- Remove the cap previously recommended

ACCESSORY USES

RESIDENTIAL ACCESSORY USES

CURRENT

Ski/Equipment lockers
Lobbies
Registration
Concierge
Bell stand/luggage storage
Maintenance Areas
Mechanical rooms and shafts
Laundry facilities and storage
Employee facilities
Common pools, saunas and hot tubs, and exercise areas not open to the public
Telephone Areas
Guest business centers
Public restrooms
Administrative offices
Hallways and circulation
Elevators and stairways

RECOMMENDED

431	[Ski/Equipment lockers
432	Lobbies
433	Registration
434	Concierge
435	Bell stand/luggage storage
436	Maintenance Areas]
437	Mechanical rooms and shafts <u>limited to electrical, heating, ventilation, plumbing,</u>
438	<u>and air conditioning equipment and ductwork necessary for the operation of the</u>
439	<u>Building</u>
440	Laundry facilities <u>[and storage]</u>
441	Employee facilities <u>related to the operation of the property</u>
442	[Common pools, saunas and hot tubs, and exercise areas not open to the public
443	Telephone Areas
444	Guest business centers
445	Public restrooms
446	Administrative offices]
447	Hallways and circulation
448	Elevators and stairways
449	<u>Child Care Facilities</u>
450	<u>Enclosed Bicycle Storage that exceeds the requirements of Section 15-3-9</u>

ACCESSORY USES

RESORT ACCESSORY USES

CURRENT

Information
Lost and found
First Aid Mountain patrol
Administration
Maintenance and storage facilities
Emergency medical facilities
Public lockers
Public restrooms
Employee restrooms, employee locker rooms, employee break rooms, and employee dining areas
Ski school/day care facilities
Instruction facilities
Ticket sales
Equipment/ski check
Circulation and hallways for these Resort Accessory Uses

RECOMMENDED

463 ~~[Information]~~
464 ~~[Lost and found]~~
465 First Aid Mountain patrol
466 ~~[Administration]~~
467 Maintenance ~~[and storage]~~ facilities
468 Emergency medical facilities
469 ~~[Public lockers]~~
470 Public restrooms
471 Employee restrooms, employee locker rooms, and employee break rooms~~[- and~~
472 ~~employee dining areas]~~
473 ~~[Ski school/day care facilities]~~ Child Care Facilities ~~[Instruction facilities]~~
474 ~~[Ticket sales]~~
475 Equipment/ski check
476 Circulation and hallways for these Resort Accessory Uses

ACCESSORY USES

RESORT SUPPORT COMMERCIAL USES

Planning Commission recommends the following changes:

- Remove the footnote requiring review of Resort Support Commercial Uses as a modification to the MPD in ROS.
- Allow Resort Support Commercial Uses through a Conditional Use review instead of an MPD review.
- Shift Resort Support Commercial Uses to a Conditional Use in the GC and LI zones (lines 2-195).

ACCESSORY USES

OTHER PROPOSED CHANGES FOR CODE COMPLIANCE:

- Update application information to require clarification on the **project type** and **operation** upon submittal.
 - Outline **long-term operation** of the project in the Development Agreement and Findings of Facts.

The code already establishes Planning Commission review is required when changes are proposed to the Development Agreement, Findings, or Conditions.

ACCESSORY USES

UPDATE DEFINITIONS

- *Resort Support Commercial* is defined twice; remove one
 - Clarify *Hotel/Motel* to include *Hotel Condominium*
 - Remove *Nightly Rental Condominium* from *Hotel/Motel*
 - Define *Residential Condominium Project*
 - Update *Residential Use*

HOTEL/HOTEL CONDOMINIUM/MOTEL. A Building containing ~~[sleeping]~~ lodging rooms generally for the occupancy of guests for compensation on a nightly basis that often includes ~~[accessory]~~ facilities such as restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities, group dining facilities, and/or ~~[other facilities and activities]~~ services customarily associated with ~~[Hotels]~~ hotels, such as concierge services, shuttle services, room service, and daily maid service (collectively referred to as a “Hotel”). ~~[Hotel/Motel does not include Nightly Rental Condominium projects without restaurants, bars, spas, and on-site check-in lobbies.]~~ Lockout Units, ~~[or]~~ Bed and Breakfast Inns, and Boarding Houses are not Hotels. Hotels are considered a lodging Use and ownership of units may be by a condominium or timeshare instrument. Hotel rooms may include a Lockout ~~[as part of the]~~ Unit.

...

Hotel, Minor. A Hotel~~[, Motel,]~~ with fewer than sixteen (16) Hotel Rooms.

RESIDENTIAL CONDOMINIUM PROJECT. A condominium project for Residential Use and not for Hotel, [Motel](#), or Hotel Condominium Use.

ACCESSORY USES

ADDITIONAL PROPOSED CHANGE:

- Prohibit Conventional Chain Businesses in support commercial spaces
(line 413)
- Require platting of support commercial and meeting space square footage to ensure continued compliance with the MPD
(lines 413 and 418).

ACCESSORY USES

RECOMMENDATION

Hear from the task force, conduct a public hearing, and consider adopting Ordinance No. 2024-21 as unanimously recommended by the Planning Commission with minor modifications to definitions, or as otherwise amended by the City Council.



Spiro Tunnel Mine

Reconstruction Change Order

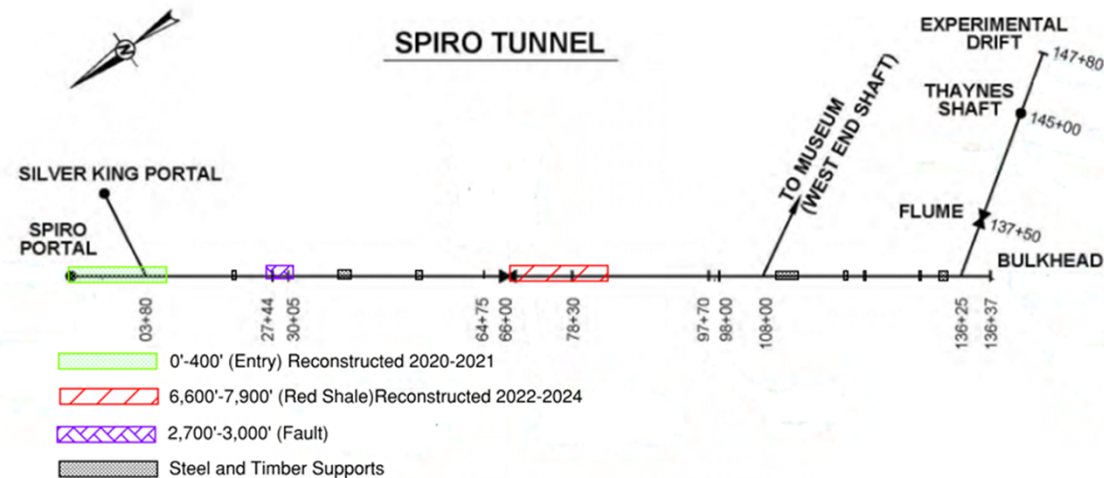


Spiro Tunnel Mine Reconstruction

Tunnel Assessment

2017 - Golder Associates Inc.

- Engineering Consultant brought on to inspect and assess Spiro and Judge Tunnels
 - Tunnels provide 33% of Park City's Drinking water
- Evaluate condition of current supporting systems
 - Provide support information throughout tunnels (age, materials, life expectancy)
 - Determine current support effectiveness
 - Develop, rank, and provide cost estimate of areas in need of reconstruction (Estimate \$31M)
 1. Portal (0 – 400) Immediate need, total reconstruction (Steel and timber supports)
 2. Red shale (6,600 - 8,300). 5-year reconstruction recommended. (Wire Mesh and bolts)
 3. Fault area (2,700 – 3,000). Reconstruction within 5-10 years. (Steel and timber supports)



Spiro Tunnel Mine Reconstruction

Reconstruction Phase I

2020 - 2021 Portal (0 – 400ft) \$4.5M

- Engineering Consultant to provide design and construction support – Lithos Engineering
- Early Contractor involvement and Construction Management – Harrison Western
 - Reconstruct portal
 - Provide better access and security
 - Construct plaza for public
 - Full reconstruction of tunnel from portal to the 400 foot “Junction” area
 - Remove failing steel and Timber Sets and replace with rock bolts and Shotcrete
 - Replace existing water conveyance pipes with (2) new 24” Pipes



Spiro Tunnel Mine Reconstruction

Reconstruction Phase I

2020 - 2021 Portal (0 – 400ft)



Spiro Tunnel Mine Reconstruction

Reconstruction Phase I

2020 - 2021 Portal (0 – 400ft)



Spiro Tunnel Mine Reconstruction

Reconstruction Phase II

2023 - 2024 Red Shale (6,600 – 8,200ft) \$4.5M

- Engineering Consultant to provide design and construction support – Lithos Engineering
- Early Contractor involvement and Construction Management – Harrison Western
 - Reconstruct wire mesh
 - Dissimilar metals causing early corrosion failures
 - Increase height were possible
 - Increase drainage through area and provide fabric for high run off events
 - Stabilize Tunnel from 400 – 6,600
 - except for 2,700 – 3,300 (future project)
 - Provide fan for improved tunnel ventilation



Spiro Tunnel Mine Reconstruction

Reconstruction Phase II

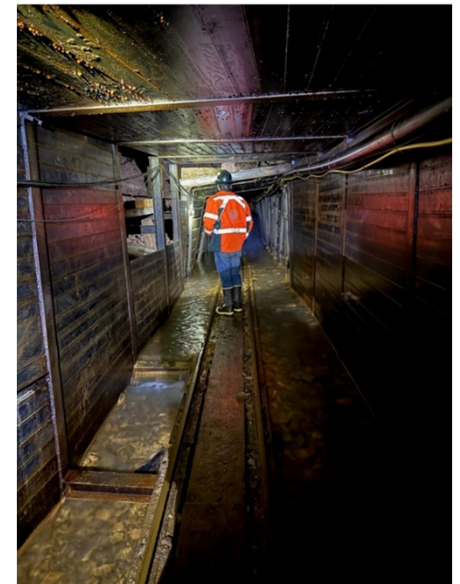
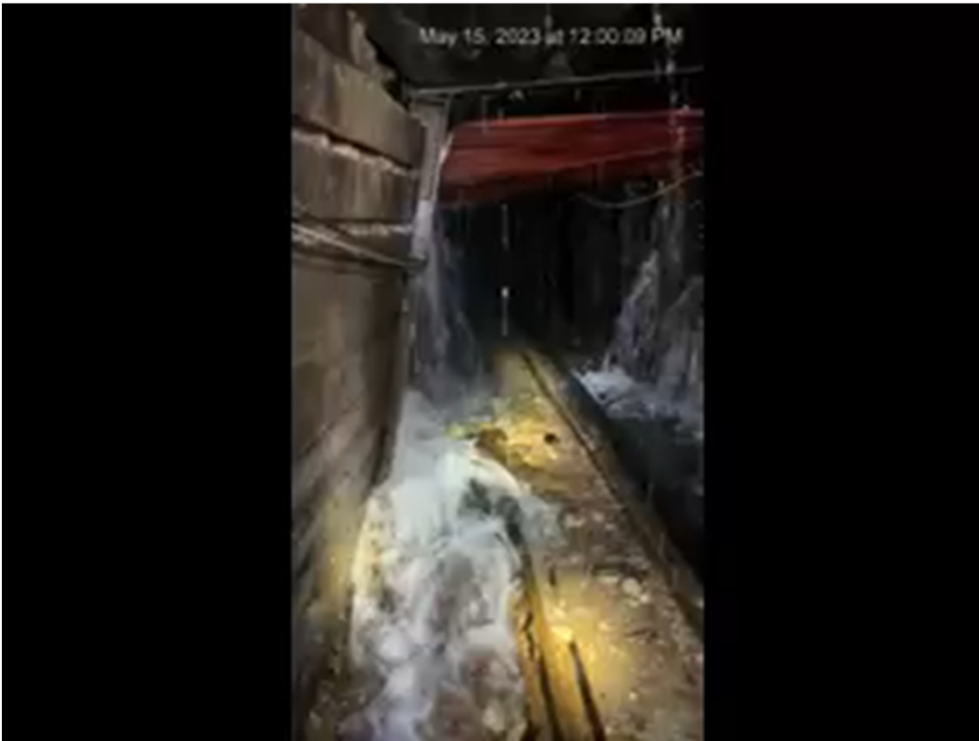
2023 - 2024 Red Shale (6,600 – 8,200ft)



Spiro Tunnel Mine Reconstruction

Reconstruction Phase III

Fault Area (2,700 – 3,200ft) Change order request



Questions?

Consider authorizing the City Manager to amend the construction agreement with Harrison Western Construction Corporation Inc. in a form approved by the City Attorney.

This amendment will fund a change order for the Spiro Mine Tunnel Reconstruction Project Phase 2, in an amount not to exceed \$1,990,920.



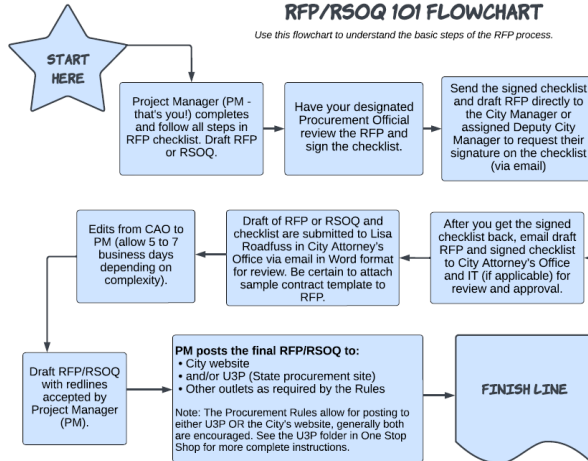
Proposed Changes to PCMC Procurement Policy

December 12, 2024



RFP/RSOQ 101 FLOWCHART

Use this flowchart to understand the basic steps of the RFP process.



Please note, this flowchart is intended for general guidance and some exceptions may apply.

REMINDERS:

- Ensure your supervisor is aware of the procurement.
- Get CAO review on all RFPs, RSOQs, and Contracts
- City Manager signs all contracts
- Contract REQUIRED for anything that is a small purchase or above
- Contact City Attorney's Office if you think your purchase may be available on a **State Cooperative Contract** or qualifies as a **Sole Source**

HELPFUL RESOURCES:

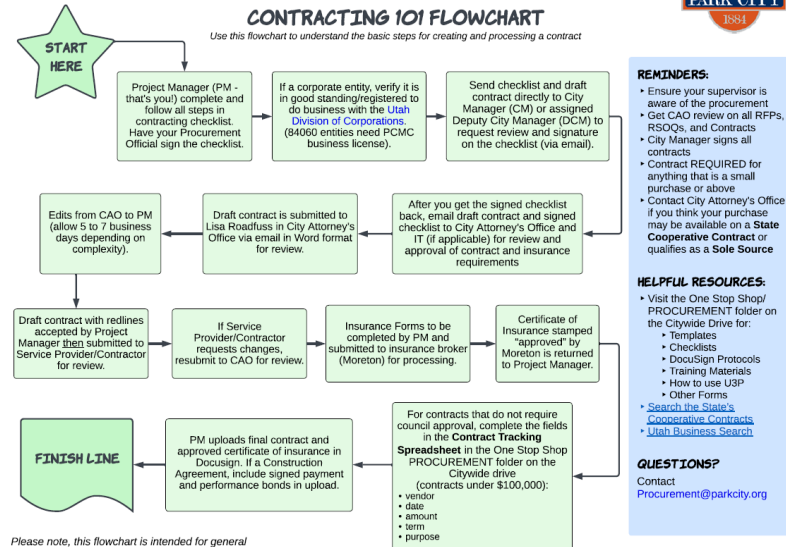
- Visit the One Stop Shop/ PROCUREMENT folder on the Citywide Drive for:
 - Purchasing Policy
 - Templates
 - Checklists
 - Training Materials
 - How to use U3P
 - Other Forms

QUESTIONS?

Contact
Procurement@parkcity.org

CONTRACTING 101 FLOWCHART

Use this flowchart to understand the basic steps for creating and processing a contract



Please note, this flowchart is intended for general guidance and some exceptions may apply.



REMINDERS:

- Ensure your supervisor is aware of the procurement
- Get CAO review on all RFPs, RSOQs, and Contracts
- City Manager signs all contracts
- Contract REQUIRED for anything that is a small purchase or above
- Contact City Attorney's Office if you think your purchase may be available on a **State Cooperative Contract** or qualifies as a **Sole Source**

HELPFUL RESOURCES:

- Visit the One Stop Shop/ PROCUREMENT folder on the Citywide Drive for:
 - Templates
 - Checklists
 - DocuSign Protocols
 - Training Materials
 - How to use U3P
 - Other Forms
- Search the [State's Cooperative Contracts](#)
- [Utah Business Search](#)

QUESTIONS?

Contact
Procurement@parkcity.org



Procurement Policy

Staying the Same

- City Council Approval for all contracts and Purchase Orders over \$100,000.00
- Procurements still need to follow a process

Substantive Changes Sought

- Set a limit on incidentals to \$10,000.00
- Increase the small purchase threshold for goods to \$75,000.00
- Increase the small purchase threshold for professional services and IT to \$100,000.00



Current vs Proposed

Now:

- 3 quotes/qualifications required between \$1.00 - \$30,000.00
- \$30,000.01 and above for goods need to run a formal IFB
- \$30,000.01 and above for services need to run an RFP/RSOQ

Proposed:

- Below \$10,000.00 PM must act in the best interests of the city
- \$10,000.00 - \$75,000 for goods get 3 quotes; \$75,000.01+ run an IFB
- \$10,000.00 - \$100,000.00 professional service process including IT
- \$100,000.01 – Run an RFP/RSOQ and the contract goes to council

Jurisdiction	Goods and Services	Professional Services/Design Professional Services	Public Util equipment and supplies or Public Works	Building Improvements
UDOT	\$250,000**	\$250,000	\$250,000	\$250,000
Weber County	\$100,000*	\$100,000	\$100,000	\$100,000
Davis County	\$75,000*	\$75,000	\$150,000	\$75,000
Spanish Fork	\$75,000	\$75,000	\$75,000	\$75,000
PCMC (proposed)	\$75,000	\$100,000##	Bid limit	Bid limit
State of Utah	\$50,000	\$100,000	Bid limit	Bid limit
University of Utah	\$50,000	\$100,000	Bid limit	Bid limit
Utah County	\$50,000	\$100,000	\$100,000	\$100,000
Heber	\$50,000 (\$100,000)#	\$50,000	\$100,000 or bid limit	\$100,000 or bid limit
Summit County	\$50,000	\$50,000	\$50,000	\$50,000
Washington County	\$50,000	\$50,000	\$200,000***	Bid limit
Moab	\$50,000	\$50,000	\$50,000	\$50,000
St. George	\$50,000	\$50,000	\$50,000	\$50,000
South Jordan	\$50,000	\$100,000	\$50,000	\$50,000
Park City (current)	\$30,000	\$30,000	Bid limit	Bid limit
West Jordan	\$28,082****	\$25,000	Bid limit	Bid limit
Orem	\$25,000	No limit	Bid limit	Bid limit
Lehi	\$25,000	\$25,000	\$125,000	\$125,000
Midway	\$25,000	\$25,000	\$125,000	\$40,000
Aspen, CO	\$100,000	\$100,000	-	-
Vail, CO	Undefined*****	Undefined*****	-	-

Efficiencies

- Reduce the administrative burden and costs associated with the formal bidding process for smaller contracts, allowing staff to focus on larger, more impactful projects
- Increasing thresholds enables the city to respond more quickly to urgent or time-sensitive needs, enhancing overall service delivery
- Higher thresholds provide departments with greater autonomy to make timely purchasing decisions that are in the city's best interests
- Simplified processes can encourage more local businesses to participate, as smaller contracts become more accessible without the complexity of formal bidding

PCMC Scenarios

- IT must run an RFP for services that go on for multiple years
- Transportation being able to act quickly to take advantage of grants
- Increase the ability to move from Stage 1 – Stage 2 with a vendor
- Facilities/PCPD carpet replacement of \$54,000
- Previous snow plow contracts were limited to \$30,000

Amendments to Title 13-4

“Regulation and Enforcement of Stormwater Discharges Associated with Construction Activities”



Municipal Separate Storm Sewer System (MS4) Overview



Overview:

- Park City Municipal owns and maintains a stormwater drainage system.
- In 2016, Park City was designated by the State of Utah as a small Municipal Separate Storm Sewer System (MS4) and since then, we have been obligated to maintain a MS4 permit under State and Federal laws.
- During the 2024 legislative session, the State adopted HB507.
- The proposed amendments align City code with HB507.

Recommendation and Goals

Recommendation:

- Review and consider amendments to Park City Code, Title 13-4 “*Regulation And Enforcement Of Stormwater Discharges Associated With Construction Activities*”. The proposed amendments align City code with State law as adopted in [HB507](#).

HB507 Goals:

- Standardized construction stormwater permitting statewide
- Create consistency and transparency in:
 - BMPs: Best Management Practices
 - SWPPPs: Stormwater Pollution Prevention Plans
 - Inspections
 - Fees
 - And Enforcement
- Implementation date 1/1/2025

Proposed Amendments

Changes to 13-4-2 Definitions:

- The removal of “Alternative Best Management Practices”
- The addition of “Applicant”
- The addition of “Application”
- The removal of “Common Plan Permit”
- The removal of “Construction General Permit”
- The addition of “Electronic Site Inspection”
- The change of “Land Disturbance Permit” to “Work Permit”
- The removal of “Notice of Intent (NOI)”
 - All changes to the definitions are required to comply with HB507

Proposed Amendments

Changes to 13-4-3 Prohibition on Unpermitted Land Disturbance:

- Change “Land Disturbance Permit” to “Work Permit”
 - This is recommended by the Engineering department to more closely align with the types of permits issued

Changes to 13-4-4 Land Disturbance Permit:

- Change the SWPPP review period from “15 days” to “14 days”
 - This is a requirement to comply with HB507
- Edited language to comply with “*No permit, rule, or action by a municipal system for the purpose of administering the program may be more stringent than the minimum requirements of the federal Clean Water Act.*”
 - Requirement to comply with HB507

Proposed Amendments

Changes to 13-4-5 Proper Operation and Maintenance:

- Updated the language to match new definitions

Changes to 13-4-6 Inspection and Entry:

- The addition of Electronic submission of SWPPP Inspections by the Applicant
 - This is a new requirement to comply with HB507
- Edited language to comply with *“No permit, rule, or action by a municipal system for the purpose of administering the program may be more stringent than the minimum requirements of the federal Clean Water Act.”*
 - Requirement to comply with HB507

Proposed Amendments

Changes to 13-4-7 Revocation or Suspension of Land Disturbance Permit:

- Edited the Notice of Violation process
 - To align with the requirement to comply with HB507
- Removed “Exceptional Circumstances”, “Stop Work Order” and “Reinstatement”
 - To align with the requirement to comply with HB507
- Edited language to comply with *“No permit, rule, or action by a municipal system for the purpose of administering the program may be more stringent than the minimum requirements of the federal Clean Water Act.”*
 - Requirement to comply with HB507

Proposed Amendments

Changes to 13-4-8 Penalties:

- Removed “Criminal Penalties” and “Control Measures Undertaken by Park City”
 - To align with the updated notice of violation process as a requirement to comply with HB507
- Edited language to comply with *“No permit, rule, or action by a municipal system for the purpose of administering the program may be more stringent than the minimum requirements of the federal Clean Water Act.”*
 - Requirement to comply with HB507

Questions and Recommendation

Questions?

Recommendation: Adopt Ordinance No. 2024-20 which amends Park City Code, Title 13-4 *“Regulation And Enforcement Of Stormwater Discharges Associated With Construction Activities”* with State law as adopted in [HB507](#).



An aerial photograph of a mountainous landscape. A river flows through the valley, surrounded by dense green forests. In the distance, a small settlement with several buildings is visible. The sky is clear and blue. The overall scene is serene and natural.

Founders Place

east west partners

TABLE OF CONTENTS

Team

Housing Mitigation

On-Site Housing

Community Benefit Fee

Conditions of Approval



TEAM

TEAM — DEVELOPMENT, SALES & PROPERTY MANAGEMENT



BILL FIVEASH
MANAGING PARTNER



CARDER LAMB
VP of DEVELOPMENT



KRISTIN TOOTLE
CHIEF MARKETING OFFICER



MADISON WHALEN
CONSTRUCTION MANAGER



EMILY COPE
DEVELOPMENT ASSOCIATE



MIKE HALL
CONSTRUCTION MANAGER



CYNDI D'ALESSIO
PROJECT ACCOUNTANT



MATT MAGNOTTA
DEVELOPMENT SALES



CARSYN LAMB
DEVELOPMENT SALES



ERIC WALZ
VP of OPERATIONS UTAH



HOUSING OBLIGATION

HOUSING OBLIGATION

WE REMAIN COMMITTED TO THE ONSITE HOUSING OBLIGATION

- 1 residence is complete and ready to be occupied
- 3 residences are near completion but cannot be occupied until the last market rate unit is complete.
- 1 residence under construction to be delivered in August 2025
- 1 residence in design to start construction May 2025

OUR PARTNERSHIP IS CREATING MORE HOUSING

- Community Benefit Revenue anticipated for PCMC trending higher than original approvals
- Expected to create 3.01 additional in-lieu AUEs

Affordable Unit Equivalents (AUEs)	Required	Anticipated	Change
Onsite	6.00 AUEs	6.00 AUEs	0
Fee In-Lieu ¹	3.96 AUEs	6.97 AUEs	3.01
Total AUEs	9.96 AUEs	12.97 AUEs	3.01

1) Utilized the per AUE value (\$530,303) per the original Housing Mitigation Plan and anticipated resale value

A scenic landscape photograph featuring a calm lake in the middle ground, surrounded by dense evergreen forests. In the background, a range of mountains is visible under a clear sky. The entire image is overlaid with a semi-transparent blue filter. The text "ON-SITE HOUSING" is centered in the upper half of the image in a white, sans-serif font.

ON-SITE HOUSING

ONSITE RESIDENCES

FOUR DEED RESTRICTED RESIDENCES DELIVERING WITH PHASE 1

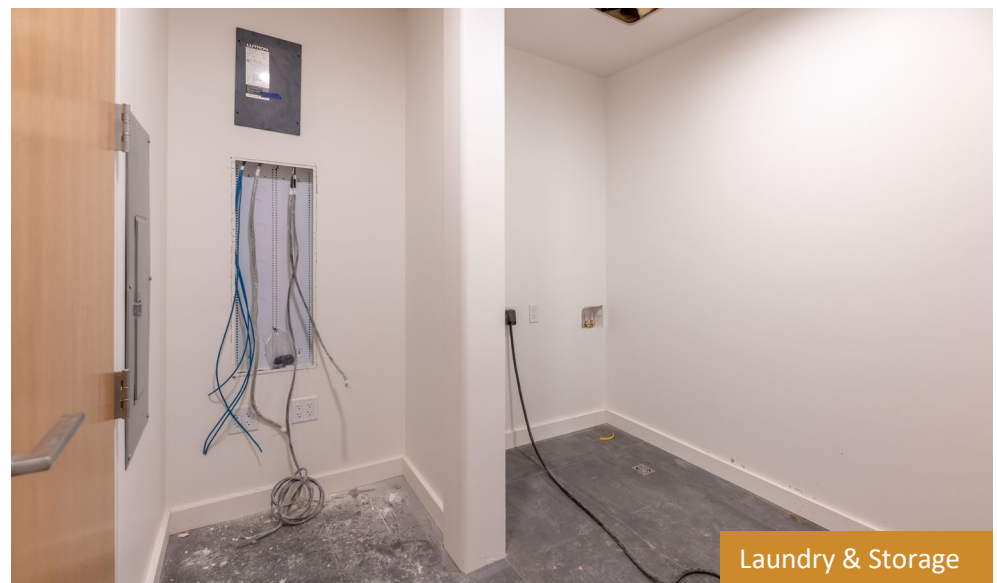
- WH-04 is complete and ready to occupy



ONSITE RESIDENCES

FOUR DEED RESTRICTED RESIDENCES DELIVERING WITH PHASE 1

- WH-01, 02, and 03 are nearly complete. Anticipated to be complete by the end of the year.



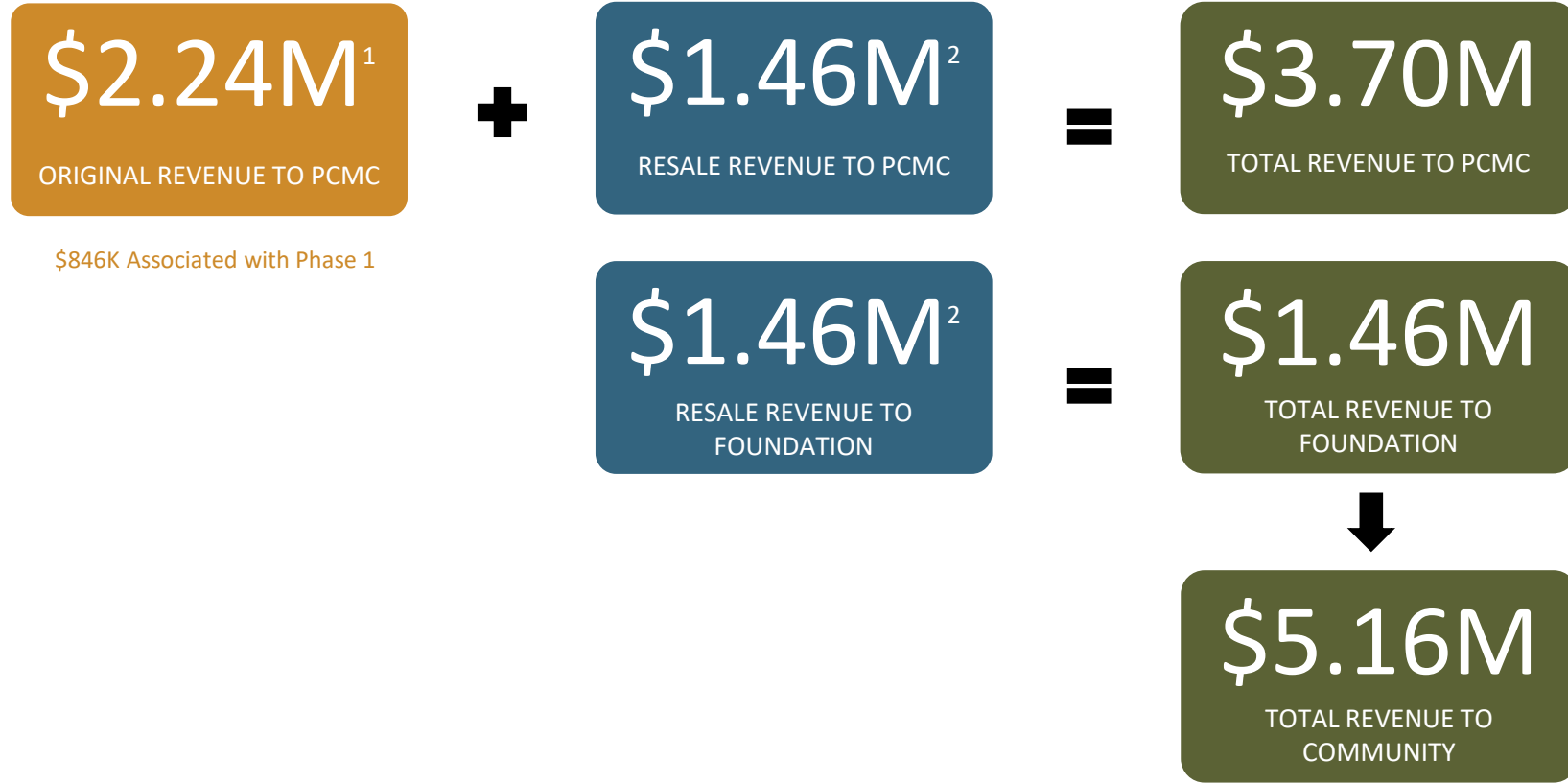


COMMUNITY BENEFIT FEE

COMMUNITY BENEFIT FEE

FOUNDERS PLACE COMMUNITY BENEFIT FOUNDATION

- 501(c)(4) organized to support the Park City community via a 0.50% Benefit Fee
- 100% of revenue from original sales go to Park City's Affordable Housing Fund
- 50% of revenue from all resales² go to Park City's Affordable Housing Fund



1) Anticipated to be fully earned by 2027.

2) Through December 31st, 2040. Assumes 6.67% of units (5) transfers each year.



CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

WHY WE'RE HERE

- Requesting to modify the Housing Mitigation Plan's Conditions of Approval #4 to require certificates of occupancy by building.
 4. *The 6 AUEs built on site shall be occupied before or at the same time as any market-rate unit in each corresponding phasebuilding. Certificates of occupancy will not be issued to the market-rate units in each building the development until the 6 AUEs have received their certificates of occupancy throughout within each phasebuilding.*

HOW DID WE GET HERE

- Due to a change in how Certificates of Occupancy are issued and the multi-building makeup of Phase 1.

COMMITTED TO THE INTENT

- All affordable residences will be delivered concurrently with the market-rate residences in each building.
- Approval of the modification will allow:
 1. Fabio Acosta can move into his home in the Building 1 affordable residence
 2. Community Benefit Fee revenue contributions to PCMC's Housing Fund begin
 1. \$310K is associated with Building 1
 3. A few other homeowners can start their move-in process

An aerial photograph of a mountainous landscape, overlaid with a semi-transparent blue filter. A winding road curves through the valley, passing a small cluster of houses and a dense forest. In the background, rolling hills and mountains are visible under a clear sky. The text "THANK YOU" is superimposed in white, bold, sans-serif capital letters on the left side of the image.

THANK YOU