PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
January 16, 2025

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. Click here for more information.
Zoom Link: https://us02web.zoom.us/j/83178032514

CLOSED SESSION - 2:45 p.m.
The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. APPOINTMENTS

1. Appointment of Dalton Gackle to Fill a Vacant Historic Preservation Board Term through May 2025
(A) Action

III. PRESENTATIONS

1. Park City Youth Advisory Council Member Introductions

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Council Questions and Comments

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

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from December 19, 2024

VII. CONSENT AGENDA

1. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2025 Sundance Film Festival

VIII. NEW BUSINESS

1. Consideration of Redus Proposal
(A) Public Input (B) Action

IX. OLD BUSINESS

1. Sales Tax and Property Tax Overview

X. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

City Council
Staff Report

Subject: **Historic Preservation Board Vacancy**
Author: **Rebecca Ward, Planning Director**
Date: **January 16, 2025**

PARK CITY 1884

Recommendation

Consider appointing Dalton Gackle to fill a vacant Historic Preservation Board term through May 2025.

Analysis

The Historic Preservation Board (HPB) is a seven-member Board[1] that preserves the City's unique historic character and encourages compatible design through Historic District Regulations, provides input toward safeguarding the heritage of the City through protection of Historic Sites, recommends ordinances to encourage preservation, communicates the benefits of preservation, and recommends incentive programs to encourage preservation of the City's historic resources.[2]

Members serve three-year terms that expire May 1. The Mayor appoints new members to fill vacancies that might arise and such appointments are to the end of the vacating member's term.

There is priority for HPB members with technical representation in Historic preservation, including a licensed architect or other professional having substantial experience in rehabilitation-type construction, and representation from the Park City Historical Society. Additional qualifications include a member recommended by or associated with the Utah State Historical Society or Preservation Utah, a member living in the Historic District and appointed at large with demonstrated interest and knowledge of preservation, and a member associated with Main Street Business and commercial interests.[3] Members are not required to live within Park City.

The Board included the following members through September of this year:

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[1] Land Management Code (LMC) Section 15-11-1
[2] LMC Section 15-11-5
[3] LMC Section 15-11-2

BOARD MEMBER	Term Expiration Date
PUGGY HOMGREN	May, 2027
LOLA BEATLEBROX	May, 2027
JOHN HUTCHINGS	May, 2027
DOUGLAS STEPHENS	May, 2025
RANDY SCOTT, CHAIR	May, 2025
JACK HODGKINS	May, 2025
ALAN LONG	May, 2025

After the September Board meeting, Jack Hodgkins announced he would be moving out of state for work and resigned. Jack served on the board of Preservation Utah and provided the HPB connection to preservation at the state level. Upon his resignation, staff reached out to the Utah State Historical Society and Preservation Utah regarding potential candidates, identified qualified and interested candidates, and scheduled interviews in October and November. HPB Chair Randy Scott and Councilmember Toly, HPB liaison, joined me in candidate interviews.

The recommended candidate is Dalton Gackle, a board member of Preservation Utah since 2022, and the Research, Digital Services, and Social Media Coordinator for the Park City Museum since 2019. Dalton, a City resident, brings both the connection to preservation at the state level and expertise on Park City's history.

City Council
Staff Communications Report

Subject: Park City Youth Advisory Council Introduction
Author: Linda Jager, Community Engagement Manager
Department: Community Engagement
Date: January 16, 2025

Executive Summary

As a follow-up to the November 7, 2024 Staff Report, we are pleased to present the inaugural roster of the Park City Youth Advisory Council.

The Park City Youth Advisory Council (PCYAC) initiative was created to empower local students (grades 7-12) to engage in local government. The Council will educate students, empower their voices, foster civic engagement, and offer opportunities to collaborate with city officials and staff on community projects.

Following a robust recruitment outreach to all Park City-area junior, middle, and high school students, we received 39 applications from students at Park City High School, Treasure Mountain Junior High School, Ecker Hill Middle School, Park City Day School, Winter Sports School, and a home school student.

A selection committee comprised of Mayor Nann Worel, Councilmember Tana Toly, Park City School District Dean of Students Tricia Wilbourne, and Park City High School Principal Roger Arbabi reviewed the applications and selected 13 students and three alternates to serve the first term of the PCYAC from January 2025 - August 2026. Selection was based on interest, commitment, and diverse perspectives. Following the first term, the remaining terms will align with the school calendar (August – June).

We are pleased to introduce the following members of the inaugural Park City Youth Advisory Council:

Aiden Bizirca
Alix Finkel
Cal Goodman
Chloe Demers
Cooper Salmon
Ellen Kuck
Grace Canada
James Schwartz
Luisa Diaz-Hill
Mara Barth
Oliver Abbett
Savannah Petrisko
Scout Maziarz

Alternates:
Graham Zynczak
Kade Savitz
Shiva Minter

Members and alternates will attend City Council meetings, participate in focus groups, attend city events, and advocate for Park City at the state level. The YAC will meet monthly beginning in January 2025 and will join Park City Council in attending the Utah League of Cities and Towns Local Officials Day at the Legislature on January 22, 2025.

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

December 19, 2024

The Council of Park City, Summit County, Utah, met in open meeting on December 19, 2024, at 3:15 p.m. in the City Council Chambers.

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

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

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 3:45 p.m. Council Member Ciraco seconded the motion.

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

PARK CITY WATER SERVICE DISTRICT MEETING

I. ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian (via Zoom) Board Member Jeremy Rubell (via Zoom) Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Paige Galvin, Deputy Secretary	**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.

CONSENT AGENDA

1. Request to Authorize Public Utilities to Extend the Term of the Water Supply Agreement between Salt Lake City Corporation and the Park City Water Service District, ending on October 31, 2025:

2. Request to Authorize Mayor Worel, a Member of the Board of Trustees, to Execute a Memorandum of Agreement in a Form Approved by the City Attorney's Office, to Continue Leasing Surplus Water to Weber Basin Concurrent with the Overarching Western Summit County Project Master Agreement:

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

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

ADJOURNMENT

PARK CITY COUNCIL WORK SESSION

Discuss Proposed Treasure Hill Conservation Easement:
Ryan Blair, Property and Environmental Services Manager, Luke Cartin, Environmental Sustainability Manager, and Cheryl Fox, Summit Land Conservancy CEO, opened with a presentation and review.

Council Member Dickey supported keeping the access stairs and removing the flagstone patios. Council Member Rubell asked to clarify the difference between the emergency access classification and what is not necessary. Blair answered secondary access is primarily in older homes and they allow for additional entry to the home in case of an emergency and extend directly off the back of the house into the Treasure Hill property, unlike stone steps that extend along a hillside and the property already has access; the distinction being if there is no other space for the stairs off the back of the house.

Council Member Parigian supported the removal of the flagstone patio and maintained that he wanted to be consistent throughout the City so he supported removing the stairs also. Council Member Rubell supported consistency also and wanted either all or nothing. Council Members Toly and Ciraco wanted to be consistent. Council Member Dickey agreed, but noted the secondary access stairs have specific purpose, and it seemed fine to keep the stairs. He trusted the team to be able to establish the difference. Council Member Rubell supported removal only in the case that they do it in other areas that the City Council is already aware of in City boundaries. Council Member Ciraco was inclined for removal both here and the other encroachments throughout the City that the City is already aware of.

Council Member Toly didn't want to hold this up any longer. She added that they need to prioritize staff time for 2025. Discussion took place over enforcing other encroachments that are known to exist in Park City. Council Member Rubell noted that his approval was contingent on other areas being brought into compliance. Council Member Toly clarified that her support was not contingent. City Council supported the removal of the patio stones, stone stairs and the secondary access stairs.

<u>Landscaping:</u>
Council Member Parigian was concerned about the trees as they are a fire hazard, and he didn't want to encourage it looking like their backyard. He wanted to make sure it would be blended. Cartin noted there are fire and water wise species that would be approved through the Planning Department with a landscaping plan. Council Member Toly was somewhere in between a Christmas tree farm and the open space. She is okay with some things that would be enhancing to the property. Fox offered that property owners begin to believe that the City landscaping becomes "theirs" and then they want to put a bench and patio under their tree. It could create confusion as to who owns what. She suggested the property owners could request that the City put landscaping in. Council Member Toly offered a compromise to go back later and reevaluate the look after the items have been removed.

Council Member Dickey supported having a process in the City to allow residents to plant trees to create a buffer between the house and the public property. Council Member Rubell supported this landscaping piece. Council Member Parigian wanted to keep it rocky and make it look natural. He supported the City do it, not the landowners. Most City Council was fine with the residents doing their own City approved landscaping as it is written. Council Member Dickey would like the City to be the approver. He doesn't think the Summit Land Conservancy should be required for modifications of the ski runs or lifts. Park City's own processes were sufficient, and they are the property owners. Council Member Ciraco agreed and asked for specific notice to the Summit Land Conservancy so they could participate with the public process regarding the ski infrastructure on this parcel. Council Member Toly asked for clarification on the three choices: advise, notify or approve. Cartin stated that it could be said that it doesn't replace the City process, or the Summit Land Conservancy is notified and weigh in as the technical experts. Do you want them to also be approvers, or be the submitters and the deference is left to the City process? Fox clarified that the Summit Land Conservancy approval only covers the impact to the conservation values. This easement was clear that ski resort development and improvements were permitted. It is regarding how the new use impacts the conservation value. Without the ability to approve there is no real protection for the public benefit of this conservation easement because the Planning Department is looking at difference things. The conservation voice is important and is there to defend and protect the view shed and public access of the land that the public purchased.

Council Member Dickey stated that this is different as this is Park City land not private land. He was still ok with a public process with a lift improvement which is discretionary to Park City as the landowner. Council Member Rubell agreed they should maintain that control. Council Member Parigian suggested the Conservancy have a seat at the table. Mayor Worel summarized that the final authority should rest with Park City and the Summit Land Conservancy should be a very strong voice in the public process. Assistant City Attorney Luke Henry offered that they could add in wording to give Summit Land Conservancy notification and time to respond before the decision is brought back to Park City. Council Member Toly would like the language to be stronger than notification: perhaps advise.

Mayor Worel summarized that the majority of the City Council was supportive of the requested change and that City Council would like to come up with stronger language which spells out a specific process for the conservation easement holder. Council Members Parigian and Rubell agreed that whatever stronger language is inserted should come back for consideration.

<u>Discuss Woodside Park Senior Center and Housing Project:</u>

Rhoda Stauffer, Housing Specialist, introduced the partners of PCMC, Park City Seniors and development team of KTGY. She stated this has been in the works for 10 years with three versions in 2024. Council Member Rubell asked what happened in between the original RFP process in March because now we are in a different conversation. How did we get to the much higher subsidy? Stauffer answered that time has passed and the requests have changed from the seniors and the City Council. Stauffer showed a “wants and needs” document and noted that the seniors requested 15,000 sf. Sara Wineman, PCMC Housing and Development Coordinator, noted that the 15,000 sf doesn’t comply with the affordable master planned development (AMPD). It must be under 10,000 sf maximum. Stauffer offered that there is no field standard for how big a senior center should be, however she felt confident that this size would serve seniors well through 2050. Mayor Worel added that there is no money committed from Summit County. They have three senior centers, and they feel strongly about treating them all equitably. Council Member Rubell opined if there was overlap in the numbers of seniors served and that was very possible.

Council Member Dickey asked what the cost estimate with only a senior center which would be about $10 million without the affordable housing on site at $1,000 per sf. Council Member Ciraco asked about how long processes are, and exceptions and variances needed. Stauffer reassured him that the plans they were looking at comply with all codes.

Council Member Rubell wanted something closer to the original RFP proposal, what it looked like to maximize closer to the $100,000 affordable unit and what was needed in the Park City Senior Center. He would like to see a slighter smaller senior center plus family affordable housing which still exceeds the benchmark for other high end mountain towns. Council Member Dickey wanted the real timeline and the cost perspective. Council Member Toly didn't want to go lower than 10,000 SF for a senior center. Council Member Parigian was inclined to go between 7,000 – 10,000 sf for a senior center. It was indicated that this will be continued at the work session on January 9, 2025.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian (via Zoom) Council Member Jeremy Rubell (via Zoom) Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Paige Galvin, Deputy City Recorder	**Present**
None	**Excused**

II. PRESENTATIONS

1. Swearing-In Ceremony for Officer Davis Coppin:

Police Chief Wade Carpentar gave background for Officer Coppin. He worked in the Logan Police Department for four years with drones and traffic, and he is a Spanish speaker. Officer Coppin was supported by his parents, in-laws and wife, who were in attendance. Mayor Worel swore in Officer Coppin and his wife, Shaylee, pinned his badge on.

2. Consideration to Adopt Resolution 31-2024, a Resolution Naming the Park City Dog Park the Ian Weinman Legacy Dog Park:

Ryan Blair, Property and Environmental Services Manager, introduced this item. Rory Murphy approached Park City Municipal with the request to rename the dog park to honor the legacy of Ian Weinman. Ken Fisher, Recreation Director began by saying that thanks to Ian Weinman's determination, vision and hard work, that dog park opened in 2008. He absolutely supported naming the dog park after Weinman because without his effort he doesn't believe there would be a dog park there today.

Lisa Needham, Rich Weinman, and Owen Weinman were present with Rich saying some moving words. This is Park City's first dog park. Council Member Rubell asked if they could pursue a landscaping plan and for possible inclusion in the 2026 budget process with interest in some public fundraising.

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

Council Member Rubell moved to adopt Resolution 31-2024, a resolution naming the Park City Dog Park the Ian Weinman Legacy Dog Park and pursuing a landscaping plan through PCMC City Manager Matt Dias in the 2026 budget. 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 Ciraco disclosed that he and his family have considered purchasing a small piece of land that would be left as a remnant after the Robbins parcel annexation, but it won't color his view on this issue tonight. Council Member Toly disclosed she owns a business on Main Street, and they will be discussing the Main Street Area Plan later in the meeting.

Council Member Parigian stated that Ian Weinman seemed way ahead of his time, and he was so sorry for their loss. Council Member Rubell desired a clearer funding ask for the National Community Survey in the future. Linda Jager stated that it is a bi-annual survey.

Staff Communications Reports:

1. ERP Software Replacement Project Update:

2. Planning Commission Member Terms:
Council Member Rubell declared he wanted to start that process immediately. Michelle Downard, Resident Advocate, reminded that two terms ended at the end of June 2024, and they continue to serve until those appointments are made and one more ends in the middle of this coming year. If they were to stay true to the previous cycle, those mid-year term ends, that was the schedule outlined in the staff report. She explained the recruitment process involves advertising, interviews and then the beginning of the terms. Council Member Ciraco requested they open the recruitment advertising the last week of January until March, with interviews in April and on board them a couple of months ahead of the proposed timeline. Council Members Toly and Dickey were comfortable with the timeline outlined in the staff report for simplicity. They were still

getting a lot of value holding over Hall and Johnson. More discussion took place about when the terms would start and staggering them. Council Member Rubell volunteered that his request was about consistency and public process. The City Council never talked publicly about keeping them on to evaluate a specific application such as Deer Valley. Mayor Worel instructed staff to begin the recruiting process the last week in January.

3. Bonanza 5-Acre Site Project 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.

Craig Weakley, 84060, started by thanking staff and Council, especially Toly and Worel for their years of commitment and work on the Senior Center. The 15,000 sf was based on a needs assessment of our own seniors. The 7,000 sf is not in the RFP which is a misreading of the RFP, and he hoped to clarify that.

Sydney Reed, 84060, pointed out that there are three senior centers in Summit County and 20% of the population are over the age of 60 and 38% are over the age of 50. Park City services 70% of that 20% so they have the most people coming, almost 70 people coming to lunch every time. There is a tremendous need for seniors to gather and they can only serve a fraction now. Please keep that in mind as they build a center of the future.

Dana Williams, 84060, proclaimed that the Council just took away the whole reason for the Summit Land Conservancy to hold the conservation easement. Don't be surprised if they come back and say that won't hold the easement anymore. The only check in the system they have is to advise and consent. They can't fundamentally change anything. Their only job is to make sure the conservation value of that property is maintained; it is not the City Council's job. He asserted that every other easement has that language so he hoped they will reconsider that soon.

John Stafsholt, 84060, pointed out that on November 6, 2018, 77% of Park City residents voted to support putting Treasure Hill in a third-party conservation easement to protect the open space in perpetuity. Not for this City Council or a future City Council to vote to change things. $64 million of our citizens money went toward it. Tonight showed exactly why a third party is required to enforce this. The will of the people should not be diluted or overridden by City Council. The request for removal of the easement holder's approval tonight would take away the power of the easement and, make no mistake, that request came from Vail. It did not come from the staff. I urge everyone to listen to the experts at Summit Land Conservancy who have multiple easements in this area without problems. It has been 6 years since we voted, and we have been paying for it for 6 years so let's get it done.

Francie McNally, 84060, is on the Senior Board. They did their homework and did what Council Member Rubell asked. They researched similar socio economics, similar places with similar populations and not one was below 10,000 SF. Jackson Hole has 12,000 SF. They are not asking for something because they want more room and are being greedy; they want more room so they can continue to service the senior population and give them a cheerful and happy place. They deserve a center that will move them into the future with the needs met.

Comments submitted via email are attached to this document.

Mayor Worel closed the public input portion of the meeting.

V. CONSENT AGENDA

1. Request to Approve and Accept the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR):

2. Request to Approve the Type 2 Convention Sales Licenses for Operation During the 2025 Sundance Film Festival:

3. Request to Approve the Special Event Temporary Alcoholic Beverage Licenses During the 2025 Sundance Film Festival:

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

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

VI. NEW BUSINESS

1. Consideration to Approve the 2025 Sundance Film Festival Supplemental Plan and Amended Level Five Special Event Permit in a Form Approved by the City Attorney's Office:
Chris Phinney, Special Events Manager, introduced Heather Weinstock and the Sundance Team of Amanda Kelso, acting CEO, Laura Ryan, COO, and Carlos Le Madrid, Chief Revenue Officer, Robert Dick, Director of Partnerships and Luna Bonari, Director of Utah Community Outreach and Government Affairs.

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

Council Member Toly was thankful and excited for their 44th year!

Council Member Toly moved to approve the 2025 Sundance Film Festival Supplemental Plan and amended Level Five Special Event Permit in a form approved by the City Attorney's Office. Council Member Ciraco seconded the motion.

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

2. Consideration of Ordinance No. 2024-22, an Ordinance Approving the Annexation of a 0.94-acre Parcel (Parcel SS-104-B) within the Thaynes Neighborhood to Create One Lot for One Single-Family Dwelling and Affordable Accessory Apartment and a Zoning Map Amendment to Zone the Parcel Single Family and Sensitive Land Overlay. PL-23-05882:
Rebecca Ward, Planning Director, gave an overview of this annexation.

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

Council Member Parigian wanted to know how this house compares to the other ones in the subdivision. Ward answered that the Planning Commission reviewed it using the average size of the home within the surrounding subdivision and the original recommendation was the 6,500 SF. The applicant was requesting no cap on the total square footage and proposed that they look at a comparable lot and this lot is a little larger than the others. The Planning Commission felt the home could be compatible at the 7,500 SF maximum with the addition of the limitation on the height and the restriction on the upper story development.

Mark Harrington, Senior City Attorney, introduced a slight modification on finding fact #10 in the ordinance. This finding of fact was modified between the Planning Commission staff report and the forwarding to Council and he wanted to make sure it properly reflects the Land Management Code rather than applies the LMC. He suggested the wording be changed to read, "Pursuant to LMC Section 5 – 7.1 - 6 and add sub-Section 2. The final plat application shall include remnant pieces of IC – MI SC. Dedication of such parcels to the City as public right-of-way open space shall be addressed at the time of final plat subdivision." That is because those parcels are not part of this application for annexation before the Council tonight. The Planning Commission needs to make certain findings under that section when they do that and so it really needs to part of the subdivision approval.

Council Member Dickey mentioned if they do nothing, this parcel had more intensive development rights with more square footage and greater heights, and he commended the Planning Commission for doing a great job with this application. It was scaled down and he supported the annexation.

Council Member Dickey moved to approve Ordinance No. 2024-22, an ordinance approving the annexation of a 0.94-acre parcel (Parcel SS-104-B) within the Thaynes neighborhood to create one lot for one single-family dwelling and affordable accessory apartment and a zoning map amendment to zone the parcel Single Family and Sensitive Land Overlay with Fact #10 as proposed. Council Member Toly seconded the motion.

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

VII. PRESENTATION

1. Presentation by U.S. House of Representatives-Elect Mike Kennedy:
Mayor Worel congratulated Mr. Kennedy and described his background. He enjoys divergent opinions, building consensus and he wanted to know what he can do to serve the people of Park City. What unites us is the Winter Olympics coming to Utah in 2034 and we all want the Olympics to be amazing. Information and relationships are important to him. The City Council thanked Mr. Kennedy for coming and they were excited to work with him in the future, specifically the Olympics and infrastructure to improve Park City.

VIII. OLD BUSINESS

1. Consideration to Approve the Main Street Area Plan:
Chris Eggleton, Economic Development Director, began by introducing Matt Lee, Economic Development Project Manager, Tristan Cleveland, Happy Cities, and Erik Daenitz, Zions Public Finance. Cleveland confessed that the public feedback on November 12 was impressive, thoughtful, and useful criticism, and they received lots of support while he thanked the advisory group. It was the expertise of the local business and people that they were able to fashion a plan that would receive this response. He noted that a construction mitigation plan is imperative.

The item was paused so the Council could here from Representative-Elect Mike Kennedy. Following his remarks, this item discussion resumed.

Mayor Worel remarked that the merchants and Old Town residents asked Park City to investigate how they could revitalize Main Street, so the City Council was responding to that. The advisory group spent several 4-hour meetings on this and the team was excited to be able to deliver this in the time span requested. Council Member Toly asked about the funding. The project as it stands right now, the development on Swede Alley that helps fund the projects on Main Street without using taxpayer dollars, correct? Daenitz assured they would be inviting new taxpayers in to pay for it and they would be the developers of those assets. Would you be deploying existing taxpayer money? the answer is no. Would you be deploying future taxpayer money? the answer is yes but it is driven by the new investment the private entity is bringing to your city. The City has existing revenue to use to pay for something like pedestrianization, but the City Council would have to prioritize the budget. Council Member Toly also confirmed that tonight the

City Council was being asked if they would like to move forward with ranking Main Street in the list of City priorities rather than approving specific improvements. Cleveland augmented that it would allow the staff and consultants to further investigate those ideas and concepts, but it didn't mean that they will be implemented or not. Daenitz restated that every single one of these specific projects would still need to go through the City procurement, application, and approval processes.

Council Member Rubell wondered if there were other funding mechanisms to use to fund this and Daenitz answered yes. Council Member Rubell asked what the goal is and Daenitz answered to allow uses that the market already would provide you if you allowed it to continue to reinvest in a resident and community experience for continued vibrancy in the Main Street core, enhanced experience of the street, stability for existing business and opportunity for new businesses. Council Member Rubell asked what the curve would look like on the business cycle and Daenitz responded this is the trend before COVID intervened and it has persisted after COVID. The trend was a decline of 3% a year which when compounded would be concerning to a business owner. However, it is likely not falling off a cliff or a race to zero. Council Member Rubell asked about the unique character and how that was factored in and Daenitz speculated that unique character was an existing condition and was priced into the existing trend. Now they believed that they could enhance those through the streetscape improvements on Swede Alley and Main Street. They also don't believe that replacing the parking with hotel assets will damage or detract from the unique character. Overall, it is all a net gain. The proposed developments on Swede Alley involved replacing the parking on site.

Cleveland added that guidance from the advisory committee was to preserve that historic character and used it as the primary economic asset of Main Street: no one else can compete with Park City on their heritage. Council Member Rubell asked what the risk of impact on the historic designations would be by doing what is proposed here? Daenitz informed that the transit center, North Marsac parking lot and China Bridge are not part of that area. Rebecca Ward, Planning Director, continued that within the historic district, the regulations would look for compatibility to make sure that the historic integrity of the core was protected as there is infill coming in.

Council Member Parigian questioned using the economic data from Spain to compare and Daenitz answered that the bulk of the economic impact was driven by the improved square footage and experience. They looked at multiple studies and the Spanish example significantly discounted the output of that study against overestimating the impact of the car lite option. Council Member Parigian again noted that the pedestrianization doesn't look improved with the benches and pinch points that made the flow worse. Cleveland answered that they didn't update the renderings since his last input but if the plan was approved, a top priority would be more free flowing without those impediments.

Council Member Ciraco speculated that given the high fixed capital and operating costs on Main Street, they don't need to go to zero for the decline to become problematic and Daenitz agreed. There was a big difference between the businesses that own their real estate and those that don't. Cleveland shared that investments by businesses are already not being made due to these financial issues and difficulties attracting employees.

Mayor Worel opened public input.

Ronny Wedig 84032: Director of Operations for three Main Street businesses, Main Street has some serious competition. He supported revitalizing Main Street but how much do we change? There are other projects in town that need more attention now. It is cool to be talking about gondolas, where should they be? Convenience is king, don't take parking away, increase it. He supported a change and would be honored to serve again on a future committee.

Monty Coates, 84098, Business Owner on Main Street and member of the HPCA: Thanked the Council for directing the resources for this plan. He understood that these are just concepts and there would be adequate opportunities to give input to shape those projects. HPCA believed that a vibrant historic business district is the heart of Park City, the local economy and a unique community asset and we support the Council to continue moving forward with the planning and investing in the future of the downtown area.

Jeff Camp, 84060: Our quality of life has diminished, and he didn't see how this would improve the quality of life for the locals unless you are a Main Street business owner. Downtown is overrun with tourists, they have embraced tourism and at some point, in time, you need to pump the brakes. The locals are fatigued and are not being heard and our well-being is not the first thing to be considered. The post office is the last thing left for the locals.

Joe Davis, 84060, remote: Owns three Main Street businesses and a lifelong city resident. The history is important, and he wanted to remind everybody to take this very slowly and make the best choices to keep the mining history of this town alive. He wanted progress but make it measured and when everyone looks back at us, they laud us and not make fun of us.

John Shatsfolt, 84060: Main Street is the goose who laid the golden egg, and it is an authentic and national historic district. The Main Street Area Plan #1 goal is to preserve the Park City character, and this plan has both the Post Office and City Hall being repurposed and are the last buildings for the locals downtown. The plan undermines all our planning and zoning protections instead of protecting and enforcing them. There is zero quality improvement of life for the locals by building two hotels and increased congestion. The one-way idea on Main Street is crazy. Deliveries and construction will stop all traffic and if it is one way that will increase traffic in the neighborhood.

Becca Gerber, 84060, Chamber of Commerce has decided to support continuing the discussion and the concepts going forward. Local hat: She supported creating public benefits and improvements. Parent hat: She is raising two young children and there is nothing for families on Main Street and this is a great opportunity to draw locals and families to Main Street. Former Councilor hat: Housing, transportation, sustainability and historic preservation were priorities, and this plan could explore improvements in all those areas. There are a lot of great opportunities that would provide great public benefits for families and businesses.

Matthew Prince, 84060: If every business on Main Street loses 3% a year that is 25% in 10 years and no business can sustain that, so something needs to change. He misses a grocery store. He fully supported this plan for the locals and his kids and to not have Main Street revert to a ghost town. There will be nothing left to preserve, and he was in full support of this plan.

Dana Williams, 84060: He didn't like the renderings, nor did he want Main Street to look like a resort base. He was not excited by 4 to 6-story buildings in this area and he wanted to slow down.

Brad Olch, 84060: He agreed with 100% of what Dana Williams. A gondola doesn't make sense to the Brew pub parking lot. Why not create some parking and put a gondola to Main Street in the arts and culture district?

John Kenworthy, 84060: Talked about the past gondola plans and studies and concluded that the gondola doesn't work. Stop the nonsense with the gondolas and focus on the Town Lift. He entered the 2020 gondola feasibility study into the record.

Shiva Minter and Alec Lebowol, 84098: Believed this plan helps to preserve that small town feel that existed when they moved here years ago. If they want people to continue to use Main Street, they need to implement this plan such as sustainability, economic vibrancy, cultural preservation and transportation. They have strong support for this plan and want to voice young people's opinions.

Mike Pundmann, 84060: They love it here in Old Town and constantly wish there were more reasons to come out to Main Street. He believed that the plan thoughtfully balances preservation and progress and enhanced the attractiveness and the character of Main Street for both locals and visitors. It cleverly reimagined the overpriced parking lots and brings needed amenities such as a grocery store, new parks, the Post Office Plaza and the Brew Pub Gondola. The best streets in the world are pedestrian friendly and removing the cars some of the time on Main Street would massively enhance the public experience. As a finance person and taxpayer, he appreciated that this would not be built by raising taxes in the future. He urged the City Council to execute this plan.

Rob Slettom, 84060, thought that there is a lot more research that needs to be done. The last thing we need on Swede Alley is a hotel for tourists - they should stay at the resort centers.

Bob Martin, 84060: was completely opposed to almost everything that was suggested. It is important to slow down. He agreed 100% with Dana Williams. Swede Alley needs to be where all the parking should be. The plaza idea was great, and he agreed that pedestrianization of Main Street was a great idea and the businesses would survive. He cited Halloween as a perfect example of pedestrianization.

Sydney Reed, 84060: agreed with the pedestrianization but be sensitive to blocking the historic view up the street towards the south with the trees. Buildings should not be higher than the Marsac building which is an iconic building and the City should not touch that. Main Street will always be visited because there is nothing else like it.

Linda McReynolds, 84060: we are a National Historic Register Site, and we can't take that lightly. She believed the plan to be bold but in a bad way.

Jody Whitesides, 84060: He pointed out that to bring more kids and families back to Main Street, then the businesses that exist on Main Street need to change too. He concurred that we don't need 6 story hotels on Main Street, no gondola at the brew pub, and offered to get people out of their cars outside of town and then they can walk around once they are here.

Bonnie Park, 84060: the thing most important to her is Park City's heritage and the historic charm. The view up Main Street is irreplaceable. Postpone this and continue the neighborhood meetings and at least listen to those residents before adopting this plan.

Jennifer Wesselhoff, 84060: Main Street is the beating heart of Park City. They worked so hard to ensure that the plan contained all the shared values and priorities of the City such as, health and safety, transit and transportation, sustainability, housing and livability, parks, historic preservation and community character all while fostering economic prosperity and vitality. It is focused on creating safe pedestrian pathways, better utilizing underutilized spaces, creating a community square and gathering spaces, enhancing transportation options and integrating mixed use and affordable housing. It is not perfect or without its challenges and lots needs to be sorted out with respect to construction timelines, phasing, traffic and transportation planning and business access must be managed carefully and prioritized but we can navigate that together as a community. It is an investment and commitment to our community. She encouraged them to support this vision and work on the next steps.

Emma Sopko, 84060, She thought the gondola was a great idea. How does the gondola work in Telluride? She supported this vision, but it needs more iterations before it is truly a plan that most locals would support. The renderings need to be more consistent with the historic small-scale zoning.

Betsy Wallace, 84060: She desired to make sure that the City Council understood that they just want to slow this down, but it is important to stay relevant and evaluate what they are doing in context with Snow Park, PCMR base area, and the Arts and Culture District. All that put tougher will have a significant impact on Old Town traffic. She believed that they are on the right track but some pieces of it are scary for the public. It is important to showcase what Park City is all about.

Mayor Worel closed public input and reminded the public that if they want their written comments to be part of the public records, they need to request that with their comments.

Council Member Parigian maintained that this was a good start. He didn't see any quantitative analysis leading to the hotels or grand staircase. Maybe they start with replacing China Bridge. The comments tonight were just the beginning, and he wanted to hear from more of the public. He would start with the transportation and pedestrian improvements.

Council Member Rubell acknowledged that there was zero consensus in the community. They need to evolve and make a change but he was concerned that the value of unique is not being considered as a driver. And who do we want to be? How do we balance more of a local feel with trying to attract revenue from tourism? He felt that to make an informed decision he needed to know what the alternative was. He would like to see those decline projections. Are they looking at the right solutions to solve the problem but what is the problem they are trying to solve? The 5-acres in Bonanza is going on 8 years at this point and he was having a hard time believing that this would be any different. He was concerned that if they try to bite this off in the same way they will be sitting in the same spot. He supported evolving Main Street especially the pedestrian experience and the traffic circulation and implied they should start immediately with those. Then China Bridge, if it is deemed necessary, to do something then and we could merge those efforts. Building out Swede Alley to finance the rest is a bad reason. Improvements to Swede Alley could follow once they have better clarity on the other pieces of the puzzle.

Council Member Toly began that in 1998, 2011, and 2021, all have iterations of plans for Main Street. They don't ever finish the plans and that gives her trepidation. She wanted to focus on the Brew Pub lot and pedestrianizing Main Street and links between Swede Alley and Main Street. She also wanted to address the street intersections in Old Town. She wanted to evolve and dive into each thing and find out what the cost would be. She suggested to move forward with resources to make it a priority.

Council Member Ciraco emphasized that nothing in this plan has them wiping out any historical structure. They are all critically focused on the historic nature of Park City. Everything costs money and money doesn't grow on trees, but the tourists bring it. He supported moving forward on the pedestrian and transportation efforts on Main Street and in general was supportive of moving forward and figuring out the other parts but not specifics.

Council Member Dickey concluded that this plan strengthens historic preservation, it would be restoring the delisted Historic Post Office and building a City Hall plaza that accentuates that historic building, and it is making real history come back. It doesn't touch the historic buildings on Main Street, the view will not change. He reminded them that there were public open houses that were well attended, and most comments were supportive and loved the vision and to keep working on that. It was important to recognize that approving this plan means that each project would still have its own lane of approval. This was nothing more than saying to staff to invest time and money into exploring this vision further. He loved the plan and wanted to get working on it. He promised it was not going to go too fast.

Mayor Worel reminded them they need to start talking about China Bridge which has a 5-year life on it, and they can't wait 4 years to start talking about that. Discussion took place about the vision being driven by economic development, vibrancy of people or experience, and what that meant holistically. Council Member Ciraco wanted to move this forward such as pedestrian experience, traffic, and vehicle flow now, and then that will shed light on what the rest of our capability will be. He conceded to move forward with feasibility and economic studies on specific parts of the puzzle. Council Members Rubell and Parigian weren't comfortable with approving a plan that really isn't a plan per se, but a vision which has varying timelines and funding goals; however they were supportive of directing staff to continue to work on elements and the vision of this.

Eggleton offered that the Main Street Area Plan is a series of investments that are trying to move things forward in a way that would be non-binding as a guiding document that would allow the City staff to further evaluate all of the parts of the plan: project prioritization, the resource allocation, the implementation strategies and the timing and even the options that Council today is unclear about. Is there support to continue to move forward because these things can go on for some time and cost a lot of money and resources so it would be helpful to understand the velocity of which we are moving forward, and the inclusion of the process is an important piece.

Council Member Ciraco opined that this is very much about economic vitality but not to exclude the experience and the experience doesn't exclude one group of people versus another. Our business is tourism but does not come at the expense of the locals. Mayor Worel appreciated Matt Lee's suggestion of staff coming back with a feasibility plan of this is what we would do first, because she liked the structured approach so that the City Council can make decisions going along such as we don't want to talk about a gondola, or a hotel, etc. City Manager Matt Dias pointed out that the next step (feasibility) is going to require more resources, so we would need air cover at a staff level to begin working more seriously on these and to engage upon them as a phase two.

Council Member Rubell reiterated that before approving a plan he would like to have that prioritization conversation so that we are very clear about what we're approving in allocation of those limited resources. We aren't quite there yet but we can give direction to get there. Council Member Parigian would like to know whether some of these ideas can or can't be done such as a gondola or move the post office. Dias furthered that staff needed to know whether they should explore these initiatives and do due diligence, and you adopt the plan or not. They need one or the other to take a logical next step into a phase two.

Council Member Dickey would adopt the plan because it provides a push, and a logical consideration set and a body of work for staff to go after. Council Member Ciraco wanted to move forward and understanding what could work economically but there is also the political part of it that we must manage which may require flexibility. Council Member Parigian is a no to approving a plan. Council Member Rubell suggested we continue the adoption of the plan and give direction to staff what we heard consensus on which was pedestrian and traffic circulation improvements, and take those to stage two and everything else is still in stage one now. Bring it back and prioritize it, and then we will have something to discuss and adopt which is actionable with all the other elements, and then we are very clear about what we are doing and not doing, and when.

Discussion took place about priorities. The City Council ultimately decided to continue this discussion in January 2025. Dias will prioritize a work session as soon as possible. Council Member Dickey requested the consultant team involved in that work session, however Council Member Parigian countered that by saying this is a local decision with no consultants needed unless they can bring him numbers. Dias reiterated that City Council would like to continue the item to the next available opportunity and it is a high priority for City Council to get this back as soon as possible. Between now and the next meeting City staff can attempt to use the feedback heard tonight to prioritize and conduct some quick due diligence to try to answer some of the data questions that have arisen we will work on that in the next two to three weeks. All of City Council agreed.

To conclude, Mayor Worel gave a thank you to Malena Stevens for her great partnership and willingness to work with Park City over her entire term. The Mayor has had the privilege to work with her for the last four years and she truly is a great public servant, and she is going to be missed.

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

____
Paige Galvin, Deputy City Recorder

December 19, 2024 Public Comments

Jennifer Wesselhoff, Chamber and Visitor's Bureau CEO, eComment: "On behalf of the Park City Chamber of Commerce & Visitors Bureau's Board of Directors, we support this vision to reinvest in Park City's Historic Main Street. As the heart of Park City, our historic district, and a significant center of commerce, maintaining, if not increasing the vibrancy and access to Main Street is an exciting prospect for us as locals and employers, but also for our visitors. While we aren't speaking to specific projects in the plan – and we know there will be much more work to be done on the specifics - we are supportive of this vibrant vision and of continued exploration of the concepts.
We believe that this plan addresses many priorities of the community including: 1. Health & Safety - By creating safe pedestrian passages and public facilities for both residents and visitors; 2. Historical & Cultural Preservation: By highlighting and celebrating our community's historical assets and values; 3. Transportation & Mobility: By creating a comprehensive transportation and parking plan that could help bring locals back to Main Street and improve access for the workforce and guests; 4. Sustainability: By enabling better recycling and food waste management, requiring energy efficient building and materials, and helping get our visitors out single occupancy vehicles; 5. Housing & Livability: By utilizing public private partnerships to build affordable housing in the district to reduce impacts of commute and improve the quality of life for employees; 6. Economic Vibrancy: By building infrastructure that welcomes and meets the needs of families, seniors and our visitors, ensuring a stable economy in the face of growing regional competition; 7. Community Programming: By creating opportunities to bring community together to engage with friends, neighbors, and family.
While we are excited about the overall concept of revitalizing our downtown core, we have also heard concerns from our members on Main Street and feel there are a few key issues that are critical to ensuring the success of the project related to impacts on the businesses, and their long-term sustainability. If Council approves moving forward, we ask that you continue your commitment to civic engagement & representation and keep the following issues top of mind: **1. Main Street Access:** To sustain current business levels during development and construction, access to Main Street must be prioritized. We support HPCA's position that transportation and intercept parking lot(s) must be developed first to support alternative forms of transportation. Transportation improvements must be prioritized to ensure that those who may rely on vehicles for accessibility can still reach the area without undue burden. We also believe that expediated development of affordable housing in the area should be prioritized. **2. Construction Timeline and Impacts:** Construction will inevitably disrupt the normal flow of business. A clear, realistic timeline is essential to minimize these impacts. The planning team will need to work closely with stakeholders to understand the impacts of construction, creatively seek solutions to access, waste management and promotion of the street, and ensure milestones are communicated so that businesses can plan accordingly. We also support the city developing a Main Street Economic Sustainability Fund, providing emergency grants for businesses facing undue hardship due to construction impacts. We look forward to working with the City and doing our part to communicate updates to businesses and visitors, and to propel visitation to the area as we do now. We understand the fierce competition from other destination resort

communities and that doing nothing, will in the long run, lead to a loss for our local businesses and a loss for the community, as we depend on visitor spending and tax generation to fund the many amenities residents enjoy. Overall, we support the general vision behind improving the Historic District and we look forward to being a collaborative partner in helping our community to continue to thrive."

Rebekka Hall eComment: "Enough with the development on Main Street/Swede Alley. Do something about traffic congestion and consider the impact on the few remaining people that still live in Old Town year round. I was born and raised in old town PC, Main Street used to be a place for the locals and it is morphing into a place that the locals avoid - don't make this worse by adding more nightly rentals, condos etc. Keep the high rises in the county or at the resort base areas."

Carole Fontana eComment: "Re: Housing in the Sandridge parking lot. I am concerned about the severe impact on traffic flow this will have on Marsac. Thousands of cars pass every day, and the number increases annually. What's the plan? Traffic lights? Widen Marsac? I see no solution."

Kim Marks eComment: "While titled the Main Street Area Plan - most if not all of your committee's recommendations are for everywhere except Main Street - these have far wider implications on the community at large that have been left out as you ponder these fast track wide-scale commercial changes without proper public input from residents. I'm very concerned that your "fast track" approval will have devastating consequences as your committee qualifies everything as "best use" on its financial payback above all else. What price have you put on our views, open-space and historic charm that are simply brushed aside as worthless in comparison. We must have balanced public input from more residents that are unaware of the scope of this project in a manner that provides more feedback than you have gotten to-date. The goals are not clearly articulated or quantified ~ Does this mass and scale help Main St. merchants, or will it in fact adversely affect them. Residents are shut out with high end hotels - as if we don't have enough already? While guests will be encouraged to dine-in as part of their package deal. Day care will be affordable for hotel guests only and so the gentrification and death of full time Old Town residency continues - let the Chamber rejoice. Upscale is repeatedly used in the proposal - can anyone say where historical character and upscale exist in the real world?, and then at what cost to the affordable living you profess? Shouldn't Swede Alley be geared more towards that, than the upscale vision you are now being presented with? Buildings of the scale proposed spew out exhaust from heating systems, laundry services, restaurant exhaust fans, and the demand for outdoor radiant heaters and fireplaces, natural gas heated snow melt, will more than likely create an inversion layer that will greatly affect the quality of air and distant vistas we enjoy in old town. Go see the Montage on cold mornings to see what it will mean for Old Town. The mentioning of a ground loop heating system is simply a "green washing" of this oversized urbanization of our Historic Old Town. The vistas as you walk Main St. are an immeasurable asset to the Old Town experience. The "Canyonization" caused by oversized building robs the public, both residents and visitors, of this experience. It seems no one on the committee is thinking about these devastating impacts while they have their heads buried in the financials. There are dozens of concerns I have that cannot be expressed loudly enough here in the time I have or against a 3 minute clock late into the night a week before Christmas. The reporting from the single public open house is comical - can you really act on the input from a single resident or two? The implications of doing something/nothing or somewhere in-between are enormous and should not come about on a compressed time-frame and just because we have an Olympic milestone looming. The Olympics are coming back because we did it well last time so there goes that excuse! I urge a step back, a proper analysis of what is really needed and when and why, and not just from a bankers perspective, but with proper public input to get a balanced solution that works for everyone and not a committee of a dozen mostly business merchants and an overbearing chamber of commerce.”

Emerson Oliveira eComment: “I am part of the MSAP committee and was able to participate in all the meetings and would like to express my personal thoughts after the last City Council meeting when I spoke. I am leaving town with my family otherwise I would come in person again. Please accept this letter in my place. I accepted to be part of the MSAP group because I can see a need of a “better" Main Street. The question is, what is a “better” Main Street?, what are we facing now, and what we will face in the future? Common subjects like, parking, pedestrian friendly, character, historic preservation are on the top of the list, as usual. But years pass and we are in the same place as we were for many years past. We saw an increase in traffic, business, constructions, some sidewalk improvements, water line replacements, etc., but none of this brought much of a change or vibrance to old town. Areas like, Canyons Village, Kimball Junction and Deer Valley were always on the spot line. The whole Park City area was growing and Main Street remained Main Street. We are very lucky as we are still considered the heart of town and we will have people coming to see what the heart of this beautiful small town has to offer but the heart is not pumping as it should. Anyway, point is, we need to start “again” somewhere and this MSAP came with this new vibe to try to get the City to move in the right direction. But it is too complicated. It does not reflect the wants needs of HPCA people I talk with. At this point the directions are not so clear or at least no clear for a full agreement of all parts. In my point of view, we won’t have a perfect solution for everyone, but we have to start somewhere and show the good faith. Let us focus where we agree both the HPCA, the MSAP group and Park City government. Main Street will be better if we can get better public transportation and better pedestrian experience. And if we can get those accomplish then we can work better together on other pieces like the parking, streets, hotels and public space. I am not good in writing, as my wife always pointed out, but I believe it can be understood somehow. I support improvements and changes to make it better. Let us start there to do it well, but let’s start.”

City Council Staff Report

Subject: Request for Approval of Type 2 Convention Sales Licenses for Operation during the 2025 Sundance Film Festival
Author: Sydney Anderson, Business License Specialist
Department: Finance
Date: January 16, 2025

Recommendation

Review and consider approving the Type 2 Convention Sales License (CSL) applications listed in Exhibit A for operation for the 2025 Sundance Film Festival (Festival) contingent on passing the Final Inspection Post Application (FIPA).

Executive Summary

Exhibit A lists all the Type 2 Convention Sales License applicants to date pending approval. The applicants have obtained a pre-inspection prior to application (PIPA), provided a site/floor plan stamped by a design professional with occupant load, and paid the applicable license and trash fees.

We request consideration and approval of the Convention Sales Licenses applications for the 2025 Sundance Film Festival.

Analysis

The Festival attracts an increasing number of businesses/entities that conduct business within the Park City (City) limits on a short-term basis. These entities are not affiliated with the Festival or official sponsors. The volume of these types of short-term business has created health, safety, and wellness challenges for the City and its residents, including the City's ability to provide basic Police, safety, and emergency services.

These challenges can be mitigated, and the Finance Department and other departments are incredibly busy with Type 2 Convention Sales License applications in the months and weeks before the Festival starts.

The Municipal Code for Type 2 CSLs allows the City to address adverse impacts or carrying capacity issues related to the licensed activity and volume. It also allows service departments, event staff, and public safety to obtain an adequate picture of the total public service demands for the Festival in a timeframe that provides for service level and cost adjustments.

Municipal Code 4-7-3 (B)(2) states that Council retains authority to approve Type 2 CSL license applications. Prior to Council's consideration of the Type 2 CSL license applications, the applicant must have a pre-inspection prior to application (PIPA). This inspection will highlight any issues related to the space prior to their final inspection.

The inspection must accompany the license application along with accurate floor plans stamped by a design professional, including the occupant load.

The process for a Type 2 CSL is as follows:

1. Obtain floor plans stamped by a design professional
2. Obtain a PIPA
3. Obtain receipt showing payment to Republic Services to cover trash impacts (one receipt *per applicant*).
4. Submit application with site plan, PIPA, and pay the appropriate fee
5. Finance requests approval from City Council
6. Obtain Council approval
7. Obtain a FIPA
8. Issue license

All of the attached applications have met the Municipal Code standards and have completed department review.

Exhibits

Exhibit A - List of Locations

Event Name	Event Address	Regular Tenant	Event Dates		
ENME (Ericka Nicole Malone Entertainment) with KPR	427 Main	The Cabin	1/24-1/26		
Rendezvous Cinema Center W/Collider	900 Main St.	Loma	1/24-1/27		
Rendezvous Cinema Center W/William Grant and Sons USA	900 Main St.	Loma	1/24-1/27		
Rendezvous Cinema Center W/Sommsation Services LLC	900 Main St.	Loma	1/24-1/27		
PC Fashion Week	427 Main St.	Chef Dance	1/26		

City Council Staff Report

Subject: **Redus Park City LLC Proposal**
Author: **Margaret Plane, Clint McAffee, Ryan Blair, Luke Cartin**
Department: **City Attorney's Office, Public Utilities, Environmental Regulatory, Trails and Open Space**
Date: **January 16, 2025**

Recommendation

Consider a proposal presented by representatives from Redus Park City, LLC. If the Mayor and City Council are interested in the proposal, consider authorizing the Mayor to enter into the proposed Letter of Intent, attached as Exhibit A.

Summary

Representatives from Redus will describe a proposed property exchange and a potential, limited Amendment to the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20 Acre Quinn's Junction Parcel and Iron Mountain dated as of March 2, 2007. Park City Municipal Corporation (PCMC) is a party to the Development Agreement (DA) and Redus is a successor-in-title to property previously owned by United Park City Mines Company, who is also a party to the DA.

Redus proposes to convey the properties identified in Exhibit B to PCMC and to file an application requesting to add seven dwelling units on land zoned Residential Development (RD) that is adjacent to existing development pods and covered by the DA. Because the DA was approved by an Annexation Ordinance, this potential amendment to the DA is legislative, and the Council only considers such proposals after the Planning Commission considers them, holds a public hearing, and forwards a recommendation to the Council.

Analysis

If the Council desires to pursue this proposal, we recommend authorizing the Mayor to enter into the proposed, non-binding Letter of Intent (LOI). Under the LOI, PCMC would authorize Redus to include certain City property in a new application to the Planning Department. Included with the application, or by concurrent agreements, Redus would propose amendments to the DA which specify:

- Redus would transfer or dedicate about 310 acres of land to the City, some of which is zoned Estate (E), Residential Development (RD), Historic Residential (HR-1), and Community Transition (CT). Much of the land is zoned Recreation and Open Space (ROS). Acquiring the areas zoned E, RD, HR-1, and CT will give the City control over any potential and future development activities. Acquiring the properties zoned ROS will ensure these lands remain protected, publicly accessible, and managed in alignment with PCMC's long-term open space goals and enhance wildfire resilience.
- The City would also acquire ownership of three important and heavily utilized local trailheads: Empire Pass, Mid-Mountain, and Daly.

- In addition to the acquisition of land, the proposal includes water interests and rights that Redus owns or could acquire, including the Right of First Refusal (ROFR) for water draining from the Spiro Tunnel owned by Salt Lake City Corporation. The proposal may also settle outstanding matters related to water impact fees.

Other potential benefits that could be included in a future application are:

- An open space maintenance transfer fee and additional historic preservation funds, through an amendment to the March 16, 2020 Historic Preservation MOU, where the Empire Pass Master Owners Association (EPMOA) and Redus would allow EPMOA to retain funds to spend on City approved historic preservation projects.
- In addition, the property exchange would also transfer ownership of several historic mining structures, including the Judge Tunnel/Alliance Mine Complex (Judge Mining & Smelting Office, Caretaker's Cabin, Change Room/Timber Saw, Power House).

Areas with historic mining structures usually come with legacy environmental issues. In 2014 the EPA created the Uintah Mining District and identified several sites surrounding Park City. These sites were on UPCM land and are mostly old mining structures, mine portals, and waste rock piles. The City will not acquire certain sections of PCA-S-98 to minimize future potential environmental liability for PCMC. The excluded areas will mirror the Uintah Mining District boundaries, and they encompass the Silver King Mine buildings and adjacent waste pile and the Daly Canyon waste rock pile. Exhibit B shows the exclusions.

The acquisition of these parcels represents an immense opportunity to gain control of about 310 acres of prime recreation land. Ownership will allow Park City to control access to key trail connections and better integrate the areas with our existing world class mountain biking and hiking trail network.

Due Diligence Period and Regulatory Approvals

Seeking and securing the proposed land use approvals is the sole responsibility of Redus and it is a condition of PCMC closing on the property acquisition. Nothing in the LOI impacts the Planning Commission’s review of a future application in accordance with applicable Land Management Code standards.

Under the proposed LOI, any property exchange is subject to a due diligence period to determine entitlements, environmental issues, secure approvals, and receive public input. Approvals of any amendments to the Development Agreement are at the sole discretion of the City Council and will follow all legally required land use entitlement processes, public hearings, notices, and other determinations and procedures required by law.

Funding

No funding is currently required for this proposal, however there are ongoing costs to real property ownership.

Exhibits

Exhibit A – Proposed Letter of Intent
Exhibit B – Property Overview

January ___, 2025

CONFIDENTIAL

To: City Council of Park City Municipal Corporation
c/o Margaret Plane, Esq. and
Mark Harrington, Esq.

RE: LETTER OF INTENT

Dear Mayor and the Park City Municipal Corporation City Council:

This non-binding Letter of Intent (the "**Letter**") outlines the proposal of Redus Park City LLC ("**Redus**") to convey certain lands to Park City Municipal Corporation ("**PCMC**"), and other good and valuable consideration, including settlement of water and impact fee matters, in exchange for certain land owned by PCMC, and consent to include such PCMC land in a development application for the Redus Parcels (as defined below). More particularly, Redus proposes that it transfer the real property depicted on Exhibit B (collectively, the "**Open Space Properties**") to PCMC in exchange for that certain real property owned by PCMC as depicted on Exhibit C (the "**City Property**"). The foregoing mutual conveyances are subject to title and due diligence periods to evaluate the Open Space Properties and City Property, respectively, and further subject to Redus determining and securing approval of entitlements for the City Property and the real property depicted on Exhibit A (the "**Redus Parcels**").

By acknowledging the terms and conditions of this Letter, PCMC hereby authorizes Redus to commence with necessary application(s) for an amendment to the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, The 20-Acre Quinn's Junction Parcel and Iron Mountain, dated and recorded March 2, 2007 as Entry No. 00806100 with the Summit County Recorder's Office (the "**Flagstaff Development Agreement**") for the Redus Parcels, an exchange agreement for the Open Space Properties and City Property (the "**Exchange Agreement**"), and any other associated documents, as necessary or appropriate, to carry out the transaction contemplated by this Letter.

Nothing in this Letter shall limit the separate regulatory or legislative authority of PCMC, expressly including the Planning Commission review and approval/denial of any Redus applications pursuant to applicable Land Management Code provisions.

1. **Property Dedicated or Transferred to PCMC:** Provided Redus obtains the necessary land use approvals, the parcels and property rights below would be transferred to PCMC ("**City Exchange Property**"):

   - Property Owned. Redus to convey at closing, at no cost to PCMC, the following, which, as applicable, is depicted on Exhibit B:
     - PC-S-46-D-850-1 - Marsac Bowtie (~8 ac);
     - A portion of PCA-S-98-SD-9 - Empire Pass Trailhead Parcel (~1 ac);
     - A portion of PCA-S-98-SD-1-A – including Mid Mountain Trailhead Parking Lot (~1 ac); and
     - The right of first refusal to Salt Lake City's partitioned use of the "Spiro Tunnel" water beyond 6,600 feet (specifically the

right to purchase Salt Lake City's "Spiro Tunnel" water pursuant to paragraphs 11 and 12 of the Agreement between Salt Lake City, United Park City Mines Company, and Greater Park City Company, dated March 20, 1974) and any claim to Group II water rights, as described in the Flagstaff Development Agreement.

- Other Properties to be Foreclosed. Redus (or its affiliate) to foreclose and convey at closing, at no cost to PCMC, the following, each of which is depicted on Exhibit B:
  - PCA-S-98-PCMR - Silver King Conservation Easement Property (~133 acres assuming carve outs for Daly Canyon waste rock (~7 ac) and Silver King Mine (~5 ac));
  - PC-S-46-C - Prospect Ridge Conservation Easement Property and other Prospect Ridge property (~150 acres assuming exclusion for slope stability below Moonshadow (~6 ac));
  - KRE-2 - King Road South (~14 ac);
  - KRE-3 – King Road North (~3 ac);
  - KRE-4-RD-X – King Road right of way segment (~3 ac);
  - PCA-S-98 – Hidden Oak Sliver (~5 acres);
  - PC-S-46-A - Silver Baron property (~2 acres); and
  - State Assessed - Judge Tunnel property (~1 acre).

2. Items for Redus:

A. Development Applications. Redus may include the City Property with the Redus Parcels in application(s) to entitle the three (3) single-family residences to be subdivided and created on the "Water Tank Parcel", Exhibit A. Redus may submit an application to entitle four (4) multi-family units (with 12 ERUs) on the "R-5 Parcel," Exhibit A.

B. Fire Station Site. PCMC to convey to Redus at closing or at such other time agreed upon by the parties, at no cost to Redus, the City Property, which is the "fire station site" and those portions of the water tank driveway currently owned by PCMC, as depicted on Exhibit B, which parcels shall be included in this Letter's definition of the "Redus Parcels." This conveyance would include a reservation of access rights for the PCMC water tank. By way of reminder, Redus holds a right of reverter on the City Property and so the conveyance of the City Property to Redus would be in advance of the reverter being triggered in 2029, or earlier once the last Empire Pass certificate of occupancy is issued.

C. Redus responsible for Applications. In the event Redus fails to obtain the necessary approvals for its development of the Redus Parcels, neither party shall have any further obligations under this Letter or the Exchange Agreement, which shall immediately terminate upon such negative final action on the Redus application(s).

3.	**DA Amendment: Water Interests; Impact Fees; Historic Transfer Fee to PCMC:**	The Redus Parcels are (or by the amendment to the Flagstaff Development Agreement will be) subject to the Empire Pass Master Owner's Association, Inc. ("**EPMOA**"), and are thereby each subjected to a transfer fee owed to PCMC. Additionally, Redus shall impose a new transfer fee of 0.5% on the proposed three (3) single-family residences and four (4) multi-family units on the Redus Parcels to fund a city administered open space maintenance fund. This provides a source of funds to assist with the maintenance of the Open Space Properties, particularly from a wildfire perspective. Such amendment to the Flagstaff Development Agreement shall also settle and resolve any outstanding claims or dispute with respect to impact fees.
4.	**Development Soils:**	Redus, in its development of the Redus Parcels, will abide by current Flagstaff Development Agreement terms and conditions regarding soil excavations, relocation, mitigation and transportation.
5.	**Closing:**	The closing(s) for the transaction contemplated in this Letter will occur after all closing conditions are met or on a day or dates mutually acceptable to both parties, as to be more fully detailed in the Exchange Agreement. Closing considerations shall include, for PCMC, the satisfaction of its review of title and inspection of the City Exchange Properties and, for Redus, the status of any appeal on entitlements for the development of the Redus Parcels and its ability to cause foreclosure of its lien on the applicable portion of the City Exchange Properties and have the Summit County Sheriff issue the sheriff's deed to PCMC. A clearer statement of closing conditions and timing details will be outlined by counsel for both parties if the above business terms seem generally acceptable in a formal Exchange Agreement which may be considered for approval concurrent with a Flagstaff Development Agreement amendment, following Planning Commission recommendation.

[*Signature Page Follows*]

This Letter is intended to be a ***nonbinding statement*** and preliminary concept of the terms of a proposed transaction. The proposed transaction is subject to the preparation and execution of a possible amendment to the Flagstaff Development Agreement, Exchange Agreement, and potentially a settlement agreement, each of which must be satisfactory to both parties before any obligations are binding.

REDUS PARK CITY LLC

By: ___________________________
Its: ___________________________

ACCEPTED AND AGREED TO BY PCMC:

PARK CITY MUNICIPAL CORPORATION

By: ___________________________
Its: ___________________________

cc. Snell & Wilmer, LLP, Wade Budge

EXHIBIT A
[Depiction of Redus Parcels]

The “R-5 Parcel” is that parcel identified and approximately depicted below (including Parcel ID Nos. PCA-S-98-SD-5 and PCA-S-98-BB):

[*Exhibit A Continues Below*]

The “Water Tank Parcel” is that parcel identified and approximately depicted below:

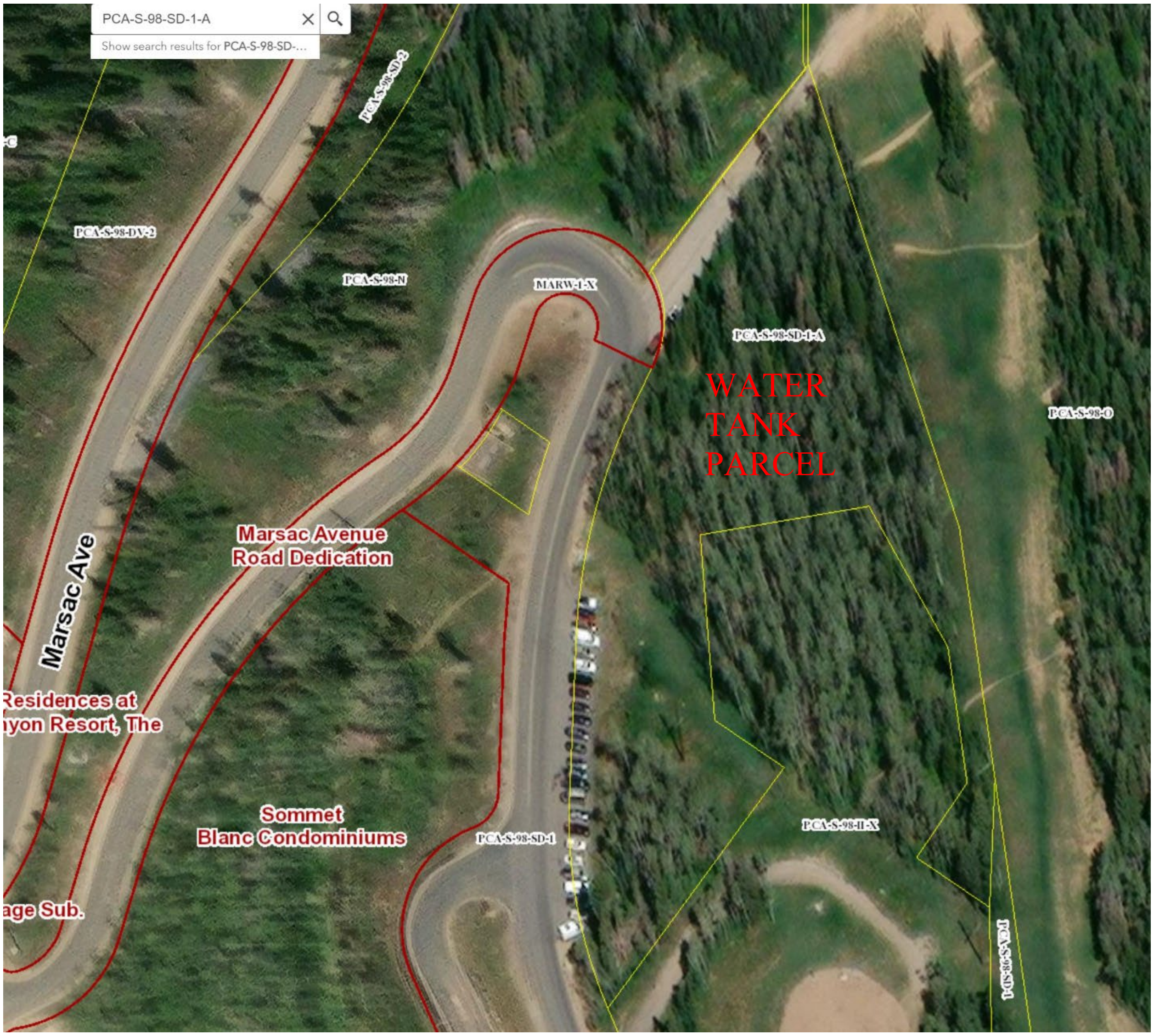


EXHIBIT A

EXHIBIT B
[Depiction of Open Space Properties]

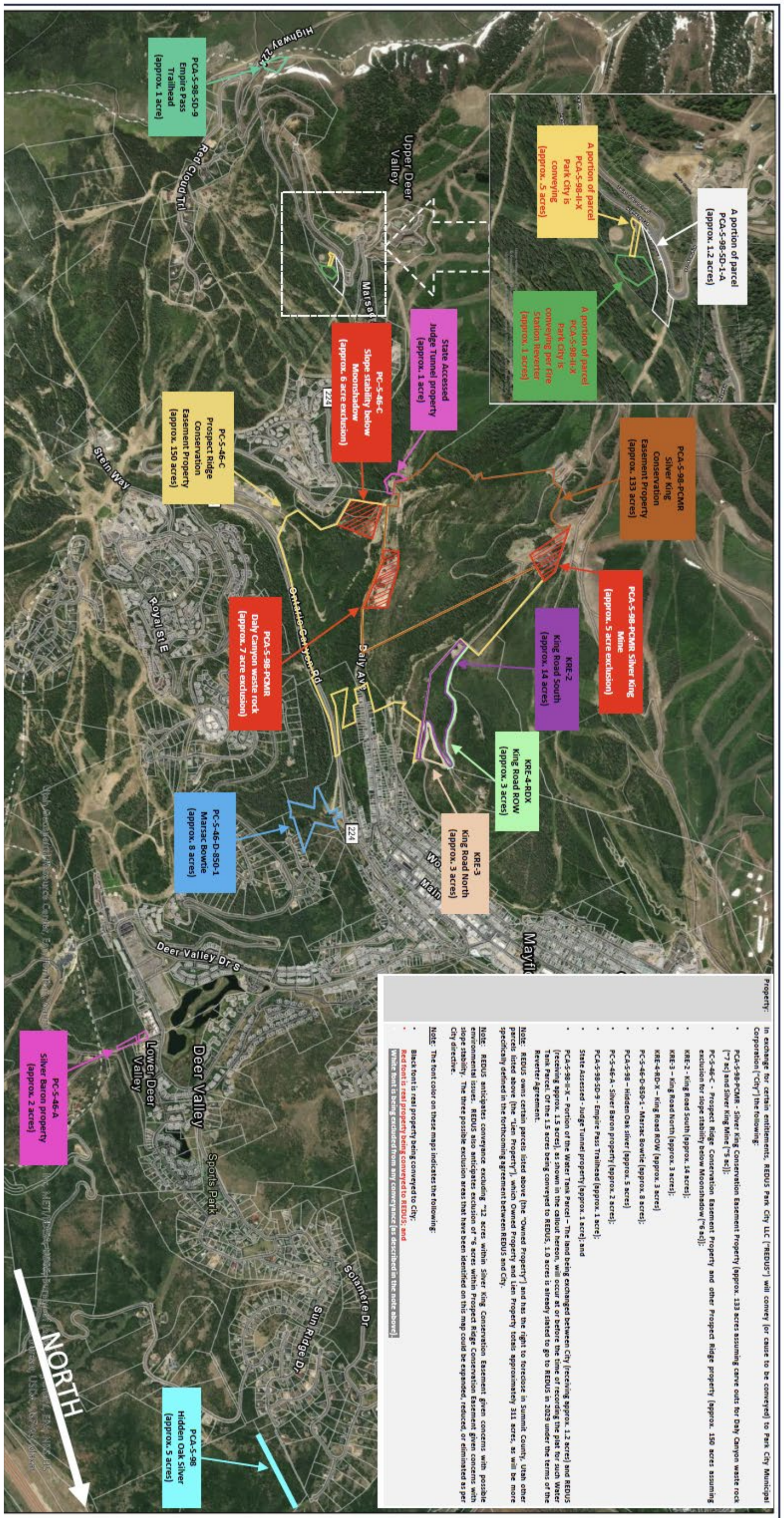
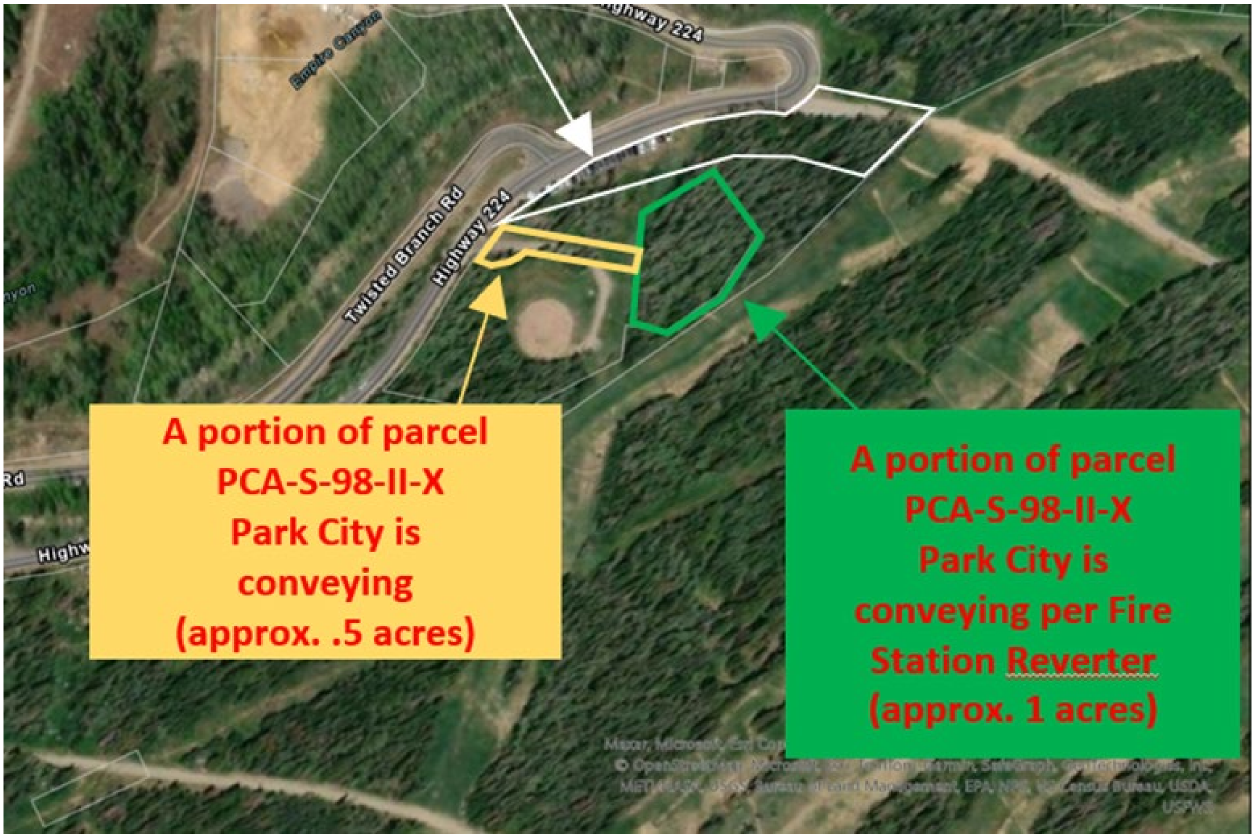
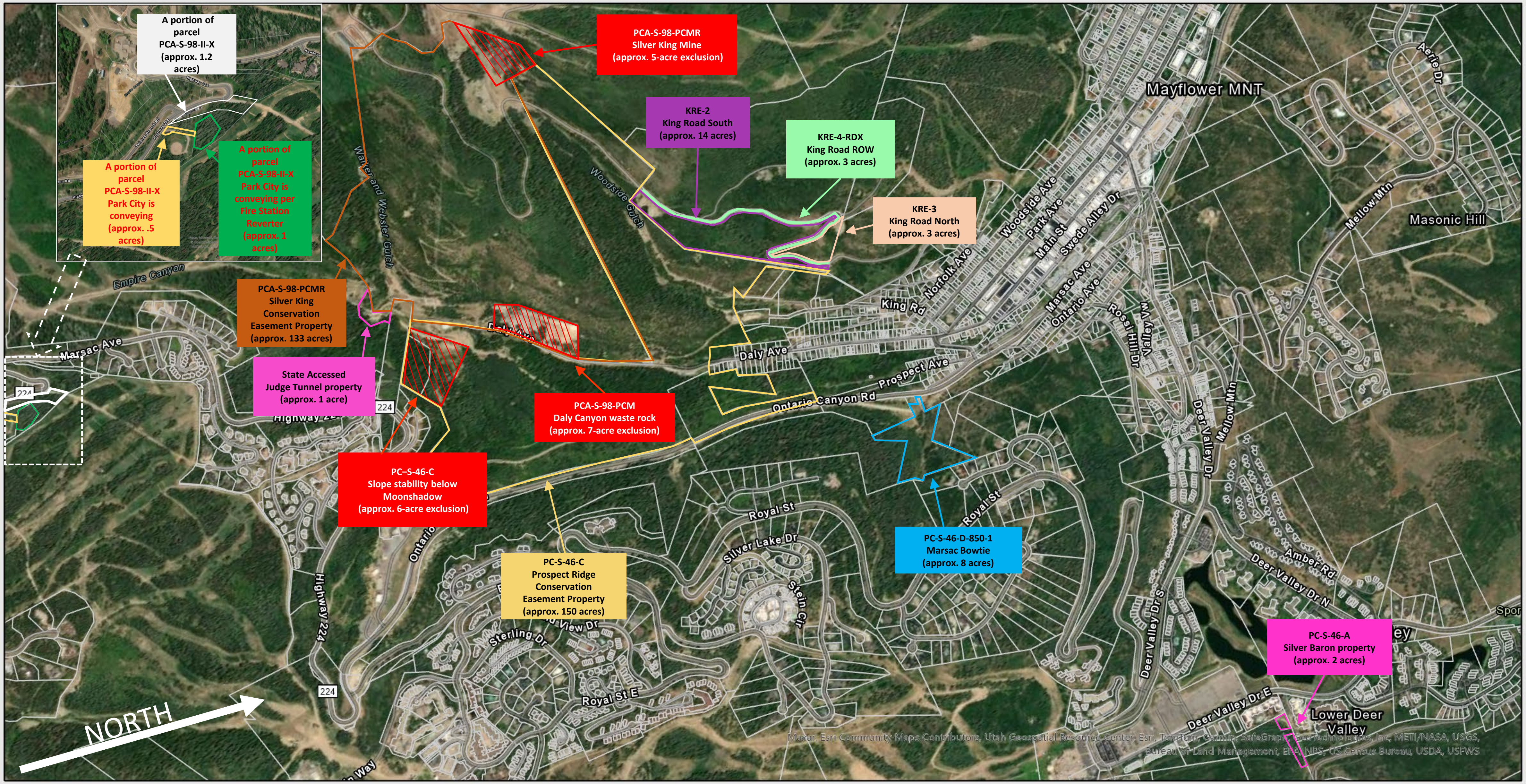

Property:
In exchange for certain entitlements, REDUS Park City LLC ("REDUS") will convey (or cause to be conveyed) to Park City Municipal Corporation ("City") the following:
• PCA-S-98-PCMR - Silver King Conservation Easement Property (approx. 133 acres assuming carve outs for Daly Canyon waste rock (~7 ac) and Silver King Mine (~5 ac));
• PC-S-46-C - Prospect Ridge Conservation Easement Property and other Prospect Ridge property (approx. 150 acres assuming exclusion for slope stability below Moonshadow (~6 ac));
• KRE-2 - King Road South (approx. 14 acres);
• KRE-3 – King Road North (approx. 3 acres);
• KRE-4-RD-X – King Road ROW (approx. 3 acres)
• PC-S-46-D-850-1 - Marsac Bowtie (approx. 8 acres);
• PCA-S-98 – Hidden Oak sliver (approx. 5 acres)
• PC-S-46-A - Silver Baron property (approx. 2 acres);
• PCA-S-98-SD-9 - Empire Pass Trailhead (approx. 1 acre);
• State Assessed - Judge Tunnel property (approx. 1 acre); and
• PCA-S-98-II-X – Portion of the Water Tank Parcel – The land being exchanged between City (receiving approx. 1.2 acres) and REDUS (receiving approx. 1.5 acres), as shown in the callout hereon, will occur at or before the time of recording the plat for such Water Tank Parcel. Of the 1.5 acres being conveyed to REDUS, 1.0 acres is already slated to go to REDUS in 2029 under the terms of the Reverter Agreement.
Note: REDUS owns certain parcels listed above (the "Owned Property") and has the right to foreclose in Summit County, Utah other parcels listed above (the "Lien Property"), which Owned Property and Lien Property totals approximately 311 acres, as will be more specifically defined in the forthcoming agreement between REDUS and City.
Note: REDUS anticipates conveyance excluding ~12 acres within Silver King Conservation Easement given concerns with possible environmental issues. REDUS also anticipates exclusion of ~6 acres within Prospect Ridge Conservation Easement given concerns with slope stability. The three possible exclusion areas that have been identified on this map could be expanded, reduced, or eliminated as per City directive.
Note: The font color on these maps indicates the following:
• Black font is real property being conveyed to City;
• Red font is real property being conveyed to REDUS; and
• White font is being excluded from any conveyance (as described in the note above).
A portion of parcel PCA-S-98-SD-1-A (approx. 1.2 acres)
A portion of parcel PCA-S-98-II-X Park City is conveying (approx. .5 acres)
A portion of parcel PCA-S-98-II-X Park City is conveying per Fire Station Reverter (approx. 1 acres)
PCA-S-98-PCMR Silver King Conservation Easement Property (approx. 133 acres)
PCA-S-98-PCMR Silver King Mine (approx. 5 acre exclusion)
KRE-2 King Road South (approx. 14 acres)
KRE-4-RDX King Road ROW (approx. 3 acres)
KRE-3 King Road North (approx. 3 acres)
State Accessed Judge Tunnel property (approx. 1 acre)
PC-S-46-C Slope stability below Moonshadow (approx. 6 acre exclusion)
PCA-S-98-PCMR Daly Canyon waste rock (approx. 7 acre exclusion)
PC-S-46-C Prospect Ridge Conservation Easement Property (approx. 150 acres)
PC-S-46-D-850-1 Marsac Bowtie (approx. 8 acres)
PCA-S-98-SD-9 Empire Pass Trailhead (approx. 1 acre)
PC-S-46-A Silver Baron property (approx. 2 acres)
PCA-S-98 Hidden Oak Silver (approx. 5 acres)
NORTH
Upper Deer Valley
Lower Deer Valley
Deer Valley
Sports Park
Highway 224
Red Cloud Trl
Stein Way
Royal St E
Ontario Canyon Rd
Daly Ave
Deer Valley Dr S
Solamere Dr
Sun Ridge Dr
224

EXHIBIT B

EXHIBIT C
[Depiction of City Property]

The "City Property" being conveyed to Redus is approximately that portion of Parcel ID No. PCA-S-98-II-X identified and depicted below:





Snell & Wilmer
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REDUS – Exchange Parcels

Central Area

January 2025

City Council
Work Session Staff Report

Subject: Sales Taxes & Property Tax Overview
Authors: Robbie Smoot - Sr. Financial & Data Analyst; Jed Briggs – Budget & Strategic Planning Director
Department: Budget
Date: January 16, 2025

Recommendation

Pursuant to a City Council request, receive an overview of Park City's sales tax rates, structure, recent revenue trends, and notable updates to the Utah tax code. Additionally, this report briefly touches on property tax.

No formal action is requested.

Summary

This report presents an overview of the existing sales taxes that residents, visitors, and employees pay in Park City. It identifies which entities impose the sales tax, outlines the revenue source's fundamental purpose, provides recent revenue trends, and highlights recent legislative changes that have increased Park City's tax rate.

Introduction

Nearly every retail purchase made within Park City is subject to sales taxes, with various taxing entities collecting a proportion of the total. Some exemptions exist, however, such as food and food ingredients, motor vehicle purchases, and prescription drugs. This report also excludes some sales taxes, such as the rental car, alcohol, and municipal telecom tax. Instead, it focuses on the base tax rate, the lodging rate, and the restaurant rate, which are the most significant contributors to Park City's sales tax liability.

Background

Park City's base sales tax rate is 9.55% and recently increased due to the new Summit County Emergency Services Tax, which added 0.50%. By comparison, Park City has a relatively high sales tax rate compared to some of our competitive tourist destinations (Aspen, Vail, Crested Butte, Jackson Hole, Sun Valley, etc.). In part, this is due to relatively low overall property tax rates, which are often higher in these other jurisdictions. Instead, Park City's revenue structure is heavily reliant on sales and use taxes rather than property taxes. Some of the heavy reliance is a result of our strategic intent to source resources from the tourism economy (to mitigate impacts), and some result from Utah's cultural preferences towards taxes (favored sales taxes over property taxes).

Multiple layers of government authority shape Park City's sales tax landscape, including Utah's baseline sales tax and local jurisdictions such as Summit County and Park City. In general, local sales taxes fund essential public services—public safety, transportation, public works, permitting, parks and recreation, and more.

Recent changes in the economy, consumer behavior, and technological advancements in retail and service delivery have heavily influenced changes in Park City's sales tax revenue of late. For example, sales tax revenue accounted for 38% of the City's General Fund in FY 2024, an increase from 21% only 10 years ago, making us far more susceptible to fluctuations in economic and seasonal activity.

Overview of Sales Taxes

A typical retail purchase in Park City is subject to 11 different sales taxes for a combined rate of 9.55%, as follows:

- Utah levies a 4.85% sales tax.
- Park City levies four local sales taxes (2.90% total):
    - the Local Option Tax (1.00%)
    - the Resort Communities Tax (1.10%)
    - the Additional Resort Communities Tax (0.50%)
    - the Municipal Mass Transit Tax (0.30%)
- Park City levies a 1.00%Transient Room tax on lodging.
- The County imposes seven sales taxes (1.80% total), including the new Emergency Services sales tax and four transportation-related taxes, outlined below.

Park City retains sales tax revenues generated from City-levied local sales taxes, except the local option sales tax, as outlined below. State and County-levied sales taxes collected in the City generally benefit the levying entity, not necessarily the City directly. As a rule of thumb, Park City generates about half of all County-wide sales taxes from its point-of-sale.

See Exhibit A for a summary of all sales taxes, rates, distribution criteria, and governance.

Local Option Sales Tax

Park City levies the 1.00% local option sales tax. A longstanding formula allows Park City to receive 50% of its point-of-sale and redirects 50% to the state to redistribute by population (50% point-of-sale/50% population). The Local Option generates nearly $10M annually, and after the formula is applied, Park City retains approximately 57% of its point-of-sale revenue, and the rest is transferred to the State. This sales tax is used to fund City operations.

Resort Community Tax and Additional Resort Communities Tax

Park City levies two resort taxes at a total rate of 1.60% and receives all the revenue generated, or approximately ~$26.8M annually. After collection, we budget 52% of the revenue to fund City operations, 31% to fund capital projects, and 17% to fund PC Transit operations.

Transient Room Tax

Park City levies a 1.00% Transient Room Tax. However, each lodging purchase in the City is subject to a total of 4.32% Transient Room Tax. The State imposes a 0.32% lodging sales tax, and the County imposes a 3.00% lodging sales tax. Every county in Utah imposes a 4.25% Transient Room Tax, except Summit and Duchesne County.

The City generates around $4.5M annually from its Transient Room Tax, which is currently directed to support the Bonanza District property development. Overall, Park City lodging purchases generate substantial revenue for the other taxing entities. Summit County and the State benefit from approximately $13.8M and $1.5M from Park City's point-of-sale, respectively. It should be noted that the County is required to contribute 66.6% of the revenue to the Chamber of Commerce to promote tourism.

County Option Sales Tax

All counties in Utah levy the 0.25% countywide County Option Sales Tax, which annually generates ~$5.7M for the County. Being a countywide sales tax, revenues are collected on purchases made within Park City. Park City generates about $2.8M of the County’s Option Sales Tax from its point-of-sale.

Emergency Services Tax

In November 2024, Proposition 18 was passed to levy a sales tax to fund emergency services, with 74% support. Beginning July 2025, Summit County will levy an additional 0.50% and generate approximately $16M annually, with approximately $8M coming from purchases within Park City municipal limits.

The new tax revenue can be used to mitigate the impacts of tourism, including emergency medical services, solid waste disposal, search and rescue activities, law enforcement activities, and fire protection services.

Recreation, Arts & Parks Tax

Summit County levies a 0.10% Recreation, Arts & Parks Tax (RAP Tax), which generates approximately $3.1M annually. The revenue is distributed through an application process overseen by the Summit County RAP Tax Advisory Committee. In collaboration with the Committee and Summit County, Park City receives anywhere from $300k to $900k annually from RAP Tax to fund arts and recreation opportunities within the City. Park City generates about $1.5M of the total revenue collected.

Restaurant Tax

Summit County levies a 1.00% Restaurant Tax, which is only imposed on prepared foods, generates approximately $4.5M annually, and is distributed through an application process overseen by the Summit County Restaurant Tax Advisory Committee. Since 2018, Park City has received $344k from Restaurant Tax Grants.

Transportation Sales Taxes

Utah Transportation Sales Tax Legislation

Park City and Summit County levy five separate transit/transportation taxes, commonly referred to as “1st through 5th Quarters”. Below is a timeline and brief history:

- **1974 – H.B. 13 Local Option Sales Tax No-Fare Public Transit Allocation**
  - Created the option for counties, cities, and towns to levy a public transit tax.
  - Park City began levying the Municipal Mass Transit Tax in 1978 at a rate of 0.30% since it had a fare-free public transit system.
- **2015 - H.B. 362 Transportation Infrastructure Funding**
  - Created the Additional Mass Transit Tax (2nd Quarter) for transit operations.
  - Created the County Option for Transportation (3rd Quarter) for transportation infrastructure improvements.
    - 25% to be allocated toward a Corridor Preservation Fund.
  - Required a ballot proposition to implement.
  - The City had the authority to levy the 2nd Quarter yet agreed to relinquish its rights to levy the tax in exchange for a Joint Interlocal Agreement with Summit County.
  - Summit County adopted resolutions to levy the tax (2nd Q, 3rd Q), and both sales taxes were approved in the November 8, 2016, election.
  - First levied in April 2017.
- **2016 - H.B. 183 County Option Sales and Use Tax for Highways and Public Transit Amendments**
  - Created the Additional Transit District/Local/County Tax (4th Quarter) for transit operations or transportation-related capital infrastructure improvements.
  - Summit County did not implement the 4th Quarter sales tax until new legislation two years later.
- **2018 - S.B. 136 Transportation Governance Amendments**
  - Created the County Public Transit Tax (5th Quarter) for transit operations or transit capital infrastructure.
  - The law removes the requirement for counties to impose the “3rd quarter” local option sales tax and use 25% of the funds for corridor preservation (corridor preservation is still an eligible use of the funds).
  - Summit County levied the 4th and 5th Quarter sales taxes in June 2018.
  - The 4th Quarter sales tax began to be levied in July 2018, and the 5th Quarter sales tax became effective July 2019.

Mass Transit Tax - 1st Quarter

This is Park City's only transportation sales tax, levied in 1978. It applies only within City limits. At a rate of 0.30%, it generates approximately $5M annually to fund transit operations. The first Quarter is distributed directly to the City based on sales within the City.

Additional Mass Transit Tax - 2nd Quarter
Summit County levied the 0.25% 2nd Quarter sales tax in 2017, which is eligible for transit operations and generates approximately $8M annually. Park City receives its point-of-sale revenues via distribution from Summit County, which is about $4M annually.

In exchange for an operating contract governing the future use of the 2nd Quarter revenues and through an ILA, the 2nd Quarter was used to pay for increased bus frequency on important transit commuter routes such as the 10 White, PC-SLC Connect, Kimball Junction Circulator, and Kamas Connector.

When the City and County separated transit systems to support the creation of High Valley Transit and elevated levels of regional transit services, the City ensured the 2nd Quarter revenues were distributed by point-of-sale, pursuant to the 2021 interlocal agreement (2021 ILA) between the City, County, and High Valley Transit.

County Option Transportation Tax - 3rd Quarter
The 0.25% 3rd Quarter tax, initially levied in 2017, is distributed to Summit County for road or transit capital projects, not operations or maintenance. This tax generates about $8M annually. On average, Park City contributes 50.1% of total revenue, or $4M annually. Summit County receives the funding, and the Council of Governments (COG) determines the distribution throughout Summit County through an application process that the Summit County Council approves.

Projects must be of regional significance and approved according to the COG's prioritization process. Essentially, the COG splits the 3rd Quarter funding into three programs: Pay as You Go (which utilizes annual sales tax revenue), Bond Projects (which utilizes revenue from the 2018 transportation sales tax bond initiated by Summit County), and the Small Cities Grant Program (directs a portion to the smaller cities within Summit County).

Park City currently has $9.8M in awarded funding and averages $1.8M in yearly awards. The City currently has 3rd Quarter funding awarded for the following projects:

- Transit Shelter Improvements
- Thayne's Area Pathways
- Deer Valley Drive Complete Streets
- Transportation Demand Management
- SR-248 Corridor and Safety Improvement Projects
- US40/SR-248 Park and Ride
- Bonanza District Transit Planning
- Snow Creek Tunnel
- Transportation Demand Management Programs

County Option Transportation Highway or Public Transportation - 4th Quarter

Summit County levied the 0.25% 4th Quarter tax in July 2018, generating approximately $8M annually. Following the distributions, the City retains about $2.5 million in 4th Quarter revenue annually, which funds transit operations. That is approximately 63% of its point-of-sale. State law allocates the 4th Quarter to three recipient categories: counties, transit districts or municipalities with transit, and cities, towns, and unincorporated areas within a county.

Park City receives a share of both the cities/towns portion (0.10%) and the transit district portion (.010%) (see Exhibit A) under a distribution formula as follows:

- 0.10% of the point-of-sale goes to the transit district,
- 0.10% for local transit follows the 50/50 rule, and
- 0.05% goes to Summit County.

The county could change the distribution proportions, but it would require a ballot proposition.

On June 26, 2018, the City Council heard a presentation from Summit County staff regarding the 4th and 5th Quarters. The Council expressed that it was not the right time to increase sales taxes, although it voiced support for public transportation. The County Council voted to impose the two sales taxes on June 27, 2018.

County Public Transit Tax - 5th Quarter
Summit County levied the 0.20% 5th Quarter tax in July 2019. The County receives approximately $6.4 million annually from this sales tax. On average, Park City generates approximately 50.1% of the sales tax revenue through its point-of-sale or about $3.2M annually.

Summit County Ordinance, "County Option Sales and Use Tax To Fund A System for Transportation," states, "SB 136 allows the County to impose the County Option Sales and Use Tax to Fund a System for Public Transit . . . because the County has "a small public transit district within the boundary of the County", which was then only Park City Transit.

When this tax was implemented, the City operated the only public transit system in Summit County (2016 ILA), which was funded by the 2nd Quarter tax. The only funding exchange between the City and the County was from the 2nd Quarter tax governed by the 2016 ILA.

On July 1, 2021, the HVT District was formed to expand transit services throughout the Wasatch Back, and the 2016 ILA was, therefore, dissolved. Summit County continued receiving revenue from the 5th quarter, while Park City received no 5th-quarter revenue despite generating half the revenue.

In 2023, SB 260 amended the 5th Quarter tax and allowed all counties to impose it. It also eliminated the sunset date, which allowed counties with transit service to divide the funds between transit, cities, and counties (like the 4th Quarter), and allowed counties without transit to distribute the funds between cities and counties for transportation purposes.

At the time, Summit County was the only county in the state levying this tax. Park City does not qualify as an eligible distribution recipient because we fall under an exception. Section 59-12-2220(12)(c) states, “A county that imposed the local option sales and use tax described in this section before January 1, 2023, may maintain that county's distribution allocation in place as of January 1, 2023.” This effectively makes the eligible cities and towns in Summit County the only ones that cannot directly benefit from this sales tax.

The County has bonded against the 3rd, 4th, and 5th quarter revenue.

Property Tax

The Utah Property Tax Act provides that all taxable property must be assessed and taxed at a uniform and equal rate based on its "fair market value" by January 1 of each year. "Fair market value" is defined as "the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts."

Summit County levies, collects and distributes property taxes for Park City and all other taxing jurisdictions within the County. Generally, the law provides that the County Assessor determines property values as of January 1 of each year and is required to complete the assessment roll completed by May 15.

Park City’s certified property tax rate comprises two rates: (1) General Levy Rate and (2) Debt Service Levy Rate. The two rates are treated separately. The general levy rate is calculated in accordance with Utah law to yield the same amount of revenue as was received the previous year (excluding revenue from new growth). If an entity determines that it needs greater revenues than what the certified tax rate will generate, statutes require that the entity must then go through a process referred to as “Truth in Taxation.”

Park City has not increased its certified property tax rate in more than 40 years. This means the City receives the same revenue from property tax every year outside of new growth.

In FY 2016, the City received around $10.3M in property taxes, while in FY 2024, we received around $11.6M. This is because the property tax rate was 0.001362% in FY 2016 and 0.000542% in FY 2024. As assessed values have risen, the property tax rate declines. Since FY 2016, annual property tax revenue has increased by 12.8%, while assessed value has increased by 182.7%.

Property tax represents the second most significant funding source for Park City’s General Fund, contributing about 18%. Historically, Utah’s bedroom cities and towns have relied heavily on property tax to fund essential city services, often going through truth in taxation every few years to maintain service levels and meet community demands.

However, Park City has a unique case history when it comes to the property tax. We believe all taxing entities within Summit County, except for Park City, have increased their rates with some regularity to keep pace with service demands and inflationary increase. These increases impact Park City residents and businesses. In 2017, for example, Park City's imposition on a typical residential property tax bill was 26.3% of the overall taxation; however, in 2024, that share dropped to 16.4%, thereby shifting the resources collected, proportionally, to these other entities. This was only possible due to our shifting reliance on sales taxes and the economic growth experience in this area.

Finally, Park City's General Obligation debt decreased last year by -$1M and will decrease by an additional -$1.3M in FY 2026, reducing Park City's imposition on property tax bills. If Park City wanted to maintain the total dollar amount it receives annually to support the increasing costs of operations and capital expenditures, it could pursue the "Truth in Taxation" process, like our counterpart entities.

Conclusion

This review of Park City's sales tax environment highlights the complex interplay of multiple taxing authorities, the diverse mix of imposed taxes, and the evolving economic and legislative landscape that influences local revenues. Deepening our understanding of who levies our taxes, how they are allocated, and the implications for City services and long-term fiscal stability is an important element in strengthening our financial position and ensuring that revenues generated from within Park City are utilized to support our residents, businesses, and visitors.

Though overall sales tax growth has greatly strengthened Park City's General Fund over the past decade—rising from 21% to 38% of revenues—this shift introduces increased exposure to economic volatility and seasonal fluctuations, particularly given the City's heavy reliance on tourism.

While no immediate action is requested, maintaining informed oversight of sales tax structures, monitoring economic trends, and engaging in ongoing dialogue with community partners is essential to sustain Park City's fiscal health and preserve the high quality of life for our residents, visitors, and employees.

Exhibit A: Park City Sales Taxes Summary

Exhibit A: Park City Sales Tax Summary				
Levying Entity	**Sales Tax Name**	**Tax Rate**	**Governance**	**Distribution**
State	General Sales & Use Tax	4.85%	State Code	100% to the State
Park City	Local Option Sales Tax	1.00%	State Code	50% of POS to the City 50% to State Pool to be distributed based on population. The City retains ~57% of the total revenue generated.
	Resort Tax	1.60%	State Code	100% to City
	Mass Transit (1st Quarter)	0.30%	State Code	100% to City
Summit County	County Option Sales Tax	0.25%	State Code	100% to County
	Addtl Mass Transit Tax (2nd Quarter)	0.25%	ILA	Split by POS between City and County.
	County Option Transportation (3rd Quarter)	0.25%	Council of Governments/County Council	Funds are distributed through an application process
	County Option Transportation Highway or Public Transportation (4th Quarter)	0.25%	State Code	Split into 3 categories: A1 - Transit District (0.10%) - City receives its POS A2 - Transit Local (0.10%) - City recieves 50% of POS, 50% to State pool to be distributed by population A3 - Transit County (0.05%) - 100% to the County
	County Option for Public Transit (5th Quarter)	0.20%	State Code	100% to the County
	Rec, Arts, & Parks	0.10%	Summit County Council/Summit County RAP Tax Advisory Committee	100% to the County then awarded to eligible applicants
	Emergency Services	0.50%	State Code	
	Park City's Base Sales Tax Rate	9.55%		
Sales Tax for Specific Purchases				
State	Transient Room Tax	0.32%	State Code	100% to the State
Park City	Transient Room Tax	1.00%	State Code	100% to the City
Summit County	Transient Room Tax	3.00%	State Code	100% to the County
	Restaurant Tax	1.00%	Summit County Council/Summit County Restaurant Tax Advisory Committee	100% to the County then awarded to eligible applicants