



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
February 27, 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/83497174208>

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.

WORK SESSION

3:25 p.m. - SR-224 Bus Rapid Transit Alignment Update

4:10 p.m. - Land Use Appeal Authority Review

5:10 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. November Sales Tax and December Budget Monitoring Report
2. Property Tax Assessments
3. 2025 Legislative Session Update
Each week during the 2025 Legislative Session, the City Manager will provide an update and synopsis of the session to date. The Legislative Bill Tracking List will be updated 24-48 hours prior to the City Council Meeting and available [here](#).
4. Senior Center Feasibility Update
5. 2024 Golf Capital Improvements

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from February 6, 2025

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Contract with Mark Rane in a Form Approved by the City Attorney's Office, Not to Exceed \$59,000 for an Artistic Shade Structure for the Creekside Bike Park
2. Request to Authorize the City Manager to Execute Contracts with Selected Artists in a Form Approved by the City Attorney's Office Not to Exceed \$40,000 for Artwork on Eight Bus Shelters in Phase One of Park City's Bus Shelter Upgrade Project

VI. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2025-02, an Ordinance Amending Section 2-8-19, Nonprofit Services Advisory Committee, of the Municipal Code of Park City
(A) Public Hearing (B) Action

VII. NEW BUSINESS

1. Deer Valley Development Company Public Infrastructure District (PID) Request
(A) Public Hearing
2. Consideration to Approve Ordinance 2025-03 An Ordinance Approving an Extension to the Sunset Clause and to Amend Conditions of Approval 3,4,7, and 8 for Ordinance 2023-03 to Rezone a Six-Acre Pod from Recreation and Open Space to Estate within Parcel PCA-S-79-C (Bransford Parcel)
(A) Public Hearing (B) Action
3. Bonanza 5-Acre Site Request for Proposal Update

VIII. 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: SR-224 Bus Rapid Transit Alignment Update
Author: Alex Roy, Assistant Transportation Planning Manager
Department: Transportation Planning
Date: February 27, 2025
Type of Item: Work Session

Summary Recommendation

Receive information on the Bus Rapid Transit (BRT) alignment within Park City limits and provide policy direction to staff and the BRT project team on how to proceed.

Topics in this presentation include potential widening in specific areas along S.R. 224 in City limits, Thaynes Canyon Drive/Snow Creek Drive BRT stop locations, transit traffic signal priority technology, and the Park Ave./Deer Valley Drive potential intersection design.

Background

Transit improvements along S.R. 224 have been evaluated and identified in multiple planning studies since 2011 to evaluate the benefits, costs, and impacts of several different transit modes. Importantly, the [S.R. 224 Valley to Mountain Transit Alternatives Analysis](#) (AA) Study (2018) developed a Locally Preferred Alternative (LPA) for side-running bus rapid transit (BRT) on S.R. 224. The LPA recommended in the AA Study was adopted by the [Park City Council on June 26, 2018](#).

Notably, the AA Study initially identified the 5-acre City-owned property at the corner of Bonanza and S.R. 248 as the terminus of the BRT. The Old Town Transit Center was selected as the terminus of the BRT line, as adopted by [Park City Council on November 18, 2021](#).

High Valley Transit, Summit County, Park City, and the Utah Department of Transportation worked to complete the National Environmental Policy Act (NEPA) process to evaluate the environmental, social, and economic impacts of the LPA. In 2023, the Federal Highway Administration (FHWA) approved a Categorical Exclusion securing NEPA compliance for the project, which is required to obtain Federal funding.

In 2024, High Valley Transit started the final design phase of the S.R. 224 BRT project and presented updates during the Joint County/Council on [November 18, 2024](#), and at the Park City Council meeting on [December 6, 2024](#). During these presentations, the Park City Council requested additional information about: traveler origin/destination volumes, potential road widening benefits on travel times, maintenance agreement needs, pathway safety concerns, and cost responsibility. More information regarding these topics, intersection analysis and 30% design project footprint is provided below.

Analysis

Traveler Origin/Destination

During the December 6th City Council discussion, it was stated that approximately 76% of traffic traveling through Kimball Junction ends up in Park City. The source of this data came from PCMC analysis of user's cell phone data on the S.R. 224 corridor from December 15, 2023 - March 31, 2024.

Maintenance Agreements

PCMC Engineering and Transportation Planning reviewed the 30% Design concepts with the Public Works Department and provided edits to record input and concerns regarding snow removal and larger shoulder snow storage. The existing Transit Lane Operation Agreement for SR-224 MP 8.30-11.15 between UDOT and HVT states in Section 3.8 that “UDOT will plow SR-224 when the snowplows have addressed the priority routes of I-80 and US-40”. The S.R.224 BRT project may necessitate a revised agreement between Summit County and UDOT. Park City will continue to work with HVT and UDOT on snow maintenance to support an elevated BRT experience.

Road Widening Impacts on Transit Travel Time

The S.R.224 BRT Design includes travel time improvements by segment for Winter Fridays under 2050 model conditions. The analysis showed the following improvements for the **Canyons to Fresh Market segment below**. Note that HVT used the entire LPA-separated lane dedication when applying for federal and state funding for this project. The whole corridor travel times are presented in *Exhibit A: HVT S.R.224 BRT 2050 (Winter Friday) Travel Times*. Based on this modeling, the BRT layout will provide a five-to-eight-minute transit travel time improvement in the Canyons to Fresh Market segment in 2050.

	Transit Travel Time with Existing Layout	Transit Travel Time with BRT Layout
2050 AM SB	11:48	6:53
2050 AM NB	11:45	5:46
2050 PM SB	16:31	8:16
2050 PM NB	12:01	6:26

30% Concept Design Footprint

High Valley Transit worked to significantly reduce the project footprint from the NEPA approved LPA in coordination with UDOT and PCMC. This will allow the project to operate efficiently, while reducing the visual impact of the project and reducing project costs. The current design is 18’ feet smaller than the NEPA design and 10’ feet wider than the existing conditions, or less than one travel lane.

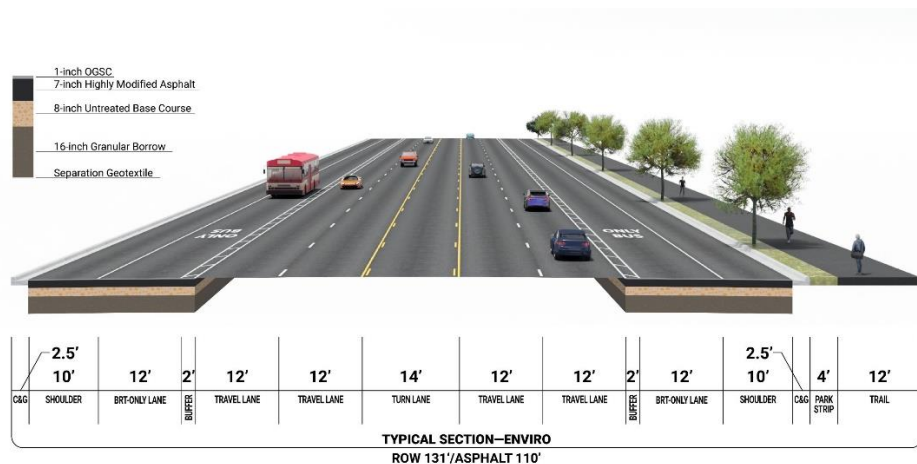


Figure 1: SR-224 BRT NEPA Design

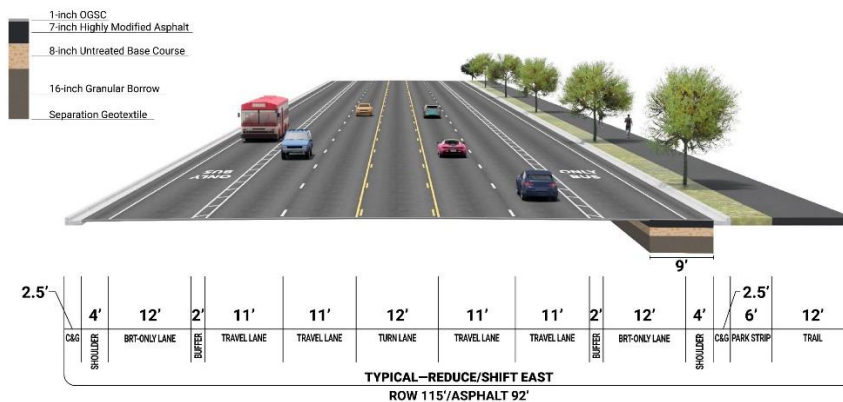


Figure 2: SR-224 BRT Draft 30% Design

Transit Signal Priority

Transit Signal Priority (TSP) technology is used to enhance the efficiency of public transportation systems by adjusting traffic signals to prioritize the movement of transit vehicles at critical intersections. TSP reduces delays for transit riders, improves schedule adherence, and makes public transportation more reliable and competitive with vehicular travel. When a transit vehicle approaches an intersection, the system can extend the green light or shorten the red light, allowing the transit vehicle to pass quickly.

Without lane dedication, this is the primary method of improving BRT and transit performance along S.R.224. While TSP can enhance transit efficiency, exact benefits are difficult to quantify due to balancing the operational needs of the other phases of the signal or the number of buses. TSP was included in both the 2050 Existing Transit and BRT scenarios.

Thaynes Canyon Drive / Snow Creek Drive stops

Shown in *Exhibit B: Map of the Locally Preferred Alternative for SR-224 BRT*, the latest LPA identified five BRT stops in Park City limits:

- Thaynes Canyon Drive / Snow Creek
- Park Ave Condos / Fresh Market
- Old Town Transit Center

Only the Thaynes Canyon Drive / Snow Creek Drive would see significant changes as part of the S.R. 224 BRT project. During prior presentations, Park City Council asked about the viability and history of transit ridership at these stops.

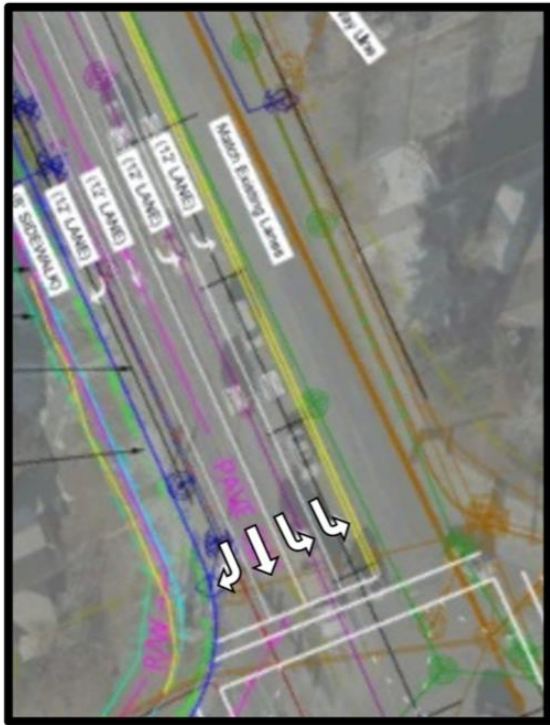
Ridership (2023) was 1,914 for Thaynes Canyon Drive and 380 for Snow Creek Drive. The Thaynes Canyon stop is slightly above average and the Snow Creek Drive is low compared to the rest of the system. For example, the Fresh Market location saw over 150,000 for the same time period (also one of the highest stops in our system).

Other factors regarding this location include:

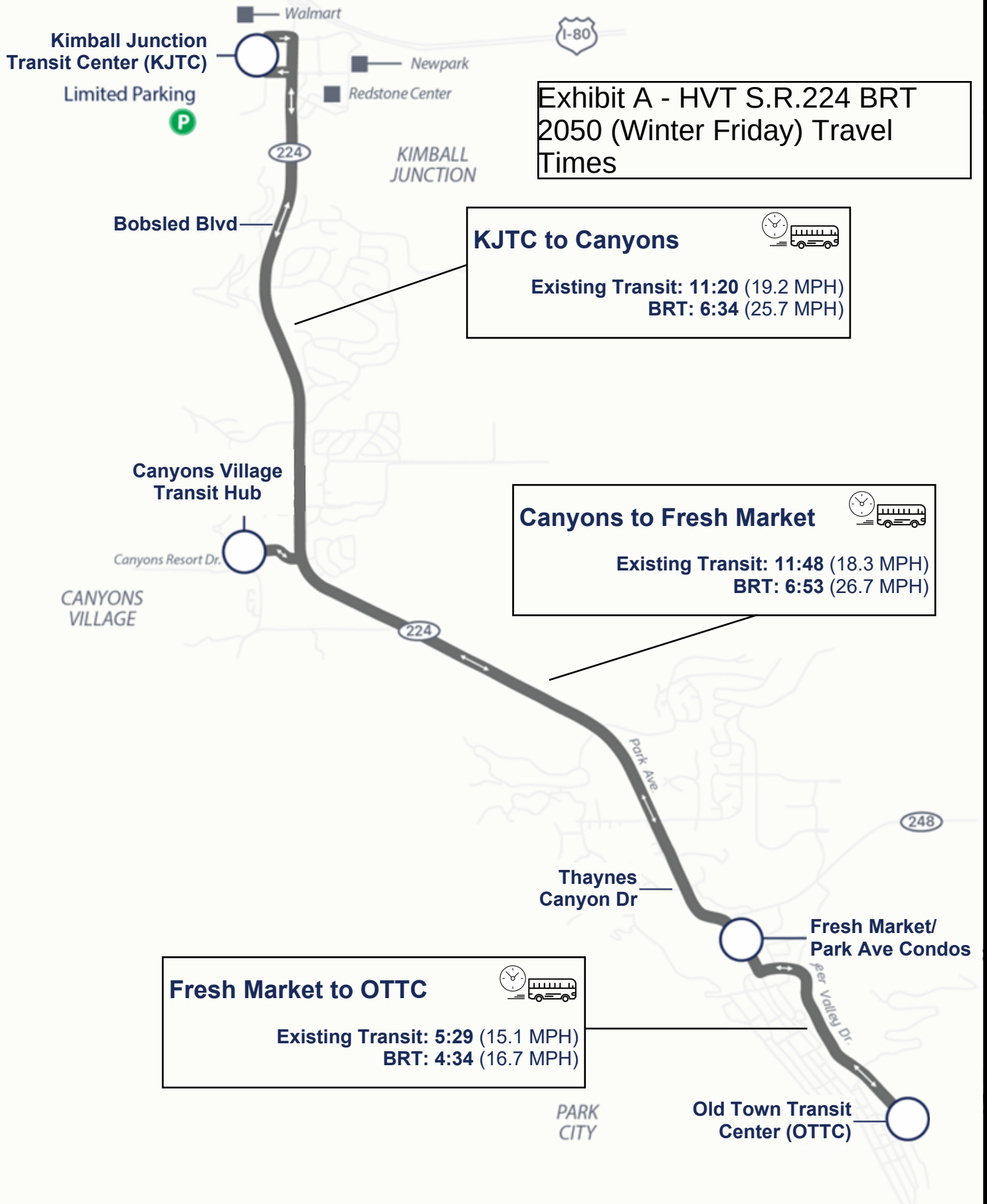
- Proximity to the Park City Municipal Golf Course and Hotel Park City
- Within walkshed to the Market at Park City shopping center
- Equal stops within Park City and Unincorporated Summit County

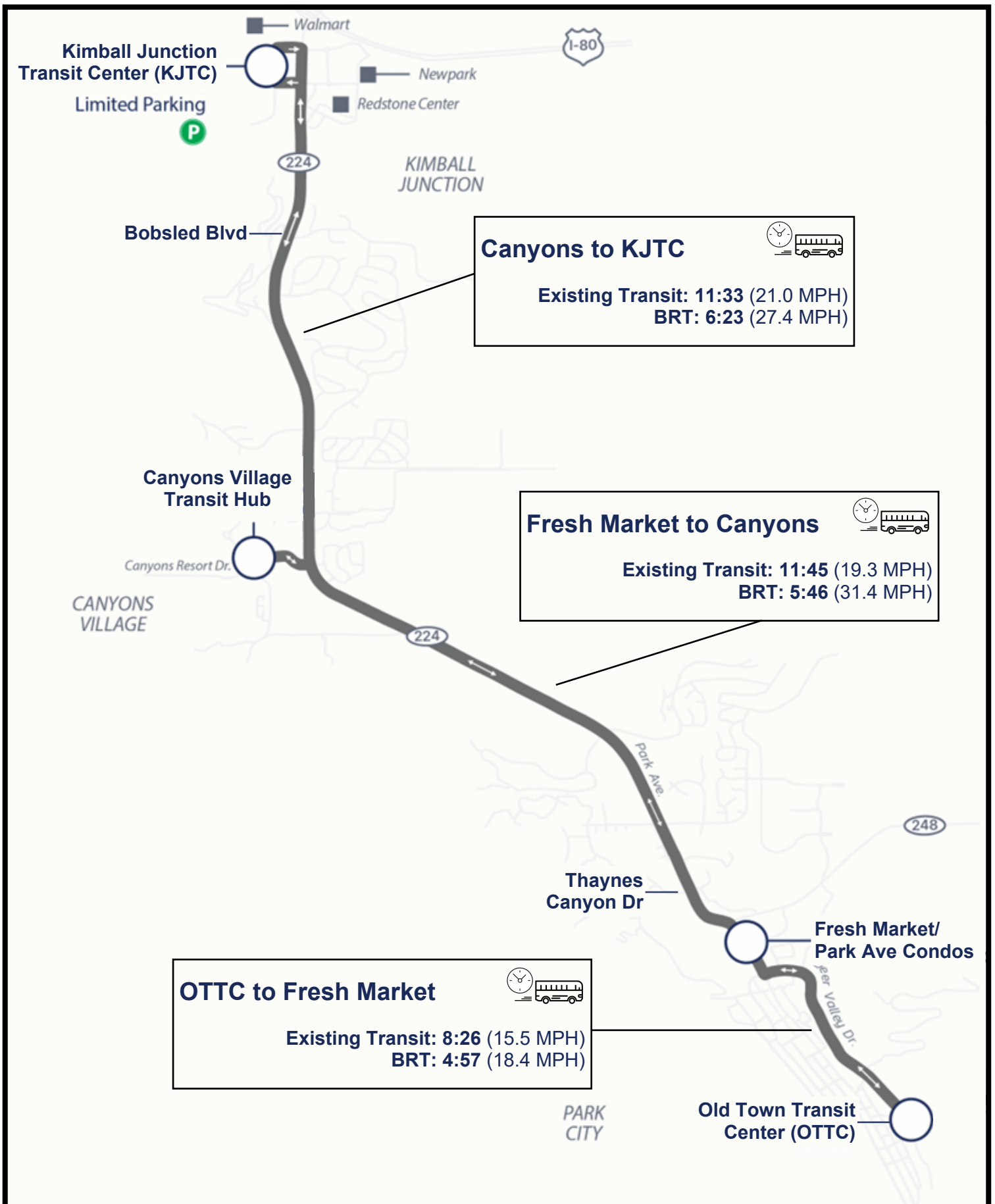
- ## Intersection Analysis

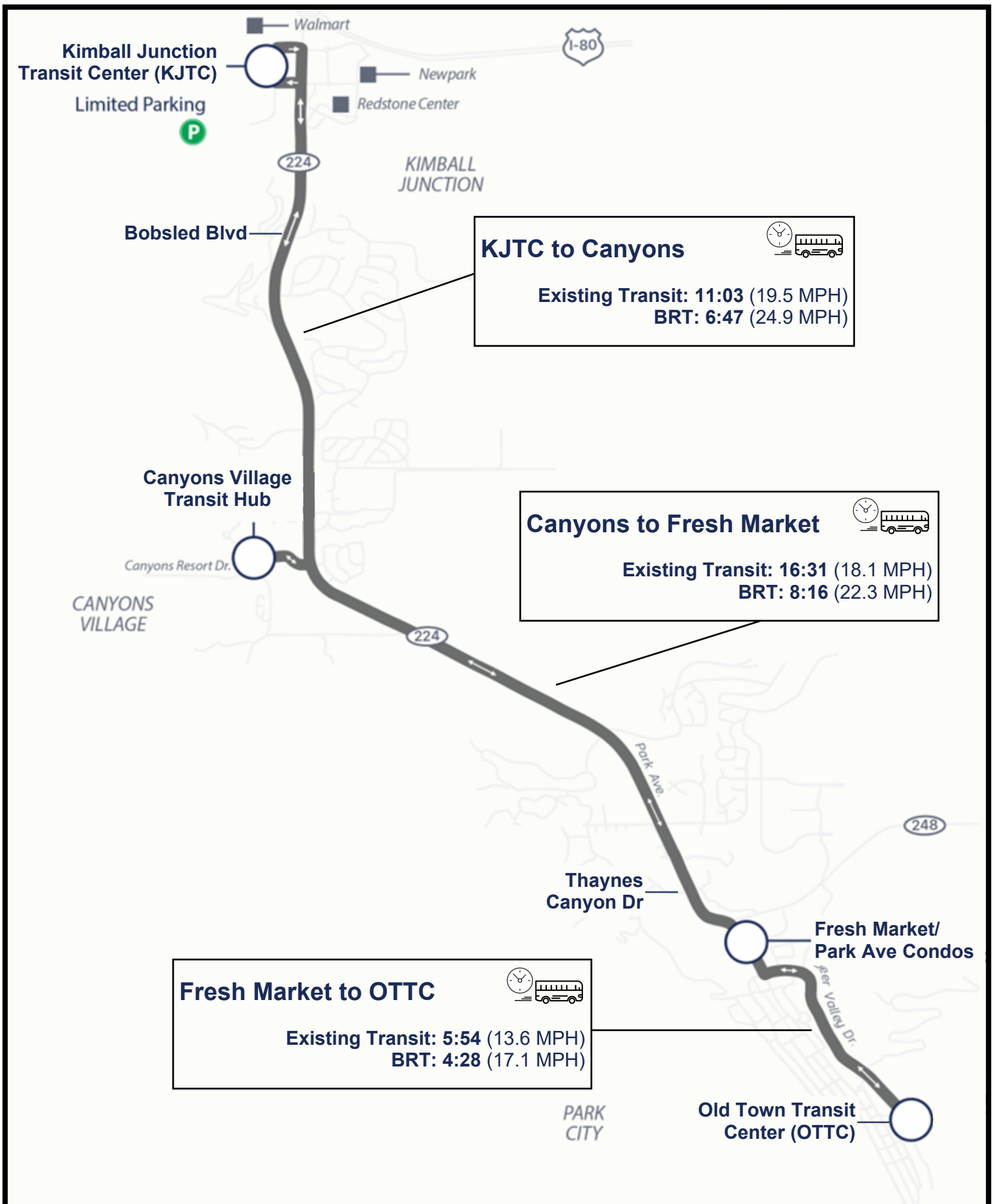
1. No Build
2. Two general-purpose southbound left-only lanes, with a center through lane and a right-only turn lane.
3. Bus only turn lane on S.R. 224



Initial results indicate that the alternatives with two southbound left-only lanes (design above) provide a transit travel time benefit over the existing design. This alternative had an improvement to vehicle/intersection LOS.







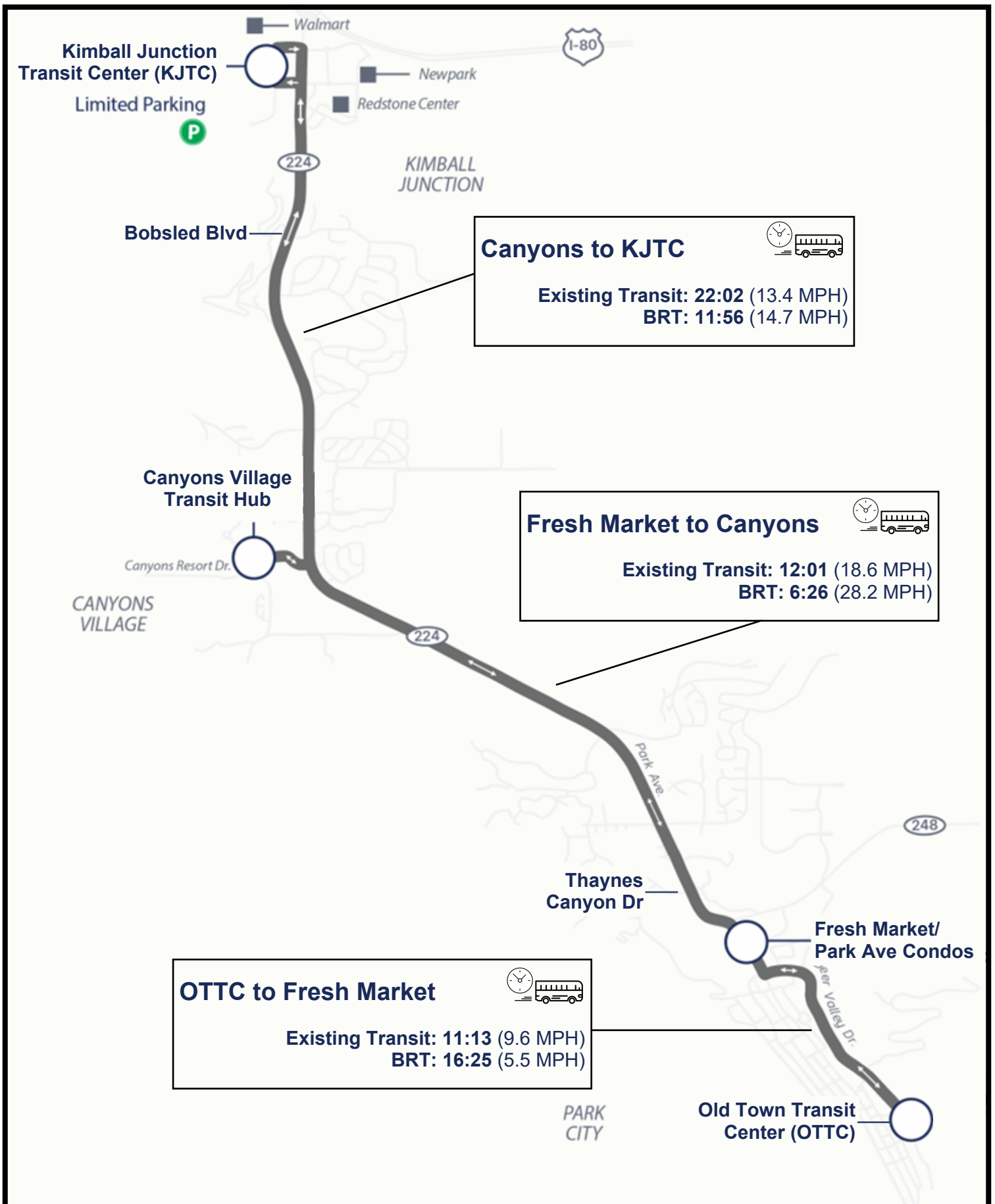


Exhibit B – Map of the Locally Preferred Alternative for SR-224 BRT





City Council Staff Report

Subject: Land Use Appeal Authority Review
Author: Margaret Plane and Mark Harrington
Department: City Attorney's Office
Date: February 27, 2025

Recommendation

In response to a recent City Council request, consider this overview of land use appeal authority options which was prompted by a vacancy on the Appeal Panel. If the City Council requests changes to the appeal authorities, those changes to the Land Management Code (LMC) will require a public hearing and recommendation from the Planning Commission.

Background

The City currently has three land use appeal authorities¹: Planning Commission, Appeal Panel, and Board of Adjustment. The Planning Commission hears appeals of Final Action by the Planning Director or Planning Staff; the Appeal Panel hears appeals from Planning Commission decisions including master planned developments, conditional use permits, and plats; and the Board of Adjustment hears appeals of staff-level Historic District Design Review (HDDR), Historic Preservation Board decisions, and staff-level non-complying structure or non-conforming use status.

The City Council created the Appeal Panel in 2023 to handle appeals that previously went to the Council. This City Council action relied on the Planning Commission's review and unanimous recommendation to amend the LMC and establish the three-member Appeal Panel where members serve three-year terms. ([Staff Report](#).) The City Council approved the amendments on July 13, 2023. ([Staff Report](#).) Since the Panel was appointed on February 1, 2024 ([City Council Packet](#), Item II.1; [Minutes](#), p. 5), it has received five appeals and held seven hearings over more than 15 hours.²

The Supplemental Memorandum attached to this report focuses on appeals of land use decisions which must go through a local process before going to court. This is often referred to as a requirement to "exhaust administrative remedies." A local appeals process for land use decisions is practical because land use codes cannot anticipate every application of the code to specific properties and applications. Disagreements about how to apply the code to specific land use applications are inevitable and local appeals are meant to be more efficient and closer to the local government than a court process. Accordingly, judicial standards of review for legislative and quasi-judicial appeals are very deferential to the final local decision.

¹ State law also requires other appeal paths which are not the subject of this report. For example, Building Code appeals go to Board of Appeals (Park City Code § 2-8-14) and geologic hazard decisions are appealed to a panel of experts (Utah Code § 10-9a-703).

² See attached summary of Appeal Panel hearings, attached as Exhibit A.

The Supplemental Memorandum outlines the City's current appeal authorities and the options under state law. It then identifies some considerations associated with each option and evaluates how appeal authorities may conduct their review (standard of review) and who may appeal (standing). After considering the overview, the Council may wish to address the following questions and other considerations.

Questions and Other Considerations:

- Does the City Council want the Planning Commission to consider changes to [LMC 15-1-18](#), "Appeals and Reconsideration Process?" If so, what specific matters does Council want the Commission to review?
- Is the use of multiple appeal authorities working? Is appeal authority appropriately allocated? Does Council want more information on workload if appeals are reallocated?
- Is the appeal process problematic or a symptom of a different problem (for example, is the issue in the code where it allows for discretion)?
- Should the standard of review be revisited, and does Council wish to hear from the boards and those who have appeared before them about how it is working?
- Does the Council want to continue allowing public hearings for appeal authorities? Public hearings arguably have no place in a quasi-judicial appeal. Legislation to prohibit this has been proposed in recent legislative sessions. [House Bill 368](#) (line 4352) proposes to prohibit public hearings for variances and land use appeals. This bill is the omnibus land use bill and likely to pass. If the bill or this section of it fails, should this requirement be removed? It would make hearings more efficient and reset any expectations that public comment should sway decision makers. Conversely, does the Council want to oppose this section of HB 368?
- Does the City Council want the option to hear certain appeals? Currently the Council could call up an appeal to the Appeal Panel—does this call up authority make sense? Does Council want Planning Commission or Staff to consider creative alternatives (yet to be determined)?
- Questions about the process for approving the appeal authorities' final action, and whether to tighten up the process to avoid delays, have been raised. Would Council like us to return with that discussion or should it be taken up by the Planning Commission?
- Next Step: Does the Council wish to initiate LMC amendments before the Planning Commission, incorporating Council answers to the questions above?

SUPPLEMENTAL MEMORANDUM

OUTLINE

- I. CURRENT APPEAL AUTHORITIES**
 - a. APPEAL AUTHORITY OPTIONS**
 - b. APPEAL AUTHORITY CONSIDERATIONS**
- II. STANDARD OF REVIEW**
 - a. STANDARD OF REVIEW OPTIONS**
 - b. STANDARD OF REVIEW CONSIDERATIONS**
- III. STANDING TO APPEAL**
 - a. STANDING OPTIONS AND CONSIDERATIONS**
- IV. SETTLEMENT AUTHORITY**
- V. FEEDBACK FROM BOARD CHAIRS**

INTRODUCTION

Land Use appeals are governed by the Municipal Land Use, Development, and Management Act (LUDMA) and Park City's Land Management Code (LMC).³ Land use appeals are based on either legislative or administrative decisions.

LUDMA calls legislative decisions "land use regulations." ([Utah Code § 10-9-103\(34\).](#)) Appeals of land use regulations are decided in district court and may not be heard by a local appeal authority.

LUDMA calls administrative decisions "land use decisions." (Id. at [-103\(32\).](#)) Any decision that is not legislative is a land use decision. Under state law, appeals of land use decisions must be heard by an internal appeal authority established by the City. A person challenging a land use decision must file a timely appeal with the internal appeal authority before going to court. This Memorandum focuses on land use decisions.

VI. CURRENT APPEAL AUTHORITIES

The City has three land use appeal authorities: Planning Commission, Appeal Panel, and Board of Adjustment. The appeal authorities are established in the LMC, found in [Park City Code section 15-1-18](#). The LMC requires appeal authorities to review factual matters de novo (which means "anew" or "fresh") and to review the land use authority's legal decisions for correctness. The law requires the appeal authority to interpret land use regulations to favor a land use application unless the regulation plainly restricts the land use application. More about these standards is in section II below.

The Appeal Panel is the newest authority, and it was created by the City Council to shift appeals away from the legislative body for several reasons. Over the last 20 years, the Utah Legislature has changed the Municipal Land Use, Development, and Management

³ [Utah Code Title 10, Chapter 9a](#); [Park City Code Title 15](#).

Act (LUDMA) to facilitate municipalities moving away from legislative bodies as appeal authorities. ([Utah Code §§ 10-9a-701 to -708](#).) LUDMA was also amended in part to decrease the risk of due process violations and improper ex parte communications as a basis to challenge appeal decisions by legislative bodies. Other reasons cited for the shift included the incompatibility of legislative and quasi-judicial decisions and the growing complexity of the issues. The panel is represented by outside counsel.

When the Appeal Panel was created in 2023, the Planning Commission and City Council also considered whether to appoint an individual or a professional hearing officer instead of adopting a panel, and whether to shift all appeals to the Board of Adjustment (BOA). Both avenues are common in many Utah cities and towns. Ultimately, the Planning Commission recommended a panel over an individual officer. By removing itself as the appeal authority, the Council gave itself more leeway to engage with the public, for example in neighborhood meetings and other discussions about land use applications. It also allowed direct negotiations and eliminated the risk of accusations of bias or pre-determinations if the Council had to hear an appeal. The Council unanimously approved the recommendation.⁴ No changes were made to the BOA, although two City Council members asked about shifting appeals to the BOA or shifting BOA appeals to the new Panel.

a. APPEAL AUTHORITY OPTIONS

LUDMA allows cities to adopt more than one appeal authority. The options include:

- Legislative Body.⁵
- Board of Adjustment.
- Individual hearing officer or administrative law judge.⁶
- Other appeal authority (appeal board or panel).

⁴ When considering the appeal process for Treasure Hill, an appeal panel was recommended rather than a hearing officer because of concerns that one individual would be the last decision maker before district court on such a large project ([Ordinance No. 10-15](#); Council Meeting Minutes, April 1, 2010, p. 2).

⁵ Very few jurisdictions ever used their legislative bodies as land use appeal authorities on administrative appeals—Boards of Adjustment were the standard choice. An exception was those employing older forms of government, such as three-member County Commissions where individual commissioners exercised executive, administrative, and legislative authority. Utah Code §§ 10-9a-707(5)(b) also allows the Council and appealing party to agree to allow a third party to hear the appeal.

⁶ Another individual could be appointed. For example, some counties have used the county manager as the appeal authority.

Here are Park City's appeal authorities and the types of appeals they hear:

Appeal Authority	Appeals Heard
Planning Commission	Appeals of Final Action by the Planning Director or Planning Staff.
Board of Adjustment	Appeals of staff-level Historic District Design Review decisions or Historic Preservation Board decisions. Appeals of Planning Director determinations regarding Non-Complying Structure or Non-Conforming Use Status.
Appeal Panel	Planning Commission decisions, including Master Planned Developments, Conditional Use Permits, and Plats.
Historic Preservation Board* <i>* Not currently an appeal authority.</i>	Until 2014, the Historic Preservation Board (HPB) was the initial appeal authority for appeals of decisions regarding the design guidelines for historic districts and sites. However that changed in 2014 after an appeal raised the issue of successive appeals prohibited by Utah Code §§ 10-9a-701(4)(d). A District Court judge found the staff HDDR approval, with an appeal to HPB and another appeal to BOA, violated the state code section. Additionally, members of HPB were participating in both the HDDR process and sitting as an appeal authority. The HPB recommended shifting HDDR appeals to the BOA to preserve their ability to provide input during the pre-application meetings and to avoid the claim of successive appeals. After that, the state mandated that applicants have the option of appealing historic decisions to city councils but quickly amended LUDMA to prohibit city councils sitting as historic land use authorities.

b. APPEAL AUTHORITY CONSIDERATIONS

Here are some **general appeal authority best practices** to consider:⁷

1. Not the legislative body. The appeal authority review is quasi-judicial and not policy driven. It may be difficult for elected officials to take off policy hats and become quasi-judicial officers, especially in the face of off-point policy arguments. A quasi-judicial officer looks at facts and applies the law like a judge would. By not acting as

⁷ Best practices and considerations are based on publications drafted by Craig M. Call from the [Utah Land Institute](#).

the appeal authority, the legislative body retains settlement authority and the ability to participate in public engagement.

2. Does not need to include city residents. Some land use practitioners and policy makers recommend expertise without regard to residency.
3. Could be an authority shared with other communities.
4. Must have extensive experience as land use attorney or planning professional.

Here are some considerations related to sending **appeals to a board or panel**:

1. A panel may include local community members in the process.
2. A local panel is considered to be more likely to defer to the original decision-making land use authority, so may be preferred by the planning commission and the legislative body. This may also make it more likely that decisions will be based on policy instead of the facts and the law.
3. Decisions may be less likely to be legally correct. Best practice is to hire outside counsel, which includes a cost.
4. It requires more training and support, including:
 - a. Meeting and public notice requirements, including scheduling, notices, minutes;
 - b. Establishing the record; and
 - c. Training the board on legal standards and quasi-judicial procedures (especially difficult if meetings infrequent or members change).
5. Staff preparing and panel approving final decisions is often slower.

Here are some considerations related to sending **appeals to a hearing officer**:

1. Independent and apolitical decisions may be less popular with locals and local officials.
2. Decisions are more likely to be legally correct.
3. Decisions are usually issued more quickly.
4. Covers all functions for meetings and public notice requirements (hearings are not public meetings).
5. Less training and staff support required.
6. Cost likely increased.

II. STANDARD OF REVIEW

Council may also select the standard of review an appeal authority uses. A “standard of review” is how much deference an appeal authority gives to the lower authority. LUDMA gives two options which are detailed below: “de novo review” or “on the record review.”

Under either standard of review, the appeal authority must do two things. The appeal authority must determine the “correctness” of the land use authority's interpretation and application of the plain meaning of the land use regulations. To review for “correctness” just means that the appeal authority reviews the decision to see if it was right—or correct—without giving any deference to the decision that is being appealed.

The appeal authority must also interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application. In other words, an appeal authority may only deny a land use application where the code clearly does not allow what is being requested. See [Utah Code § 10-9a-707\(4\); LMC 15-1-18\(G\)](#). Where there is a question about how to apply a land use regulation, it must be resolved in favor of the property owner.

Here is Park City’s standard and scope of review, which is used by all the appeal authorities:

Appeal Authority Standard and Scope of Review LMC 15-1-18(G)
Reviews factual matters de novo or fresh, giving no deference to the land use authority's determination of factual matters.
Reviews the land use authority's interpretation and application of the plain meaning of the land use regulations for correctness.
Interprets and applies a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.
The scope of review is limited to specific issues raised in the written appeal, unless the appeal authority grants approval to enlarge the scope.

a. STANDARD OF REVIEW OPTIONS

De Novo Review: Under de novo review, the appeal authority hears the application or issue on appeal all over again, as if the appeal authority were the original land use authority assigned to make the decision. Said another way, the appeal authority steps into the shoes of the original decision maker. The appeal authority does not give any deference to the land use authority’s determination of factual matters. This is the default standard in LUDMA and the standard the City uses.

On the Record Review: Under an on-the-record review, the appeal authority reviews the evidence, law, and reasoning of the original land use authority and determines if the decision was legally correct. The authority literally reviews the record—it does not take any new evidence—and it must uphold the decision if the record includes “substantial evidence” supporting every essential finding of fact and if the decision is consistent with relevant law. If the appellant fails to marshal the evidence to demonstrate it was insufficient, the appeal must be denied.

“Substantial evidence” is the amount and “quality of relevant evidence that is adequate to convince a reasonable mind to support a conclusion.” *Six Blue Bison LLC v. Alpine City*, 2023 UT App 89, ¶ 15. Said another way, the appeal authority looks at the favorable and unfavorable evidence in the record and decides whether a reasonable

mind could reach the same result. The authority does not substitute its judgment for the land use authority or reweigh the evidence—it just asks whether a reasonable mind could reach the same result.

b. STANDARD OF REVIEW CONSIDERATIONS

Here are some considerations related to **de novo review**:

1. Option to create a new record.
2. Public hearing is permissible but may perpetuate public clamor.
3. Appeal authority can manage the record and better insulate the city from losing the case if it goes to court. But the decision is not made by an entity with the view or expertise of the planning commission or land use authority.
4. The appeal authority may remand the matter back to the Planning Commission. If there is no remand, then the appeal authority imposes a new decision with immediate effect. This may be more efficient with fewer reconsiderations.

Here are some considerations related to an **on the record review**:

1. Defers to the land use authority that made the decision being appealed. This may make the review more politically palatable because it defers to those officials.
2. Provides more insulation for local government from district court reversal because of a second opportunity to validate the record before going to court.
3. This kind of review is not intuitive for a citizen appeals board.
4. Avoids further public hearings, allowing just those with protected property interests to participate in the hearing.
5. If the decision is not upheld on appeal based on the lack of substantial evidence, then the remedy is to remand back to the land use authority for further review, not to reverse the decision.

III. STANDING TO APPEAL

Standing is the legal requirement that you have a legally protectable interest in an issue in order to have the matter be heard by an appeal authority or a court. Said another way, standing requires a showing of a distinct and palpable injury that gives a personal stake in the outcome of the legal dispute.

Standing can also be defined in code—this is called statutory standing and it is where the legislative body authorizes a class of parties to file suit and enforce a statutory scheme. While the standard of review is how the appeal authority conducts its review, standing is who is authorized to appeal.

a. STANDING OPTIONS AND CONSIDERATIONS

The LMC's definition of standing is different from the definition in LUDMA, and Council may wish to consider whether to align the two definitions.

Here are the definitions of standing under the LMC and LUDMA:

Standing	
LMC § 15-1-18(D)	<u>STANDING TO APPEAL.</u> The following has standing to appeal a Final Action: 1. Any Person who submitted written comment or testified on a proposal before the Planning Department, Historic Preservation Board or Planning Commission; 2. The Owner of any Property within three hundred feet (300') of the boundary of the subject site; 3. Any City official, Board or Commission having jurisdiction over the matter; and 4. The Owner of the subject Property.
LUDMA, Utah Code § 10-9a-801(2)(a)	A person bringing a land use appeal must be an “adversely affected party” or a “land use applicant.” A “land use applicant means a property owner, or the property owner's designee, who submits a land use application regarding the property owner's land.” Utah Code § 10-9a-103(29). An “adversely affected party means a person other than a land use applicant who: (a) owns real property adjoining the property that is the subject of a land use application or land use decision; or (b) will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the land use decision.” Utah Code § 10-9a-103(2).

The LMC’s broader definition allows more people to challenge land use decisions. Under LUDMA, making public comment or being within 300 feet of the property at issue do not confer standing and provide grounds for an appeal.

Here are some policy considerations related to **standing**.

1. Does the current language provide a broader check on the original land use authority and staff?
2. Does hearing from third parties early in the process provide a benefit?
3. The current difference between broad LMC standing to the local appeal authority and more narrow judicial review standing is confusing. Residents may waste time and money thinking they may appeal to district court when they can’t.
4. A broader standing definition may be used as leverage to delay or it may be used as a part of a larger strategy in disputes largely between private parties.

IV. SETTLEMENT AUTHORITY

Following a recent land use court case, the legislature clarified that local governments may approve developments contrary to their land use ordinances by means of settlement or other development agreement, provided that the approval follows the same process as adopting a land use regulation. This means that statutory requirements, including public hearings, a recommendation from Planning Commission, and approval by the Council at a public meeting, must be met. (Utah Code § 10-9a-532(2)(a)(iii).) We point this out to demonstrate that although the City Council is no longer an appeal authority, the Council as legislative body of the municipality retains final say (and accountability) for contested land use decisions.

V. FEEDBACK FROM BOARD CHAIRS

In preparation for this discussion, we met with the chairs of the Planning Commission, Appeal Panel, Board of Adjustment, and Historic Preservation Board to hear their input. We provided the chairs with a draft of this memorandum but did not solicit formal recommendations from them or their boards and commissions. At a high level, all of the chairs appreciated the creation of the new Appeal Panel, but leaned toward further evaluation of replacing it with a professionally trained hearing officer who would review appeals on the record. Eliminating public comment was generally supported. The reaction on whether to modify “standing” was mixed. And HPB recognized that they have expertise in the design standards which may be a better fit for HDDR appeals; while BOA recognized their successful application of the code to HDDR appeals. The Council may wish to expressly invite the land use appeal authorities to provide more specific input on these policy questions if the Council direct staff to proceed with possible amendments before the Planning Commission.

Next Step: Does the Council wish to initiate LMC amendments before the Planning Commission, incorporating Council answers to the questions above?

Exhibit A

Appeal Panel

1. March 4, 2024, Appeal of the Planning Commission's July 13, 2022 denial of a Conditional Use Permit for a Private Recreation Facility at 1115 Aerie Drive ([Packet](#); [Minutes](#)) – appeal granted on the LOD issue and remanded an SLO question to the Planning Commission;
2. April 30, 2024, Appeal of the Planning Commission's February 21, 2024 approval of a home and accessory building at 220 King Road ([Packet](#); [Minutes](#)) – appeal denied on the approval of the CUP and steep slope CUP and remanded three questions about the SLO to the Planning Commission;
3. May 6, 2024, Appeal of the Planning Commission's March 13, 2024 approval to amend the Smith Subdivision Parcel B Plat to shift existing building pads out of wetlands ([Packet](#); [Minutes](#)) – appeal denied;
4. May 20, 2024, Appeal of the Planning Commission's March 13, 2024 denial of a plat amendment at 844 Empire Avenue, continued to June 3, 2024 ([Packet](#); [Minutes](#)) – appeal granted;
5. June 17, 2024, Appeal of the Planning Commission's May 8, 2024 approval of a Conditional Use Permit for a Private Recreation Facility at 1115 Aerie Drive ([Packet](#); [Audio](#)) – appeal denied;
6. July 15, 2024, Ratification of Final Action Letter denying the appeal of the Planning Commission's approval for 220 King Road ([Packet](#); [Minutes](#)) – April 30 appeal denied;
7. November 4, 2024, Appeal of the Planning Commission's Conditions of Approval 21 and 23 for a Steep Slope Conditional Use Permit at 121 Sampson Avenue ([Packet](#); [Audio](#)) – appeal granted.

Board of Adjustment

1. April 16, 2024, Appeal of Planning Director's denial of a Historic District Design Review modification for a roof extension at 1049 Lowell Avenue ([Packet](#); [Minutes](#)) – appeal denied.
2. May 21, 2024, Appeal of Planning Director's denial of a Historic District Design Review modification for retaining walls and hot tub installation on a steep slope at 341 Ontario ([Packet](#); [Minutes](#)) – appeal denied.
3. November 12, 2024, Appeal of Planning Director's approval of a Historic District Design Review for 220 King Road ([Packet](#); [Audio](#)) – appeal granted in part.
4. Appeal of Planning Director's requirement of Conditions of Approval for the Historic District Design Review for 220 King Road – appeal withdrawn.
5. November 19, 2024, Appeal of Planning Director's denial of a Historic District Design Review modification to increase the building footprint at 1234 Rothwell Road ([Packet](#); [Audio](#)) – appeal denied.

Staff Communication

Subject: November Sales Tax & December Budget Report
Author: Budget Team
Department: Budget
Date: February 27, 2025

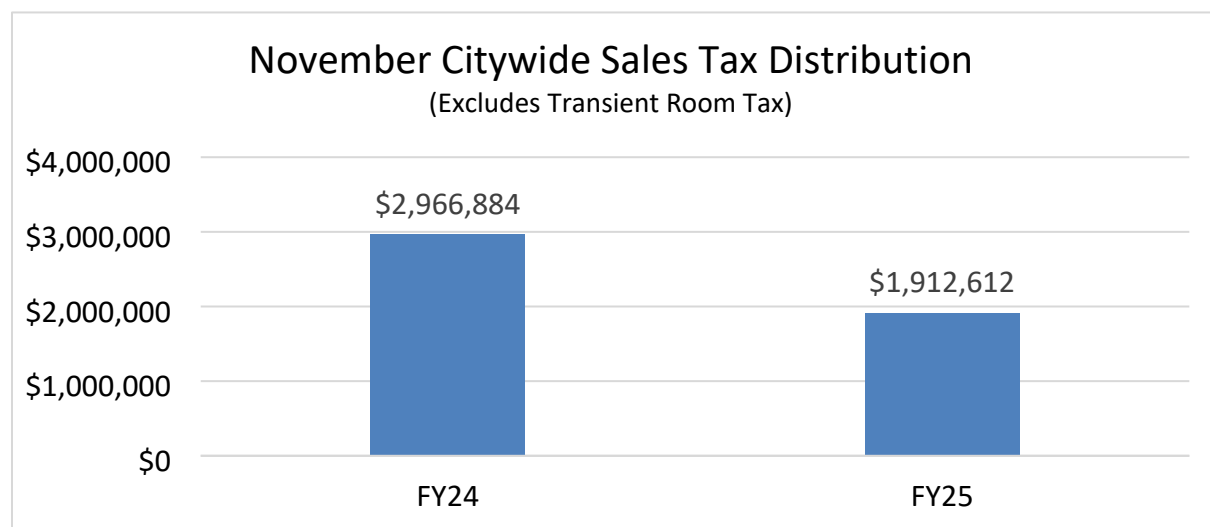
November Sales Tax Update

In this month's report we are introducing updated terminology that makes a distinction between monthly sales tax revenue and monthly sales tax distributions. For example, "November sales tax revenue" will refer to the revenue specifically generated in the month of November, while "November sales tax distribution" will refer to the revenue included in the November distribution the City receives from the Tax Commission. This terminology is more precise and descriptive and should help clarify some of the common questions we receive about our monthly reports and projections.

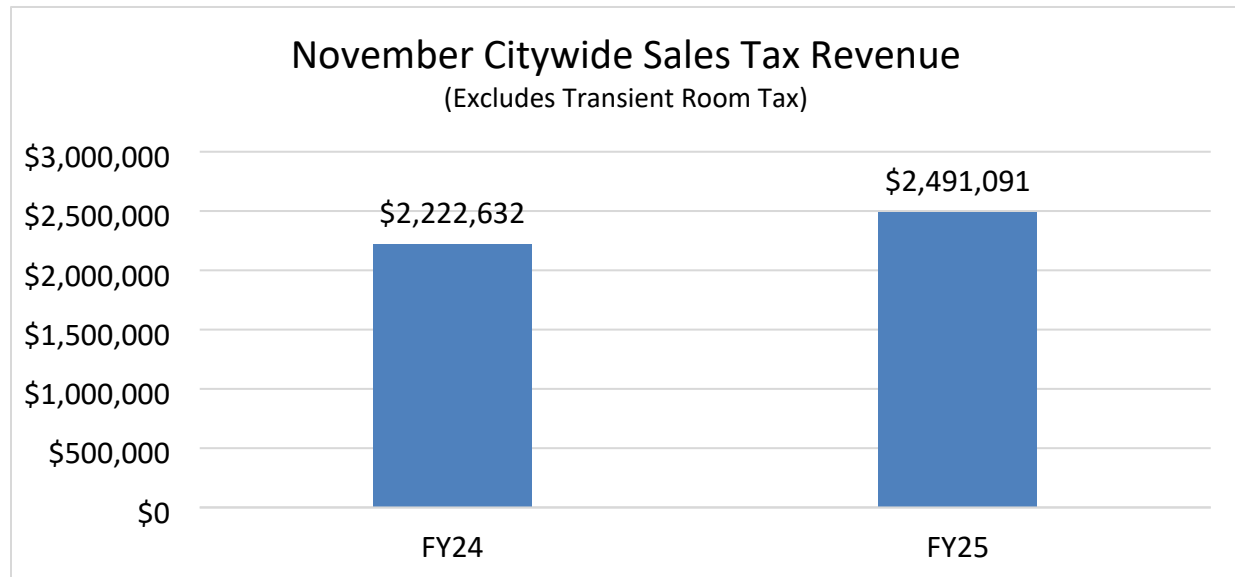
In Utah, each month's sales tax distribution includes revenues from several different months, which makes yearly comparisons by distribution amounts challenging.

For example, the City's November sales tax distribution, excluding Transient Room taxes, decreased by 35.5% (-\$1,054,272) compared to November 2023. However, the November decrease was anticipated as the October distribution included a significant amount of November revenue. Additionally, last year's November distribution included a significant amount of December revenue.

Overall, fiscal year-to-date citywide sales tax distributions are down 2.4% (-\$314,313) compared to last year.



On the bright side, actual November sales tax revenue, excluding Transient Room tax, outpaced last year by 12% (\$268,460). This highlights the need for precision in our terminology, particularly for reporting and sharing information with interested parties and stakeholders.



The complex November distribution translated into a decrease of -27.6% (-\$396,958) from the planned General Fund budget. In terms of year-over-year sales tax distributions, the General Fund only underperformed last year by -2.4% (-\$166,306). Trends in the City's Capital and Transportation Funds, which also receive sales tax revenues, broadly mirrored the trends seen in the General Fund. Finally, November distributions are a very small month overall, or they only account for approximately 6.5% of annual sales tax revenue collected.

On the lodging front, Transient Room tax revenue included in the November distribution decreased by 75.3% (-\$240,449) compared to last year. Year-to-date fiscal year 2025 distributions have underperformed last year by 10.8% (-\$124,822). However, when comparing actual revenues, it's a much more positive picture, as Transient Room tax revenue overall was up 1.7% (\$2,928) from last November.

In general, there is economic uncertainty on the horizon, with some outlets forecasting strength and others forecasting weaknesses. Looking ahead, our projections for December show that lodging numbers are slightly above 2023 levels, and cell phone impressions (strong correlation to sales taxes) saw a decline. We remain cautiously optimistic, however, that winter revenue will be competitive with last year.

Looking ahead, we continue collaborating with the PC Chamber of Commerce to regularly assess a range of global, national, and local economic indicators, including consumer spending patterns and tourism activity. This ongoing analysis will help ensure that our fiscal year 2025 budget and revenue forecasts align with current economic trends and that any proactive adjustments can be made accordingly.

Additionally, future sales tax reports will focus on the actual revenue rather than the distribution amount.

December State Compliance Monthly Budget Reporting

The attachments to this report show monthly revenue and expenditure reports detailed by fund and major object type. In some cases, there may be discrepancies in year-to-date (YTD) actuals vs. estimated budgets due to program seasonality, the timing of payments, capital projects, and bond transactions. *Note that only sales tax payments through October have been booked due to the timing of receiving payments from the state.*

Observations are similar to those of previous months, with the exception of revenue in Funds 23 and 71, as noted below.

Revenues

- Property Tax revenue in Funds 23 (Lower Park RDA Special Revenue) and 71 (Debt Service Fund) will be reflected in the January budget monitoring report. Excluding these variances, revenue is tracking 4% over budget.
- Planning, Building, and Engineering fees in all funds continue to track above budget due to a large multi-unit, multi-level project.
- As in previous reports, Golf fees are tracking over the FY25 estimated monthly budget and above previous years. We are reviewing historical trends as we begin calculating the FY26 revenue budget and fees.
- Miscellaneous Revenue is tracking below the estimated monthly budget in various funds due to the timing of booking interest earnings, rental revenue and miscellaneous income. We expect this to true up by the end of the year as some of these entries are done annually.
- Parking revenues continue to track below budget and FY24 due to free parking to better support our small businesses during the water improvement projects. Overall, the Parking Fund is in good health, however, and there are no concerns about the current shortage.

Expenditures

- Overall, expenses are tracking within 4% of the estimated budget, excluding bond, debt service, and variable capital expenses.
- Utility and Interfund Transfer budgets will true up as the year progresses.
- Variances in capital expenditures in various funds due to seasonality, project timelines, invoicing, completion dates, and carry-forward amounts.

Exhibit A: FY25 November Sales Tax

Exhibit B: Revenue Summary by Object and Type

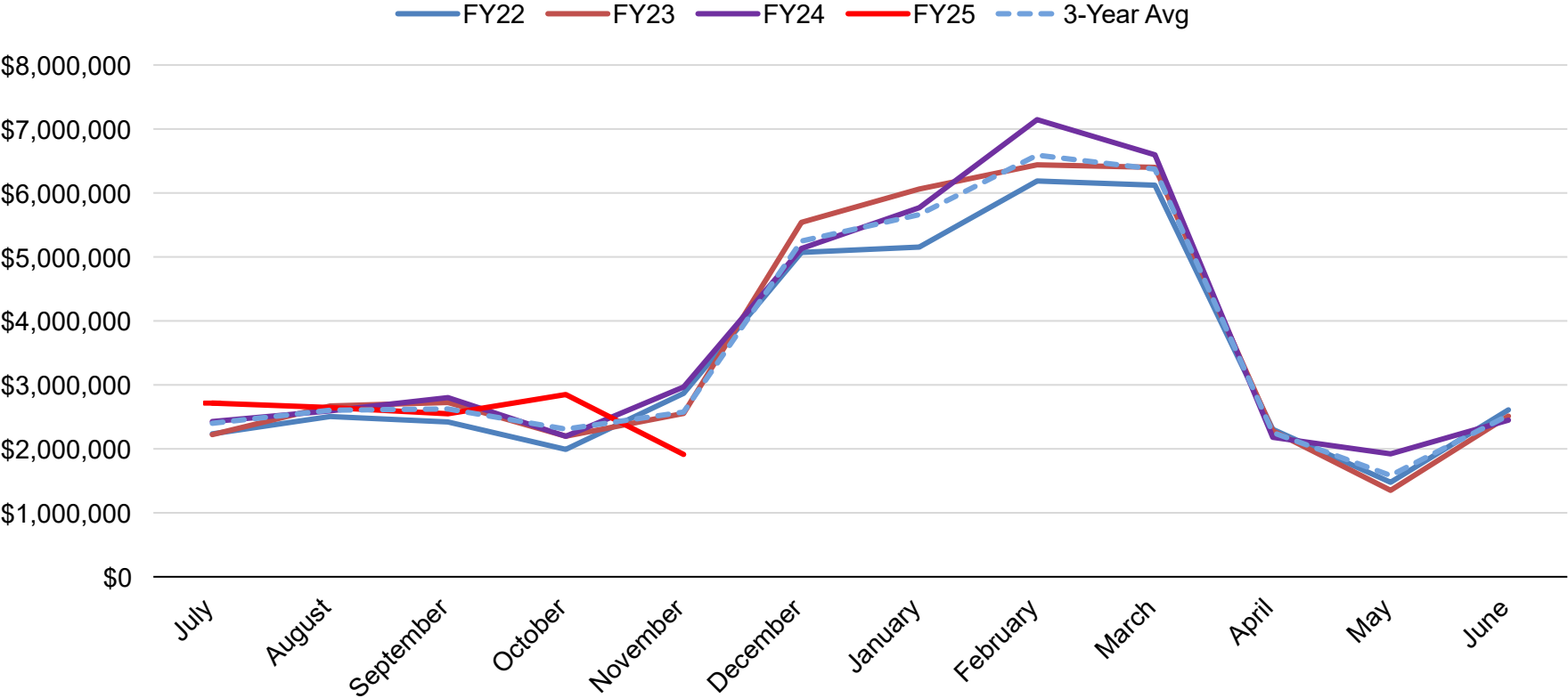
Exhibit C: Expense Summary by Object and Type

November Sales Tax Appendix



Sales Tax Revenues

Annual Actual Sales Tax Revenue Over Time by Month



Source: Park City Municipal Corporation. As of January 2025. Note: Excludes Transient Room Tax..

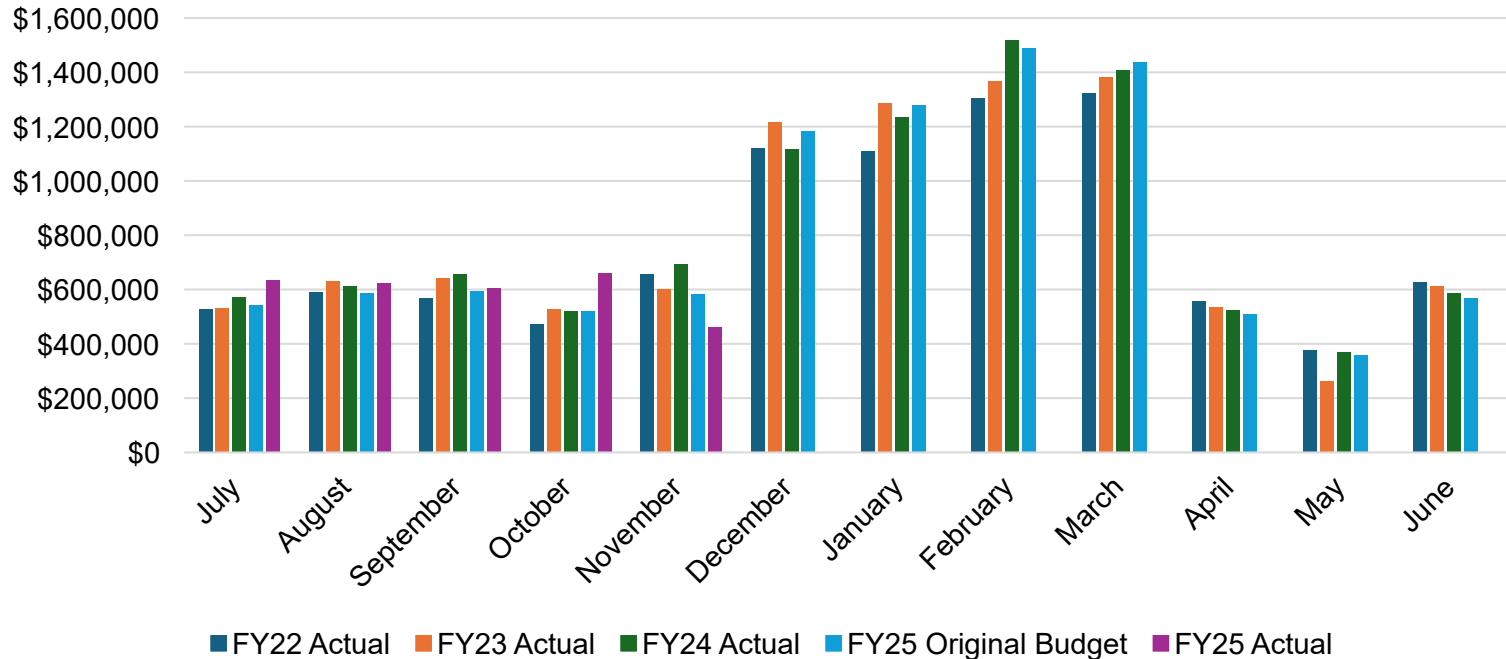
Local Option Sales Tax

Local Option Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$541,917	\$634,037	11.08%	17.00%
August	\$589,690	\$631,245	\$612,827	\$588,052	\$623,012	1.66%	5.95%
September	\$569,012	\$641,829	\$655,342	\$592,488	\$604,981	-7.68%	2.11%
October	\$473,070	\$526,872	\$521,364	\$521,378	\$661,089	26.80%	26.80%
November	\$655,496	\$603,371	\$695,129	\$581,544	\$460,257	-33.79%	-20.86%
December	\$1,119,655	\$1,216,593	\$1,116,760	\$1,185,138	\$0	-100.00%	-100.00%
January	\$1,110,233	\$1,288,403	\$1,236,790	\$1,278,642	\$0	-100.00%	-100.00%
February	\$1,305,827	\$1,366,459	\$1,518,413	\$1,488,476	\$0	-100.00%	-100.00%
March	\$1,323,165	\$1,380,769	\$1,408,614	\$1,439,182	\$0	-100.00%	-100.00%
April	\$556,420	\$534,284	\$525,152	\$509,370	\$0	-100.00%	-100.00%
May	\$375,382	\$264,260	\$370,168	\$357,580	\$0	-100.00%	-100.00%
June	\$626,591	\$611,246	\$586,773	\$569,875	\$0	-100.00%	-100.00%
Total	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$2,983,376	-69.61%	-69.10%

Local Option Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$541,917	\$634,037	11.08%	17.00%
August	\$1,119,361	\$1,164,051	\$1,183,618	\$1,129,969	\$1,257,049	6.20%	11.25%
September	\$1,688,373	\$1,805,880	\$1,838,960	\$1,722,457	\$1,862,030	1.25%	8.10%
October	\$2,161,443	\$2,332,752	\$2,360,324	\$2,243,835	\$2,523,119	6.90%	12.45%
November	\$2,816,939	\$2,936,124	\$3,055,453	\$2,825,380	\$2,983,376	-2.36%	5.59%
December	\$3,936,593	\$4,152,716	\$4,172,213	\$4,010,518	\$0	-100.00%	-100.00%
January	\$5,046,826	\$5,441,119	\$5,409,003	\$5,289,160	\$0	-100.00%	-100.00%
February	\$6,352,653	\$6,807,579	\$6,927,416	\$6,777,636	\$0	-100.00%	-100.00%
March	\$7,675,818	\$8,188,348	\$8,336,030	\$8,216,818	\$0	-100.00%	-100.00%
April	\$8,232,238	\$8,722,631	\$8,861,182	\$8,726,188	\$0	-100.00%	-100.00%
May	\$8,607,619	\$8,986,891	\$9,231,350	\$9,083,768	\$0	-100.00%	-100.00%
June	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$0	-100.00%	-100.00%

Local Option Sales Tax

Local Option Sales Tax
Historical Sales Tax Revenues Over Time by Month



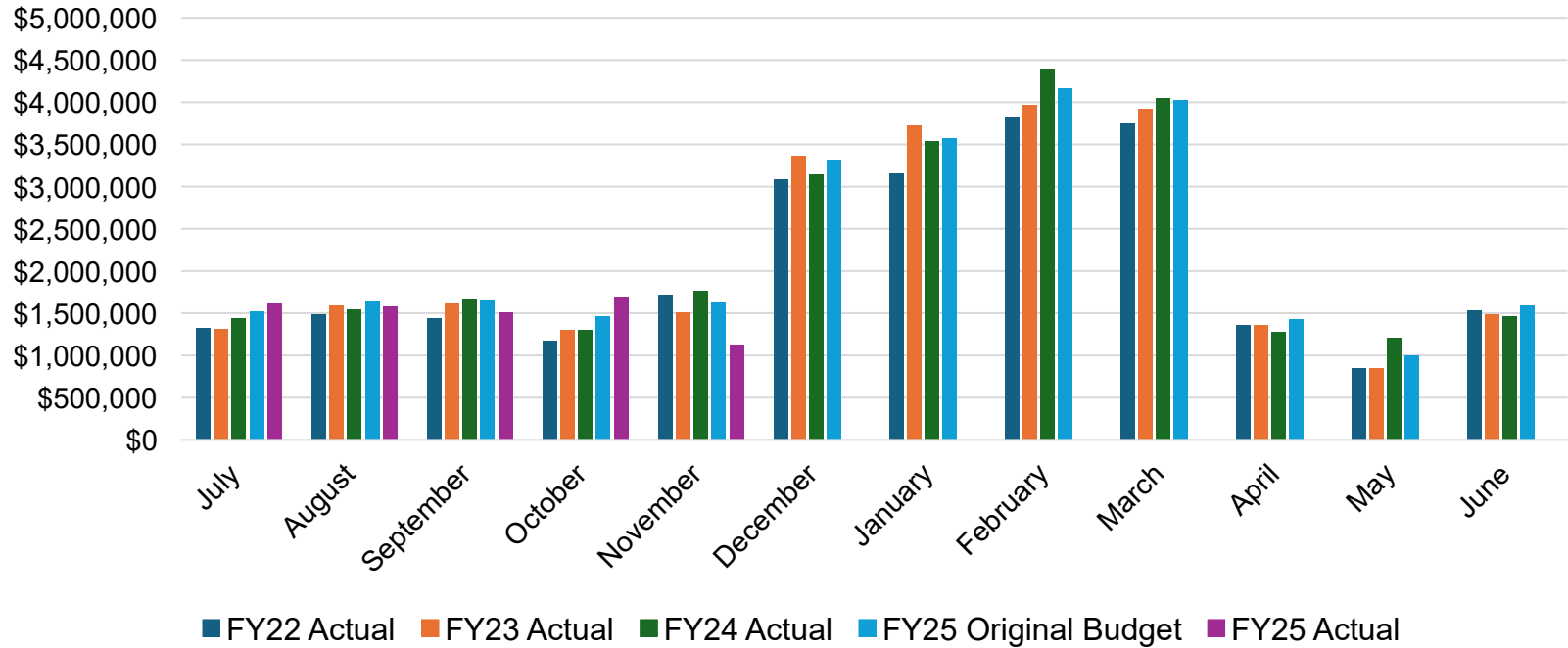
Resort Sales Tax

Resort Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,516,367	\$1,618,474	12.2%	6.73%
August	\$1,486,151	\$1,586,065	\$1,541,605	\$1,645,459	\$1,580,122	2.50%	-3.97%
September	\$1,439,786	\$1,615,491	\$1,668,124	\$1,657,871	\$1,508,595	-9.56%	-9.00%
October	\$1,177,422	\$1,296,056	\$1,299,701	\$1,458,896	\$1,700,690	30.85%	16.57%
November	\$1,717,615	\$1,512,524	\$1,764,089	\$1,627,250	\$1,125,600	-36.19%	-30.83%
December	\$3,082,526	\$3,368,390	\$3,140,247	\$3,316,197	\$0	-100.00%	-100.00%
January	\$3,157,600	\$3,729,527	\$3,538,256	\$3,577,836	\$0	-100.00%	-100.00%
February	\$3,812,931	\$3,965,502	\$4,397,749	\$4,164,982	\$0	-100.00%	-100.00%
March	\$3,746,856	\$3,920,247	\$4,053,790	\$4,027,051	\$0	-100.00%	-100.00%
April	\$1,354,702	\$1,356,848	\$1,283,854	\$1,425,296	\$0	-100.00%	-100.00%
May	\$849,574	\$844,454	\$1,202,996	\$1,000,563	\$0	-100.00%	-100.00%
June	\$1,538,289	\$1,491,338	\$1,462,232	\$1,594,596	\$0	-100.00%	-100.00%
Total	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$7,533,482	-71.89%	-72.11%

Resort Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,516,367	\$1,618,474	12.16%	6.73%
August	\$2,810,341	\$2,898,396	\$2,984,553	\$3,161,826	\$3,198,596	7.17%	1.16%
September	\$4,250,127	\$4,513,887	\$4,652,677	\$4,819,697	\$4,707,191	1.17%	-2.33%
October	\$5,427,549	\$5,809,943	\$5,952,378	\$6,278,593	\$6,407,882	7.65%	2.06%
November	\$7,145,164	\$7,322,467	\$7,716,467	\$7,905,843	\$7,533,482	-2.37%	-4.71%
December	\$10,227,690	\$10,690,858	\$10,856,714	\$11,222,040	\$0	-100.00%	-100.00%
January	\$13,385,290	\$14,420,385	\$14,394,970	\$14,799,876	\$0	-100.00%	-100.00%
February	\$17,198,221	\$18,385,887	\$18,792,719	\$18,964,857	\$0	-100.00%	-100.00%
March	\$20,945,078	\$22,306,135	\$22,846,508	\$22,991,909	\$0	-100.00%	-100.00%
April	\$22,299,780	\$23,662,982	\$24,130,362	\$24,417,204	\$0	-100.00%	-100.00%
May	\$23,149,354	\$24,507,436	\$25,333,358	\$25,417,768	\$0	-100.00%	-100.00%
June	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$0	-100.00%	-100.00%

Resort Sales Tax

Resort Sales Tax
Historical Sales Tax Revenues Over Time by Month



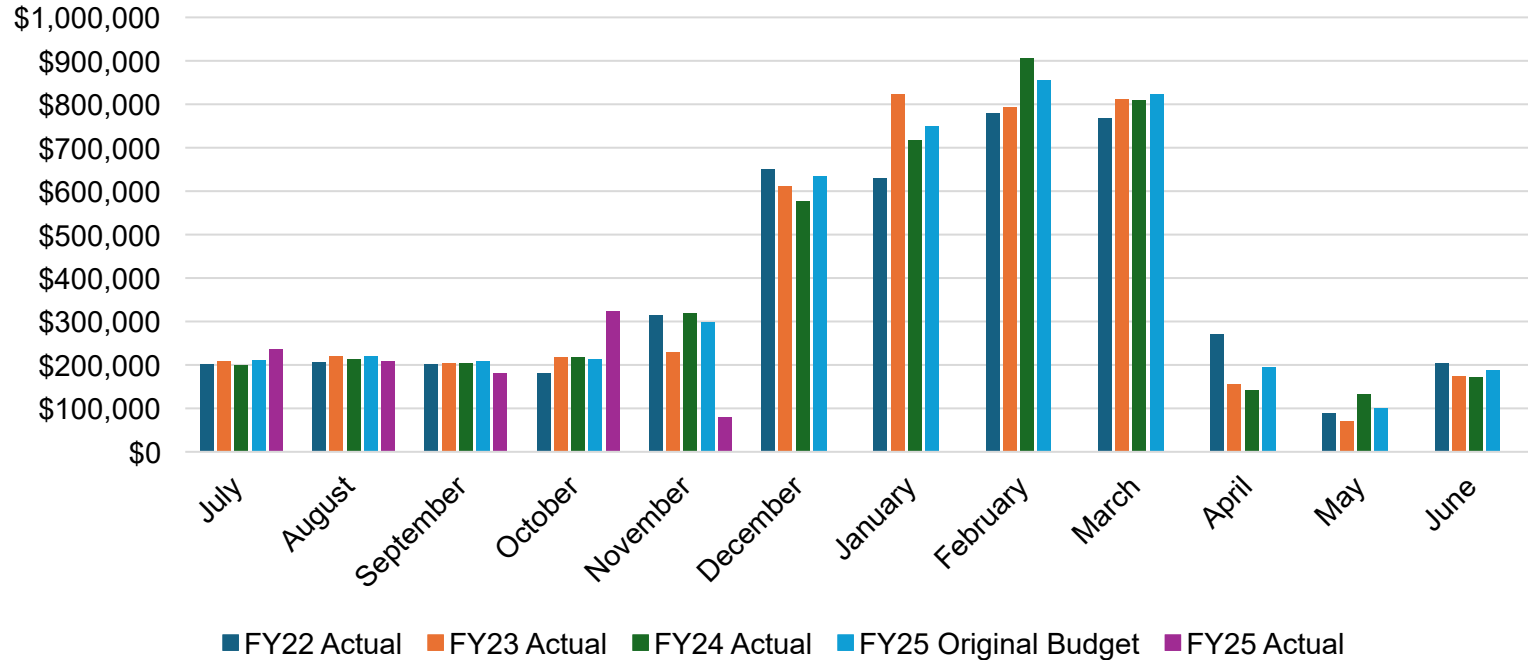
Transient Room Tax

Transient Room Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$210,132	\$236,013	18.23%	12.32%
August	\$206,192	\$219,874	\$212,683	\$220,274	\$209,093	-1.69%	-5.08%
September	\$200,321	\$203,178	\$203,721	\$209,401	\$181,611	-10.85%	-13.27%
October	\$179,897	\$217,406	\$217,701	\$212,085	\$322,638	48.20%	52.13%
November	\$315,172	\$229,493	\$319,441	\$297,988	\$78,992	-75.27%	-73.49%
December	\$650,240	\$611,583	\$577,710	\$634,366	\$0	-100.00%	-100.00%
January	\$630,062	\$823,076	\$717,139	\$748,424	\$0	-100.00%	-100.00%
February	\$778,153	\$793,379	\$906,424	\$854,527	\$0	-100.00%	-100.00%
March	\$767,199	\$811,367	\$809,258	\$823,445	\$0	-100.00%	-100.00%
April	\$270,230	\$154,497	\$141,257	\$195,180	\$0	-100.00%	-100.00%
May	\$87,896	\$69,124	\$132,111	\$99,707	\$0	-100.00%	-100.00%
June	\$203,021	\$172,713	\$171,123	\$188,585	\$0	-100.00%	-100.00%
Total	\$4,490,163	\$4,513,625	\$4,608,192	\$4,694,114	\$1,028,347	-77.68%	-78.09%

Transient Room Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$210,132	\$236,013	18.23%	12.32%
August	\$407,972	\$427,810	\$412,307	\$430,405	\$445,106	7.96%	3.42%
September	\$608,293	\$630,988	\$616,027	\$639,806	\$626,717	1.74%	-2.05%
October	\$788,190	\$848,393	\$833,728	\$851,891	\$949,356	13.87%	11.44%
November	\$1,103,363	\$1,077,886	\$1,153,169	\$1,149,880	\$1,028,347	-10.82%	-10.57%
December	\$1,753,602	\$1,689,469	\$1,730,880	\$1,784,246	\$0	-100.00%	-100.00%
January	\$2,383,664	\$2,512,545	\$2,448,018	\$2,532,669	\$0	-100.00%	-100.00%
February	\$3,161,817	\$3,305,925	\$3,354,443	\$3,387,196	\$0	-100.00%	-100.00%
March	\$3,929,016	\$4,117,292	\$4,163,701	\$4,210,642	\$0	-100.00%	-100.00%
April	\$4,199,246	\$4,271,788	\$4,304,958	\$4,405,822	\$0	-100.00%	-100.00%
May	\$4,287,142	\$4,340,912	\$4,437,069	\$4,505,529	\$0	-100.00%	-100.00%
June	\$4,490,163	\$4,513,625	\$4,608,192	\$4,694,114	\$0	-100.00%	-100.00%

Transient Room Tax

Transient Room Sales Tax
Historical Sales Tax Revenues Over Time by Month



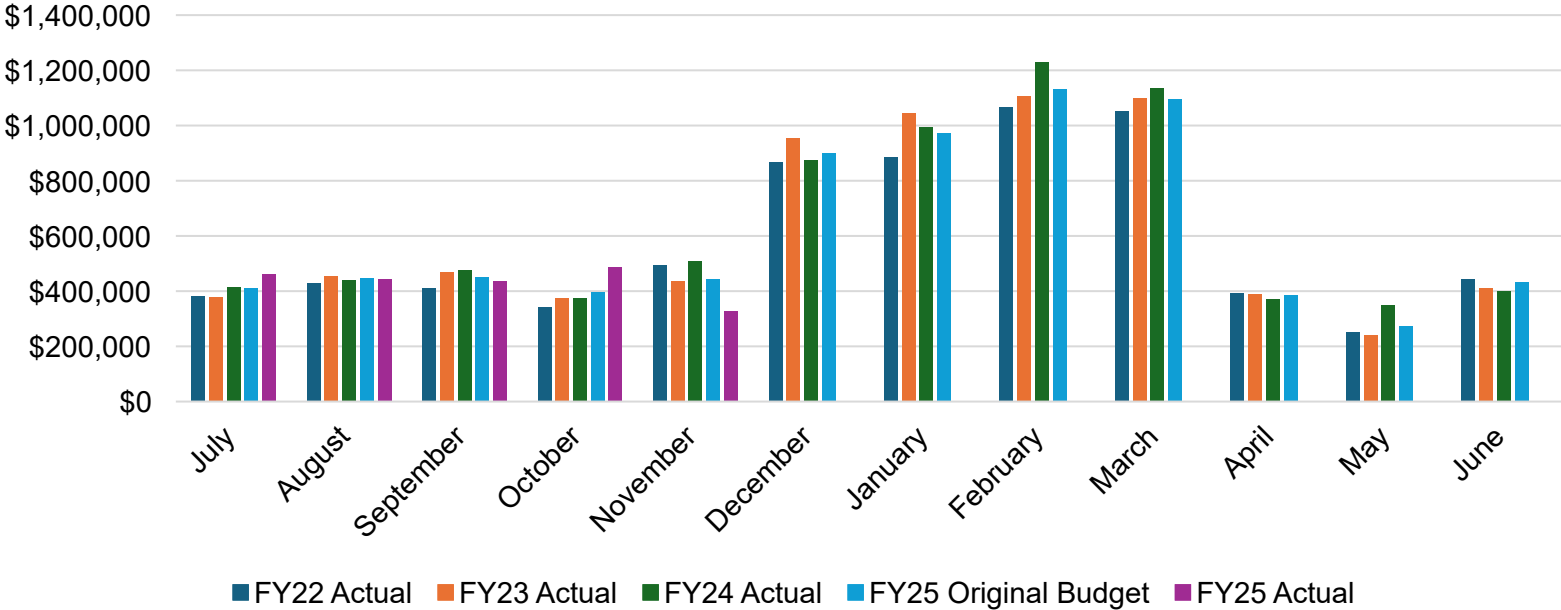
Transportation Sales Taxes

Transportation Sales Taxes - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$412,103	\$462,510	11.93%	12.23%
August	\$429,532	\$453,180	\$439,674	\$447,186	\$442,599	0.67%	-1.03%
September	\$411,403	\$467,427	\$477,474	\$450,559	\$434,807	-8.94%	-3.50%
October	\$341,061	\$375,061	\$375,137	\$396,484	\$487,245	29.88%	22.89%
November	\$494,289	\$437,648	\$507,667	\$442,237	\$326,755	-35.64%	-26.11%
December	\$868,834	\$955,716	\$874,845	\$901,242	\$0	-100.00%	-100.00%
January	\$886,424	\$1,043,825	\$994,634	\$972,348	\$0	-100.00%	-100.00%
February	\$1,068,449	\$1,107,890	\$1,229,933	\$1,131,916	\$0	-100.00%	-100.00%
March	\$1,051,270	\$1,099,522	\$1,134,098	\$1,094,431	\$0	-100.00%	-100.00%
April	\$393,681	\$390,607	\$371,011	\$387,352	\$0	-100.00%	-100.00%
May	\$252,065	\$242,686	\$348,567	\$271,923	\$0	-100.00%	-100.00%
June	\$444,710	\$409,441	\$399,687	\$433,363	\$0	-100.00%	-100.00%
Total	\$7,022,185	\$7,360,119	\$7,565,943	\$7,341,144	\$2,153,917	-71.53%	-70.66%

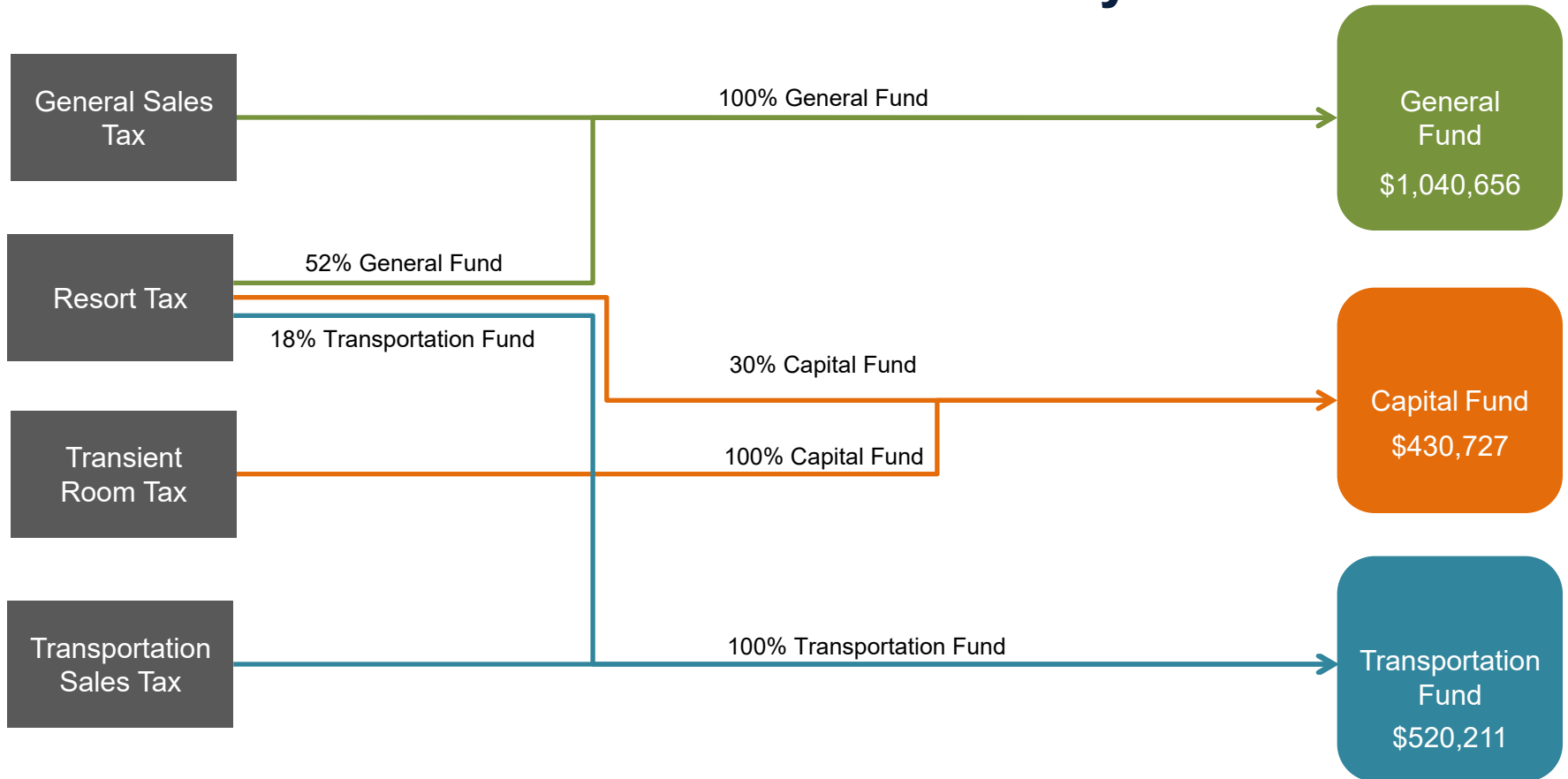
Transportation Sales Taxes - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$412,103	\$462,510	11.93%	12.23%
August	\$809,998	\$830,296	\$852,890	\$859,289	\$905,110	6.12%	5.33%
September	\$1,221,401	\$1,297,723	\$1,330,364	\$1,309,848	\$1,339,916	0.72%	2.30%
October	\$1,562,462	\$1,672,784	\$1,705,501	\$1,706,332	\$1,827,162	7.13%	7.08%
November	\$2,056,751	\$2,110,432	\$2,213,168	\$2,148,569	\$2,153,917	-2.68%	0.25%
December	\$2,925,585	\$3,066,148	\$3,088,013	\$3,049,811	\$0	-100.00%	-100.00%
January	\$3,812,009	\$4,109,973	\$4,082,647	\$4,022,159	\$0	-100.00%	-100.00%
February	\$4,880,458	\$5,217,863	\$5,312,580	\$5,154,075	\$0	-100.00%	-100.00%
March	\$5,931,728	\$6,317,384	\$6,446,678	\$6,248,506	\$0	-100.00%	-100.00%
April	\$6,325,409	\$6,707,992	\$6,817,689	\$6,635,858	\$0	-100.00%	-100.00%
May	\$6,577,475	\$6,950,678	\$7,166,256	\$6,907,781	\$0	-100.00%	-100.00%
June	\$7,022,185	\$7,360,119	\$7,565,943	\$7,341,144	\$0	-100.00%	-100.00%

Transportation Sales Taxes

Transportation Sales Taxes
Historical Sales Tax Revenues Over Time by Month
(Excludes Additional Mass Transit Tax 2nd Quarter)



November Sales Tax Revenue by Fund



FY25 Revenue - Dec 2024	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
- 011 GENERAL FUND							
Property Taxes	7,276,066	8,077,359	12,965,939	8,966,329	3,999,610	45%	14,141,021
Sales Tax	5,328,386	5,429,495	5,827,227	5,767,569	59,659	1%	20,439,133
Franchise Tax	927,440	1,084,159	1,090,822	1,258,574	-167,752	-13%	4,782,816
Licenses	304,462	348,236	328,962	373,452	-44,490	-12%	464,017
Planning Building & Engineering Fees	2,883,970	3,436,979	4,935,249	4,336,818	598,431	14%	6,449,807
Special Event Fees	64,453	74,681	92,933	64,329	28,604	44%	151,623
Federal Revenue	11,750	9,500	1,750	17,258	-15,508	-90%	44,489
State Revenue	69,633	69,728	78,633	57,312	21,321	37%	64,957
County/SP District Revenue	15,000			5,208	-5,208	-100%	10,415
Cemetery Charges for Services	15,978	19,162	12,518	32,628	-20,110	-62%	61,817
Recreation	1,198,388	1,197,707	1,398,849	1,250,855	147,995	12%	2,856,490
Other Service Revenue	28,631	37,780	32,537	45,857	-13,320	-29%	95,595
Library Fees	7,227	9,137	9,447	10,916	-1,469	-13%	22,552
Misc. Revenues	215,821	94,903	96,001	817,605	-721,604	-88%	1,638,768
Interfund Transactions (Admin)	1,330,002	1,479,804	1,479,804	2,098,897	-619,093	-29%	4,197,778
Special Revenues & Resources	551,779	194,900	33,420	44,850	-11,430	-25%	70,661
Total 011 GENERAL FUND	20,228,985	21,563,529	28,384,092	25,148,456	3,235,636	13%	55,491,939
- 012 QUINNS RECREATION COMPLEX							
County/SP District Revenue			27,092	1,923	25,170	1309%	3,845
Recreation	6,777	1,366	8,330	3,339	4,991	149%	6,944
Ice	428,993	531,869	512,753	637,061	-124,308	-20%	1,276,867
Misc. Revenues	-12	85	1		1		1,386
Total 012 QUINNS RECREATION COMPLEX	435,758	533,319	548,176	642,323	-94,148	-15%	1,289,042
- 022 DRUG CONFISCATIONS							
State Revenue	750	1,065	27,437	983	26,455	2692%	11,035
Total 022 DRUG CONFISCATIONS	750	1,065	27,437	983	26,455	2692%	11,035
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
Property Taxes	3,644,862	26,563	8,460	25,121	-16,660	-66%	5,168,834
Misc. Revenues				67,000	-67,000	-100%	134,000
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	3,644,862	26,563	8,460	92,121	-83,660	-91%	5,302,834
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
Property Taxes	1,371	2,237	1,691	8,908	-7,218	-81%	11,319
Misc. Revenues				22,000	-22,000	-100%	44,000
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	1,371	2,237	1,691	30,908	-29,218	-95%	55,319
- 031 CAPITAL IMPROVEMENT FUND							
Sales Tax	2,664,158	2,693,878	2,951,759	4,353,394	-1,401,634	-32%	16,184,158
Planning Building & Engineering Fees	413,670	303,698	1,409,407	328,322	1,081,085	329%	405,471
Federal Revenue				1,387	-1,387	-100%	2,774
State Revenue	157,211	272,958	297,984	258,133	39,851	15%	542,060
County/SP District Revenue	35,000	666,158	203,914	902,392	-698,477	-77%	1,001,879
Misc. Revenues	331,956	176,385	220,706	298,517	-77,811	-26%	4,890,066
Special Revenues & Resources	227,262	168,291	199,010	168,610	30,400	18%	414,185

FY25 Revenue - Dec 2024	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
Total 031 CAPITAL IMPROVEMENT FUND	3,829,256	4,281,368	5,282,780	6,310,754	-1,027,973	-16%	23,440,593
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
Misc. Revenues				68,500	-68,500	-100%	137,000
Interfund Transactions (CIP/Debt)	1,546,266	1,546,266	1,546,266	1,546,260	6	0%	3,092,532
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	1,546,266	1,546,266	1,546,266	1,614,760	-68,494	-4%	3,229,532
- 034 REDEVELOPMENT AGENCY-MAIN ST							
Misc. Revenues				47,000	-47,000	-100%	94,000
Interfund Transactions (CIP/Debt)	349,998				0		
Total 034 REDEVELOPMENT AGENCY-MAIN ST	349,998			47,000	-47,000	-100%	94,000
- 035 BUILDING AUTHORITY							
Misc. Revenues				177,500	-177,500	-100%	355,000
Total 035 BUILDING AUTHORITY				177,500	-177,500	-100%	355,000
- 038 EQUIPMENT REPLACEMENT CIP							
Misc. Revenues	8,360	86,710	122,843	72,444	50,398	70%	150,000
Interfund Transactions (CIP/Debt)	792,798	942,798	942,798	942,796	2	0%	1,885,600
Total 038 EQUIPMENT REPLACEMENT CIP	801,158	1,029,508	1,065,641	1,015,241	50,400	5%	2,035,600
- 051 WATER FUND							
Planning Building & Engineering Fees	526,987	624,541	1,675,860	547,636	1,128,224	206%	885,049
Water Charges for Services	10,436,829	11,714,614	14,115,712	12,977,918	1,137,794	9%	25,486,658
Misc. Revenues	364,749	360,556	298,232	385,291	-87,060	-23%	763,435
Special Revenues & Resources				500,000	-500,000	-100%	1,000,000
Total 051 WATER FUND	11,328,565	12,699,711	16,089,803	14,410,845	1,678,959	12%	28,135,142
- 052 STORM WATER FUND							
Water Charges for Services	736,694	780,075	809,712	986,205	-176,493	-18%	2,176,658
Misc. Revenues				74,000	-74,000	-100%	148,000
Total 052 STORM WATER FUND	736,694	780,075	809,712	1,060,205	-250,493	-24%	2,324,658
- 055 GOLF COURSE FUND							
Recreation	1,350,980	1,476,872	1,615,566	1,346,589	268,977	20%	2,084,495
Misc. Revenues	5,019	10	1,478	55,500	-54,022	-97%	156,124
Interfund Transactions (CIP/Debt)	12,498	12,498	12,498	12,498	0	0%	25,000
Total 055 GOLF COURSE FUND	1,368,497	1,489,379	1,629,542	1,414,587	214,955	15%	2,265,619
- 057 TRANSPORTATION & PARKING FUND							
Sales Tax	3,411,849	3,434,405	3,651,238	3,429,410	221,829	6%	16,249,330
Licenses	913,824	1,008,137	1,045,090	987,183	57,906	6%	1,027,821
Federal Revenue	3,396,636		691,108		691,108		14,074,397
County/SP District Revenue	31,920	2,579,344	231,204	624,689	-393,485	-63%	730,000
Transit Charges for Services		789	3,600	25,818	-22,218	-86%	75,991
Fines & Forfeitures				150,000	-150,000	-100%	300,000
Misc. Revenues	26,650	13,009	25,206	748,391	-723,185	-97%	3,092,519
Special Revenues & Resources	143,473	159,776	150,191	116,479	33,712	29%	259,531
Total 057 TRANSPORTATION & PARKING FUND	7,924,352	7,195,461	5,797,637	6,081,970	-284,333	-5%	35,809,589
- 058 PARKING FUND							
Special Event Fees	15,362	150	4,038	231	3,807	1651%	80,985

FY25 Revenue - Dec 2024	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
Fines & Forfeitures	1,486,215	1,757,107	1,617,697	2,091,684	-473,987	-23%	3,440,162
Misc. Revenues	-3	150			0		
Total 058 PARKING FUND	1,501,574	1,757,407	1,621,735	2,091,914	-470,180	-22%	3,521,147
- 062 FLEET SERVICES FUND							
Interfund Transactions (Admin)	1,372,710	1,677,006	1,590,402	1,677,006	-86,604	-5%	3,180,800
Total 062 FLEET SERVICES FUND	1,372,710	1,677,006	1,590,402	1,677,006	-86,604	-5%	3,180,800
- 064 SELF INSURANCE FUND							
Misc. Revenues	176,061	225,000	274,998	225,001	49,997	22%	550,000
Interfund Transactions (Admin)	846,990	923,724	905,610	947,376	-41,766	-4%	1,894,743
Total 064 SELF INSURANCE FUND	1,023,051	1,148,724	1,180,608	1,172,376	8,232	1%	2,444,743
- 070 SALES TAX REV BOND - DEBT SVS FUND							
Misc. Revenues	316,024	734,401	701,498	617,240	84,258	14%	1,284,410
Interfund Transactions (CIP/Debt)	3,484,398	3,482,658	3,479,634	3,479,619	15	0%	6,959,265
Total 070 SALES TAX REV BOND - DEBT SVS FUND	3,800,422	4,217,059	4,181,132	4,096,859	84,274	2%	8,243,675
- 071 DEBT SERVICE FUND							
Property Taxes	9,509,688	9,478,438		11,638,656	-11,638,656	-100%	11,638,656
Misc. Revenues	1,196	2,324	4,159	2,717	1,442	53%	28,648
Total 071 DEBT SERVICE FUND	9,510,884	9,480,762	4,159	11,641,373	-11,637,214	-100%	11,667,304
- Grand Total							
TOTAL	69,405,152	69,429,439	69,769,273	78,727,180	-8,957,907	-11%	188,897,572
Without Property Taxes in Fund 23 and 71			69,769,273	67,063,404	2,705,869	4%	

FY25 Expenses - Dec 2024	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
- 011 GENERAL FUND							
PERSONNEL SERVICES	13,984,260	14,998,863	16,599,982	18,409,627	-1,809,645	-10%	36,971,577
MATERIALS, SUPPLIES AND SERVICES	634,875	688,382	776,360	715,873	60,487	8%	1,679,660
UTILITIES	298,397	350,497	358,966	296,086	62,880	21%	1,982,836
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,857,777	2,208,607	2,198,578	2,364,786	-166,208	-7%	6,043,430
PARTS/MAINTENANCE SUPPLIES	613,166	740,311	772,870	912,771	-139,900	-15%	1,960,550
SPECIAL SERV CONTRACT/MISC CHARGES	434,159	556,338	681,272	426,663	254,608	60%	1,854,500
CAPITAL OUTLAY	195,752	405,413	106,704	214,361	-107,657	-50%	468,117
INTERFUND TRANSFER	1,719,894	2,092,092	2,064,768	2,000,875	63,893	3%	4,175,849
Total 011 GENERAL FUND	19,738,279	22,040,505	23,559,500	25,341,043	-1,781,543	-7%	55,136,519
- 012 QUINNS RECREATION COMPLEX							
PERSONNEL SERVICES	491,827	535,001	523,027	661,947	-138,921	-21%	1,329,372
MATERIALS, SUPPLIES AND SERVICES	38,429	17,514	27,374	31,684	-4,310	-14%	70,665
UTILITIES	61,206	66,013	63,139	53,386	9,753	18%	151,538
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	43,065	54,710	58,794	62,865	-4,071	-6%	125,410
PARTS/MAINTENANCE SUPPLIES	23,196	23,534	24,312	31,792	-7,480	-24%	62,020
SPECIAL SERV CONTRACT/MISC CHARGES	12,757	12,389	14,558	10,458	4,100	39%	23,000
CAPITAL OUTLAY				500	-500	-100%	1,000
Total 012 QUINNS RECREATION COMPLEX	670,480	709,161	711,205	852,632	-141,427	-17%	1,763,005
- 022 DRUG CONFISCATIONS							
CAPITAL OUTLAY	750	1,065			0		
Total 022 DRUG CONFISCATIONS	750	1,065			0		
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
MATERIALS, SUPPLIES AND SERVICES					0		10,000
UTILITIES	1,184	1,430	1,473	-1,185	2,659	-224%	7,823
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	11,400			4,581	-4,581	-100%	70,000
SPECIAL SERV CONTRACT/MISC CHARGES					0		700,000
INTERFUND TRANSFER	1,546,266	1,546,266	1,546,266	1,400,973	145,293	10%	3,092,532
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	1,558,850	1,547,696	1,547,739	1,404,369	143,371	10%	3,880,355
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	6,830		7,300	1,669	5,631	337%	50,000
SPECIAL SERV CONTRACT/MISC CHARGES					0		405,000
INTERFUND TRANSFER	349,998				0		
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	356,828		7,300	1,669	5,631	337%	455,000
- 031 CAPITAL IMPROVEMENT FUND							
PERSONNEL SERVICES	10,067	1,873			0		
CAPITAL OUTLAY	4,820,730	6,058,123	16,596,196	500,000	16,096,196	3219%	1,000,000
INTERFUND TRANSFER	2,088,540	2,087,238	2,087,334	2,292,605	-205,271	-9%	4,174,675
Total 031 CAPITAL IMPROVEMENT FUND	6,919,338	8,147,235	18,683,530	2,792,605	15,890,925	569%	5,174,675
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
CAPITAL OUTLAY	23,853	1,031,972	16,861		16,861		
INTERFUND TRANSFER	1,395,858	1,395,420	1,392,300	1,186,094	206,206	17%	2,784,590
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	1,419,711	2,427,392	1,409,161	1,186,094	223,066	19%	2,784,590
- 034 REDEVELOPMENT AGENCY-MAIN ST							

FY25 Expenses - Dec 2024	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
CAPITAL OUTLAY			407,636		407,636		
Total 034 REDEVELOPMENT AGENCY-MAIN ST			407,636		407,636		
- 035 BUILDING AUTHORITY							
CAPITAL OUTLAY			499,965	250,000	249,965	100%	500,000
Total 035 BUILDING AUTHORITY			499,965	250,000	249,965	100%	500,000
- 038 EQUIPMENT REPLACEMENT CIP							
CAPITAL OUTLAY	1,134,390	1,160,719	540,969		540,969		
Total 038 EQUIPMENT REPLACEMENT CIP	1,134,390	1,160,719	540,969		540,969		
- 051 WATER FUND							
PERSONNEL SERVICES	1,941,528	2,524,012	2,479,677	2,679,585	-199,908	-7%	5,381,342
MATERIALS, SUPPLIES AND SERVICES	329,654	379,633	256,139	275,368	-19,229	-7%	630,434
UTILITIES	266,773	352,427	317,605	498,369	-180,764	-36%	1,393,533
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	873,437	1,035,904	841,850	971,186	-129,336	-13%	2,153,944
PARTS/MAINTENANCE SUPPLIES	618,792	1,044,619	1,249,335	685,959	563,376	82%	1,525,775
SPECIAL SERV CONTRACT/MISC CHARGES	112,253	159,498	277,209	91,064	186,145	204%	191,700
CAPITAL OUTLAY	8,533,450	-422,245	211,802	25,065	186,737	745%	43,000
DEBT SERVICE	6,906,402	7,113,538	4,785,467	9,124,513	-4,339,046	-48%	9,400,688
INTERFUND TRANSFER	671,124	768,420	768,270	793,845	-25,575	-3%	2,646,483
Total 051 WATER FUND	20,253,413	12,955,806	11,187,355	15,144,955	-3,957,600	-26%	23,366,898
- 052 STORM WATER FUND							
PERSONNEL SERVICES	461,723	260,345	295,196	425,896	-130,699	-31%	855,316
MATERIALS, SUPPLIES AND SERVICES	9,751	10,181	19,243	24,478	-5,234	-21%	63,000
UTILITIES	15,536	17,111	11,911	16,913	-5,002	-30%	45,299
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	22,266	65,942	84,804	83,341	1,463	2%	150,125
PARTS/MAINTENANCE SUPPLIES	7,315	10,399	14,307	24,340	-10,032	-41%	41,406
CAPITAL OUTLAY	-98,573	394,322	23,732	573	23,158	4039%	1,500
INTERFUND TRANSFER	78,690	86,952	86,826	87,026	-200	0%	180,768
Total 052 STORM WATER FUND	496,706	845,253	536,021	662,567	-126,546	-19%	1,337,414
- 055 GOLF COURSE FUND							
PERSONNEL SERVICES	469,505	535,428	607,824	665,186	-57,362	-9%	1,335,875
MATERIALS, SUPPLIES AND SERVICES	25,765	29,389	35,841	41,539	-5,698	-14%	86,200
UTILITIES	45,929	29,117	36,461	51,500	-15,039	-29%	58,400
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	36,408	51,310	50,954	59,322	-8,368	-14%	109,825
PARTS/MAINTENANCE SUPPLIES	157,873	152,701	118,607	164,591	-45,983	-28%	382,800
SPECIAL SERV CONTRACT/MISC CHARGES	33,909	32,839	43,343	35,666	7,677	22%	43,500
CAPITAL OUTLAY	3,155	-196	175,566	32,753	142,814	436%	65,505
INTERFUND TRANSFER	84,048	89,976	93,792	103,148	-9,356	-9%	209,623
Total 055 GOLF COURSE FUND	856,593	920,563	1,162,389	1,153,705	8,685	1%	2,291,728
- 057 TRANSPORTATION & PARKING FUND							
PERSONNEL SERVICES	4,180,492	5,159,213	6,183,060	6,264,640	-81,580	-1%	12,581,115
MATERIALS, SUPPLIES AND SERVICES	90,006	129,155	345,624	155,854	189,770	122%	412,422
UTILITIES	125,107	136,846	104,373	116,093	-11,721	-10%	352,828
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	241,493	314,880	356,985	569,791	-212,805	-37%	2,857,360
PARTS/MAINTENANCE SUPPLIES	15,565	18,778	5,530	17,904	-12,374	-69%	57,000

FY25 Expenses - Dec 2024	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
SPECIAL SERV CONTRACT/MISC CHARGES	28,250	17,743	26,224	12,340	13,884	113%	16,500
CAPITAL OUTLAY	223,699	5,628,868	3,001,988	156,878	2,845,109	1814%	232,800
INTERFUND TRANSFER	1,796,370	1,936,410	1,851,480	1,921,566	-70,086	-4%	3,784,665
Total 057 TRANSPORTATION & PARKING FUND	6,700,983	13,341,892	11,875,264	9,215,067	2,660,196	29%	20,294,690
- 058 PARKING FUND							
PERSONNEL SERVICES	492,000	575,908	683,096	723,986	-40,890	-6%	1,453,962
MATERIALS, SUPPLIES AND SERVICES	114,176	224,551	176,952	195,472	-18,520	-9%	472,500
UTILITIES	3,321	3,984	3,142	2,566	576	22%	11,000
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	31,797	8,674	22,440	34,741	-12,301	-35%	148,300
PARTS/MAINTENANCE SUPPLIES	7,320	1,790	1,290	26,188	-24,898	-95%	57,000
SPECIAL SERV CONTRACT/MISC CHARGES	41,109	61,563	38,889	30,014	8,875	30%	65,000
CAPITAL OUTLAY	65,987		93,309		93,309		
INTERFUND TRANSFER	4,872	61,980	65,976	63,390	2,586	4%	186,533
Total 058 PARKING FUND	760,582	938,451	1,085,093	1,076,356	8,737	1%	2,394,295
- 062 FLEET SERVICES FUND							
PERSONNEL SERVICES	554,157	597,266	677,888	803,279	-125,390	-16%	1,613,204
MATERIALS, SUPPLIES AND SERVICES	57,122	10,938	32,621	33,030	-409	-1%	63,950
UTILITIES	458,385	342,485	353,978	433,794	-79,816	-18%	1,077,900
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,129	2,966	4,442	2,124	2,318	109%	8,000
PARTS/MAINTENANCE SUPPLIES	314,372	379,930	395,553	532,820	-137,267	-26%	1,249,600
CAPITAL OUTLAY				-1,932	1,932	-100%	6,205
Total 062 FLEET SERVICES FUND	1,385,164	1,333,585	1,464,483	1,803,114	-338,632	-19%	4,018,859
- 064 SELF INSURANCE FUND							
MATERIALS, SUPPLIES AND SERVICES	22,795	31,037	35,273	27,683	7,589	27%	50,500
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	330,135	213,680	549,859	418,225	131,634	31%	1,207,452
SPECIAL SERV CONTRACT/MISC CHARGES	133,572	69,900	402,456	644,746	-242,291	-38%	1,300,000
Total 064 SELF INSURANCE FUND	486,502	314,617	987,587	1,090,655	-103,068	-9%	2,557,952
- 070 SALES TAX REV BOND - DEBT SVS FUND							
DEBT SERVICE	2,609,933	2,574,133	2,518,316	2,525,177	-6,861	0%	6,969,266
Total 070 SALES TAX REV BOND - DEBT SVS FUND	2,609,933	2,574,133	2,518,316	2,525,177	-6,861	0%	6,969,266
- 071 DEBT SERVICE FUND							
DEBT SERVICE	1,448,094	1,294,269	1,124,550	1,107,304	17,246	2%	8,430,526
Total 071 DEBT SERVICE FUND	1,448,094	1,294,269	1,124,550	1,107,304	17,246	2%	8,430,526
- Grand Total							
TOTAL	66,796,593	70,552,341	80,717,223	66,793,406	13,923,816	21%	141,355,772
Total without Bond, Debt Service and Capital Transactions	40,928,973	45,312,360	50,614,162	52,858,215	-2,244,052	-4%	

**City Council Staff
Communications Report**



Subject: Property Tax Assessments
Department: Budget
Date: February 27, 2025

Summary

At the [January 16, 2025](#), City Council meeting, the Budget Department provided an overview of Park City's sales and property taxes. This report supplements the presentation on property taxes with information on the frequency of property valuations for Park City residents and businesses, the methods used to determine valuations, and additional data and resources for property owners.

Annual Assessments of Property Values

Utah Code requires all real property to be assessed at its market value and for those assessments to be performed annually.¹ Per the Summit County Assessor's Office, this is done by:

- Annually reviewing and updating the values of each parcel based on current market data; and
- A detailed review of property characteristics at least once every five years.²

As part of the annual review process, the County Assessor's Office conducts a [sales ratio study](#) to ensure that properties are assessed at market value. This study involves comparing assessed values to actual sale prices and includes several key steps:

1. **Data Collection:** County assessors collect data on property sales and assessments within their jurisdiction. Data samples are grouped according to location and various property characteristics.
2. **Data Cleaning:** The collected data is cleaned to remove errors or inconsistencies.
3. **Adjustments:** Adjustments are made to the sale price to account for factors such as financing terms, market conditions at the time of sale, or the inclusion of significant amounts of personal property.
4. **Statistical Analysis:** The adjusted sale prices are compared to the assessed values using statistical methods to calculate the sales ratio for each sample group.

Based on the sales ratio study results, the assessed values of residential properties are adjusted to fall within 5% of market value (10% for commercial and vacant properties).³ In addition to the annual sales ratio study, the county assessor must perform a detailed review of each parcel at least once every five years to determine whether any changes have been made to its property characteristics.

Taxing entities increase their property tax rate every few years or pass a General Obligation bond, which will raise a property owner's tax bill. However, a property

taxpayer could pay more even if taxing entities do not increase their tax rate that year. Under Utah's tax system, taxing entities like cities and school districts are guaranteed to take in the same amount of money from the year before unless they go through the Truth in Taxation process (tax increase), regardless of what happens in the market. However, this can sometimes result in an additional tax burden on homeowners. A property's tax liability fluctuates in part with the change in taxable value. If a property sees a value percent change greater than the average within a tax area, that property will see a tax increase. But if its value percent change is less than the average, it will see a decrease.

Additional Resources for Property Owners

On or before July 22, the County mails a "Notice of Valuation and Tax Changes" to each property owner.⁴ The notice provides information on the current year's market value and taxable value and how that compares to previous years. It also provides notice if any taxing entities intend to raise taxes. If property owners wish to appeal the market value on their valuation notice, they must appeal to the County Board of Equalization by September 15. The appeal should include additional evidence relevant to determining the property's fair market value.⁵

The County Assessor's Office maintains a publicly available interactive [map](#) that allows taxpayers to examine the equity of the most recent tax assessment. The map enables taxpayers to visualize a wide range of data, including the property type (residential, commercial, or condos), current market value, taxable value, square footage, and year built of each parcel within the County. Users can see the percentage change in the market value of each property and compare it with surrounding properties.

Property owners with questions about their valuation are encouraged to contact the [Summit County Assessor's Office](#).

¹ [Utah Code 59-2-103\(2\)](#)

² [Utah Code 59-2-303.1](#)

³ [Utah Office of Administrative Rules, R884-24P-27](#)

⁴ [Utah Code 59-2-919.1](#)

⁵ [Utah Code 59-2-1004](#)

City Council Staff Report



Subject: 2025 Legislative Policy Platform
Author: Michelle Downard
Department: Executive
Date: February 27, 2025

The 2025 Legislative Session has begun. We anticipate continued focus on land use, building and development codes, housing affordability, sales tax formula adjustments, special financing tools, water conservation, pre-Olympic infrastructure planning elements, and more.

Monitoring the State's legislative activities requires considerable commitment throughout the 45-day annual Session and throughout the year. For example, PCMC's elected officials meet regularly with Senator Winterton and Representative Kohler, attend the Utah League of Cities and Towns (ULCT) weekly legislative strategy meetings, and hold an annual PC Leadership Day at the Capitol with many important intergovernmental stakeholders.

The "**2025 Legislative Platform**" (Exhibit A) is a broad policy framework under which professional staff and PCMC elected officials use to lobby, support or oppose public policy initiatives, and rely upon to continue to protect Park City's independence and unique community interests.

The City's 2025 Bill Tracking list is updated throughout the General Session and available [here](#).

EXHIBITS

A 2025 Legislative Platform



2025 Legislative Platform

[Approved on January 9, 2025](#)

Purpose

The Legislative Platform was drafted to better define the City's legislative strategies by providing guardrails for City-led advocacy efforts at the Federal, State, and local levels. Park City's Legislative Team relies on the Platform on a day-to-day basis to respond to time-sensitive proposals before they are able to receive formal Council direction – which is necessary when the organization is between Council meetings. A list of tracked bills is also provided to the Council on an ongoing basis during the Session at each City Council meeting during the Session.

Policy Guidelines

Park City Municipal generally supports:

1. Legislation that leads to greater financial independence from Federal and State entities and protects local resources from Federal, State, and other governmental controls;
2. Legislation maintaining maximum local control in all areas of its day-to-day responsibilities, municipal operations, and local land use authority;
3. Legislation that advocates fair and proportionate representation on regional and interlocal boards and commissions; and
4. Legislation that fosters understanding and promotes more equitable access to resources for all residents, visitors, and community workforce.

Park City Municipal generally opposes:

5. Legislation that makes the City more dependent on Federal, State, and other governmental agencies for policy direction;
6. Legislation that erodes the City's broad public safety authority or interferes with local decision-making regarding land use control;
7. Legislation that imposes intrusive, unnecessary, or unfunded mandates that preempt local authority; and
8. Legislation that impedes the equitable administration of public services, justice, and social well-being.

Policy Team

In 2025, the City's Team includes Mayor Worel, Councilors Toly and Ciraco, the City Manager, the City Attorney, and the Resident Advocate. Several other managers also participate in supporting roles, including the Chief Building Official, Chief of Police, Planning Director, City Recorder, and Economic Development Director.



City Council Staff Communications Report

Subject: Senior Center - Mawhinney Lot Feasibility Update

Author: Matt Lee

Department: Economic Development

Date: February 27, 2025

Summary

PCMC staff was directed on January 9, 2025, by City Council to investigate the feasibility of a new Senior Center at the Parcels which make up the Mawhinney Parking Lot and the adjacent lot.

We anticipate a final Feasibility report completed in April 2025.

The purpose of this report is to provide a progress update on the feasibility work that is already well underway.

Project Description

Park City Municipal Corporation (PCMC) is studying a site within Old Town Park City, off of Park Avenue, for the new construction of a Senior Center to determine if it is feasible.

The project site (Summit County parcels: SA-372-X, SA371-X, SA370-X, and SA369-X) is primarily used for surface parking and supports existing public facilities such as the Park City Library and the City Skate Park.

Background

Based on historical Sanborn fire insurance maps (**Exhibit A**), aerial photographs from 1938 to 2024, newspapers and other historical documents, it appears the property was mostly vacant until 1907. Over the years, there have been various structures and uses documented at the site, including:

- 1) **1907-1926:** A one to two-story wood-framed barn on the southeastern corner of 1202 Park Avenue. A “beer storage” building was on the northeastern end of the property at 1257 Park Avenue. Eastern Avenue was adjacent to the east along with Denver and Rio Grande railroad tracks and a spur extending to the storage building. The Summit Service Station was located at 1206 Park Avenue by 1921.
- 2) **1926-1938:** Park Record newspapers indicate that Mutual Coal Company was on Park Avenue from at least 1926 and went out of business in 1938.
- 3) **1938-1960s:** Various storage buildings (including coal storage), along with offices and a dwelling occupied the site. An auto repair building was built that

was destroyed in a fire. Another gas and oil business was on the southwestern end of the property. The Bill Mawhinney Motor Company was located at 1206 Park Avenue from at least the 1950s until about 1994, when Mike Hale Chevrolet last occupied the building.

- 4) **1960s-Present:** A house was built at 1260 Park Avenue in the mid 1960s and remaining storage buildings were removed by the 1980s. The building at 1236 Park Avenue was occupied by Miner's Find ski shop in 1971, Woodhaus sporting goods by 1977, Snug ski shop by 1984, followed by real estate and insurance businesses until PCMC bought the vacant building in 1998. The house, office, and car dealership buildings were removed in the late 1990s when the existing parking lot and public park areas were built.

Feasibility Concepts Outline Pursuant to City Council Direction

1) Site Location, Zoning, Setbacks:

The potential building site is located within Historic Residential-Medium Density (HRM) Zoning District (all 4 parcels contemplated).

- *Public and Quasi-Public Institution, Church, and School* is listed as a Conditional Use
- New Construction HDDR review
- MPD if over 10,000 square feet of Gross Floor Area
- Attached **Exhibit B** references the current effort underway to create lots from the PCMC parcels in the City Park Area, as required by the Planning Commission approvals for the new City Park Community Center. The Mawhinney lot area is already contemplated in the effort, combining the 4 parcels referenced above into "Lot 3" as shown in Exhibit B.

2) Parking Requirements

As part of the feasibility study, we are determining how much parking is required on the site, both to support the existing land use entitlements as well as a new Senior Center. Below grade parking will be considered if required to fulfill new parking obligations and/or the concurrent/shared uses surrounding the existing site.

We are currently in the process of procuring a professional services contract to conduct the parking study, which includes the following:

- a. Review PCMC provided data and other publicly available supporting documents, including but not limited to:
 - i. Park City Library MPD Approval dated December 12, 2013
 - ii. Park City Skate Park CUP approved June 14, 2000
 1. Skate Park Expansion CUP approved July 13, 2005
 - iii. PCMC parking utilization data (April 2020-January 2025)
- b. Parking Requirements for proposed Senior Center
 - i. Determine what is required by Park City Land Management Code

- ii. Provide recommendation given Park City's current transit capacity and facility use
- c. Existing parking that can be utilized for new building uses
 - i. Analysis of historic utilization data.
 - ii. Analysis of parking entitlements for adjacent developments.

Anticipated timeline of procurement completion in March, with a final report by April.

3) Soils – Environmental Testing and Geotechnical Investigation:

The subject properties are within the Park City Soil Ordinance Boundary as per Park City Municipal Code 11-15-1. Additionally, based on known previous uses at the site as outlined in the "Background" section above, PCMC needs to conduct environmental soils testing, as well as a Geotechnical investigation to determine feasibility and/or discover any possible issues that might be encountered during development.

We are currently in the process of procuring a professional services contract to conduct environmental soils testing and geotechnical investigation.

Anticipated timeline of procurement completion by March, with a final report ready in April.

4) Right of Way (ROW) Requirements:

- a. Legal means of access from adjacent ROW on 3 sides - Park Ave, 12 Street, and Sullivan (existing road does not align with platted ROW).
- b. Recommended access point initially is from 12 Street ROW. There will be some minor roadway and intersection improvements (Park/12th St) required.
- c. If access is desired from Park Ave, it should align with the library entrance to form a quasi intersection.

5) Utility Requirements:

- a. Water: There is sufficient water, but the infrastructure in Park Avenue is aging. There will be some additional challenges with connections.
- b. Sewer: No capacity issues on the main lines. The main lines have liners, so there will be some additional challenges with connections.
- c. Power: Service to the former proposed location on Parcel SA-372-X has been studied and RMP reported no major concerns. The study previously identified that 7-11 is the closest available connection point for 3-phase power, should the new building require it.

- d. Gas: Not evaluated. The new building is assumed to not need gas in order to meet building sustainability requirements.

Next Steps

Staff is pursuing soil testing (estimated cost of \$6,450 for environmental testing and \$15,100 for geotechnical investigation) and a traffic study (estimated cost of \$9,100) based upon Council direction to conduct feasibility as soon as possible.

Exhibits

- A Sanborn Maps
- B DRAFT City Park Plat



From USDA Aerial Photograph BPK-9
1938



Approximate Scale
1 inch = 200 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1938 Aerial Photograph of Site

Figure 1



From USDA Aerial Photograph 1K-75
October 15, 1952



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1952 Aerial Photograph of Site

Figure 2



From USDA Aerial Photograph 3BB-119
August 2, 1962



Approximate Scale
1 inch = 100 feet

PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



1962 Aerial Photograph of Site

Figure 3



From USDA Aerial Photograph 3HH-146
July 11, 1967



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1967 Aerial Photograph of Site

Figure 4A



From USDA Aerial Photograph 2-182
July 28, 1971



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1971 Aerial Photograph of Site

Figure 4B



From BLM CIR Aerial Photograph i40111f5se
July 11, 1977



Approximate Scale
1 inch = 100 feet

PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



1977 Aerial Photograph of Site

Figure 5



From USGS NAPP CIR Aerial Photograph 312-30
September 2, 1987



Approximate Scale
1 inch = 100 feet

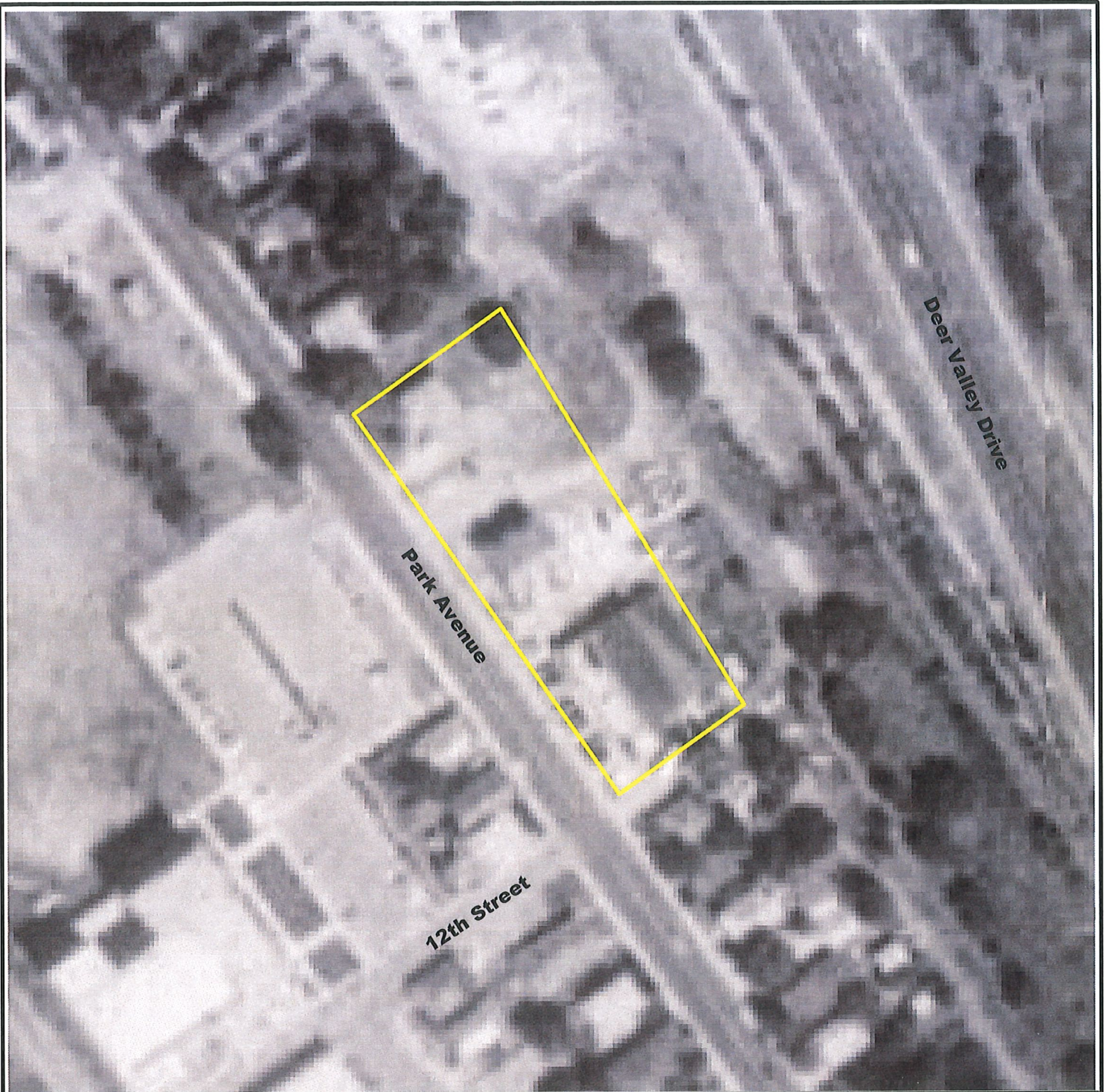
PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



1987 Aerial Photograph of Site

Figure 6



From USGS NAPP Aerial Photograph 5911-45
August 23, 1993



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1993 Aerial Photograph of Site

Figure 7



From USGS NAPP Aerial Photograph 10091-130
July 8, 1997



Approximate Scale
1 inch = 100 feet

PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



1997 Aerial Photograph of Site

Figure 8



From Google Earth Aerial Photograph
July 22, 2002



Approximate Scale
1 inch = 100 feet

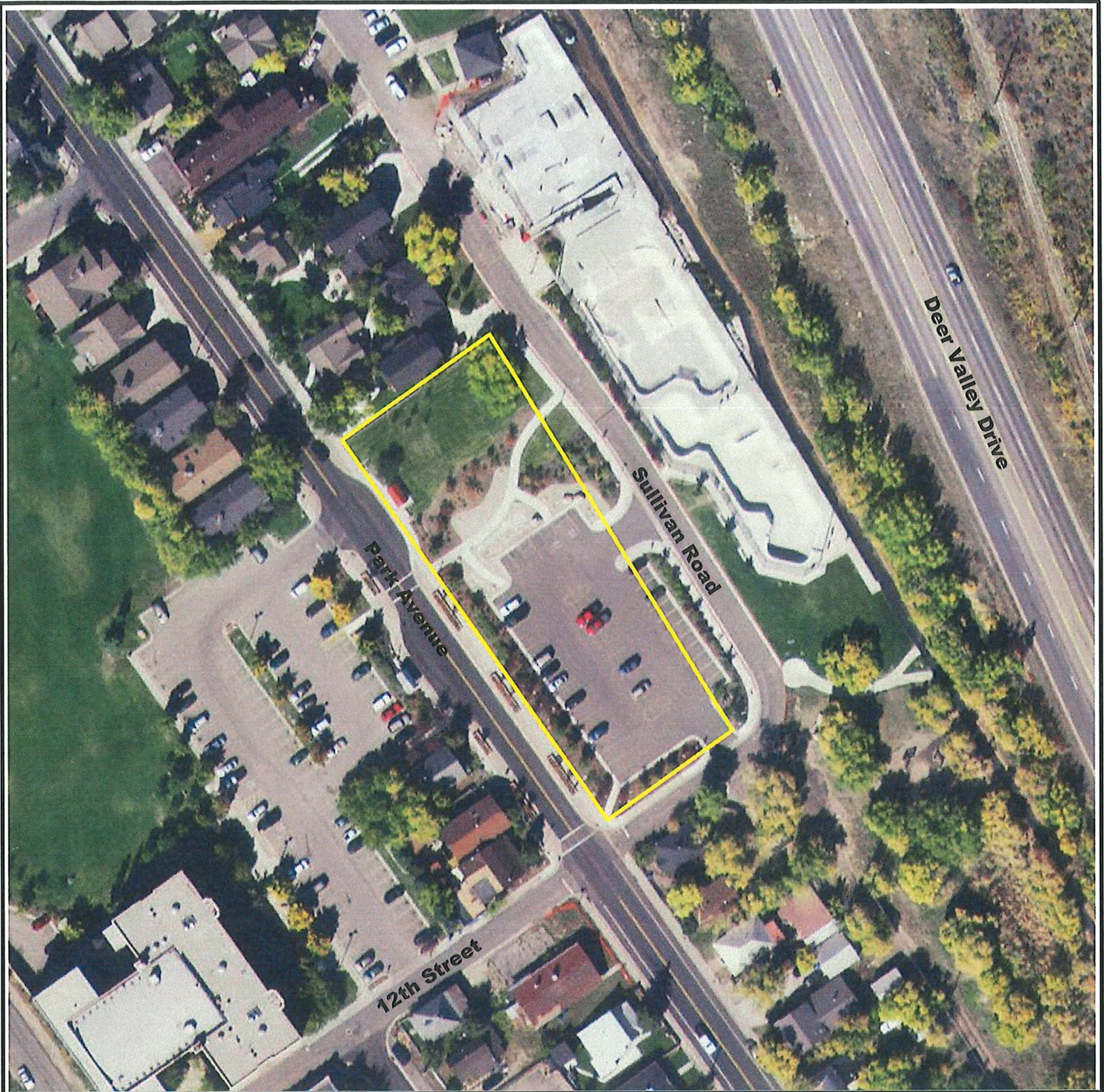
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2002 Aerial Photograph of Site

Figure 9



From UGRC Aerial Photograph TVL560000
September 30, 2006



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2006 Aerial Photograph of Site

Figure 10



From USDA NAIP Aerial Photograph
August 19, 2009



Approximate Scale
1 inch = 100 feet

PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



2009 Aerial Photograph of Site

Figure 11



From USDA NAIP Aerial Photograph
August 6, 2011



Approximate Scale
1 inch = 100 feet

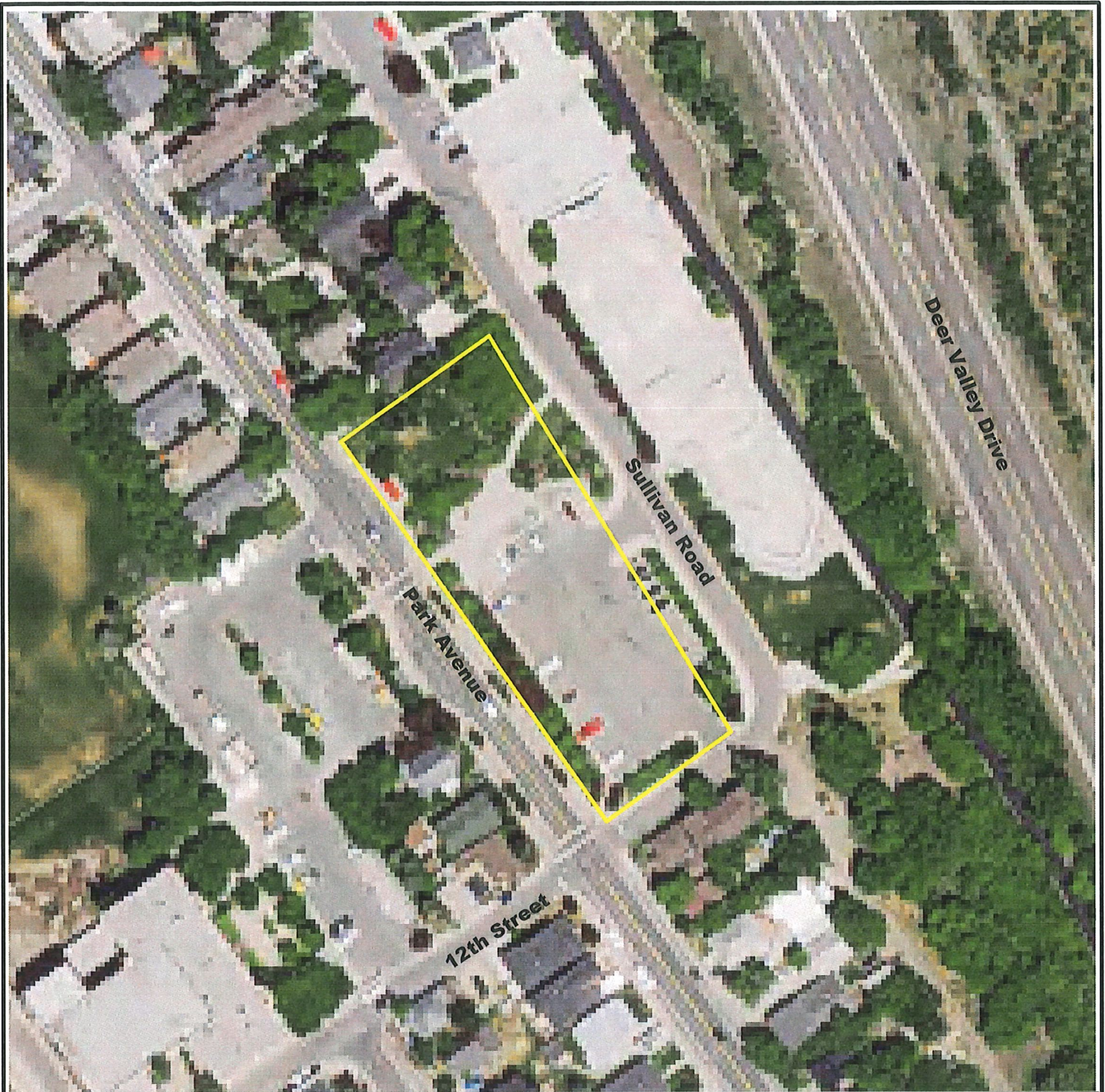
PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



2011 Aerial Photograph of Site

Figure 12



From USDA NAIP Aerial Photograph
July 1, 2014



Approximate Scale
1 inch = 100 feet

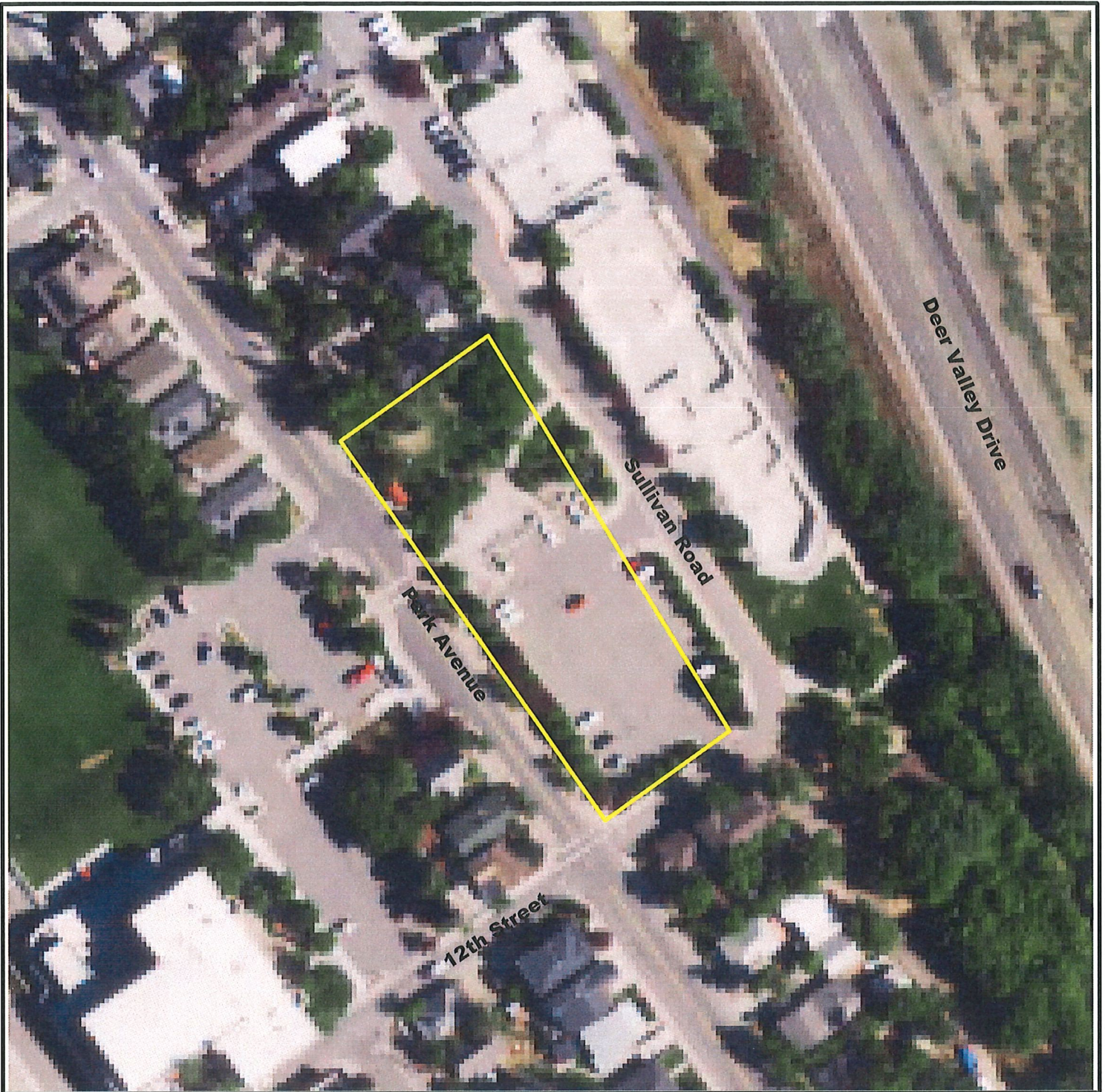
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2014 Aerial Photograph of Site

Figure 13



From USDA NAIP Aerial Photograph
August 2, 2016



Approximate Scale
1 inch = 100 feet

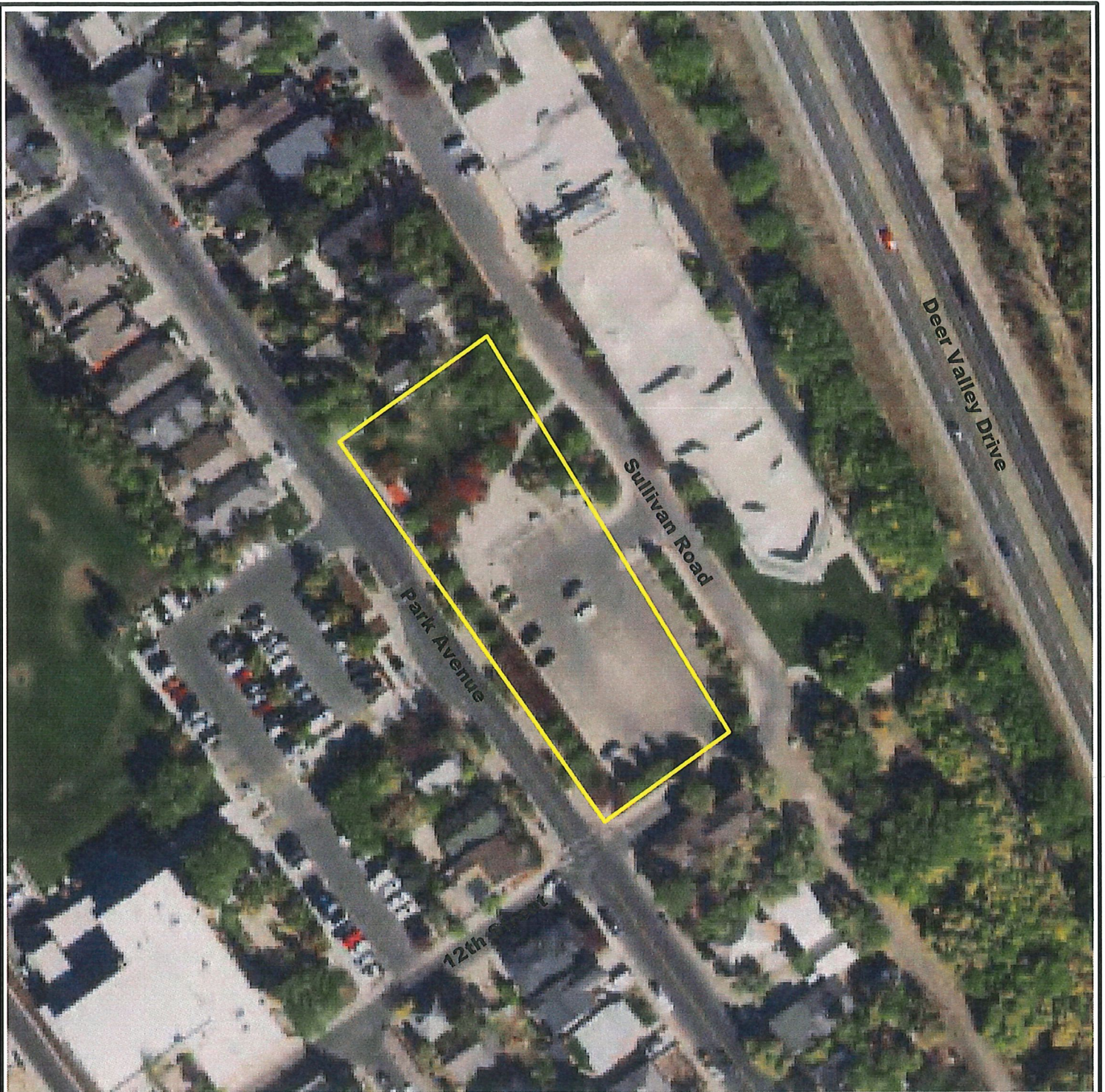
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2016 Aerial Photograph of Site

Figure 14



From USDA NAIP Aerial Photograph
September 27, 2018



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2018 Aerial Photograph of Site

Figure 15



From NearMap Aerial Photograph
August 14, 2021



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2021 Aerial Photograph of Site

Figure 16



From NearMap Aerial Photograph
August 19, 2024



Approximate Scale
1 inch = 100 feet

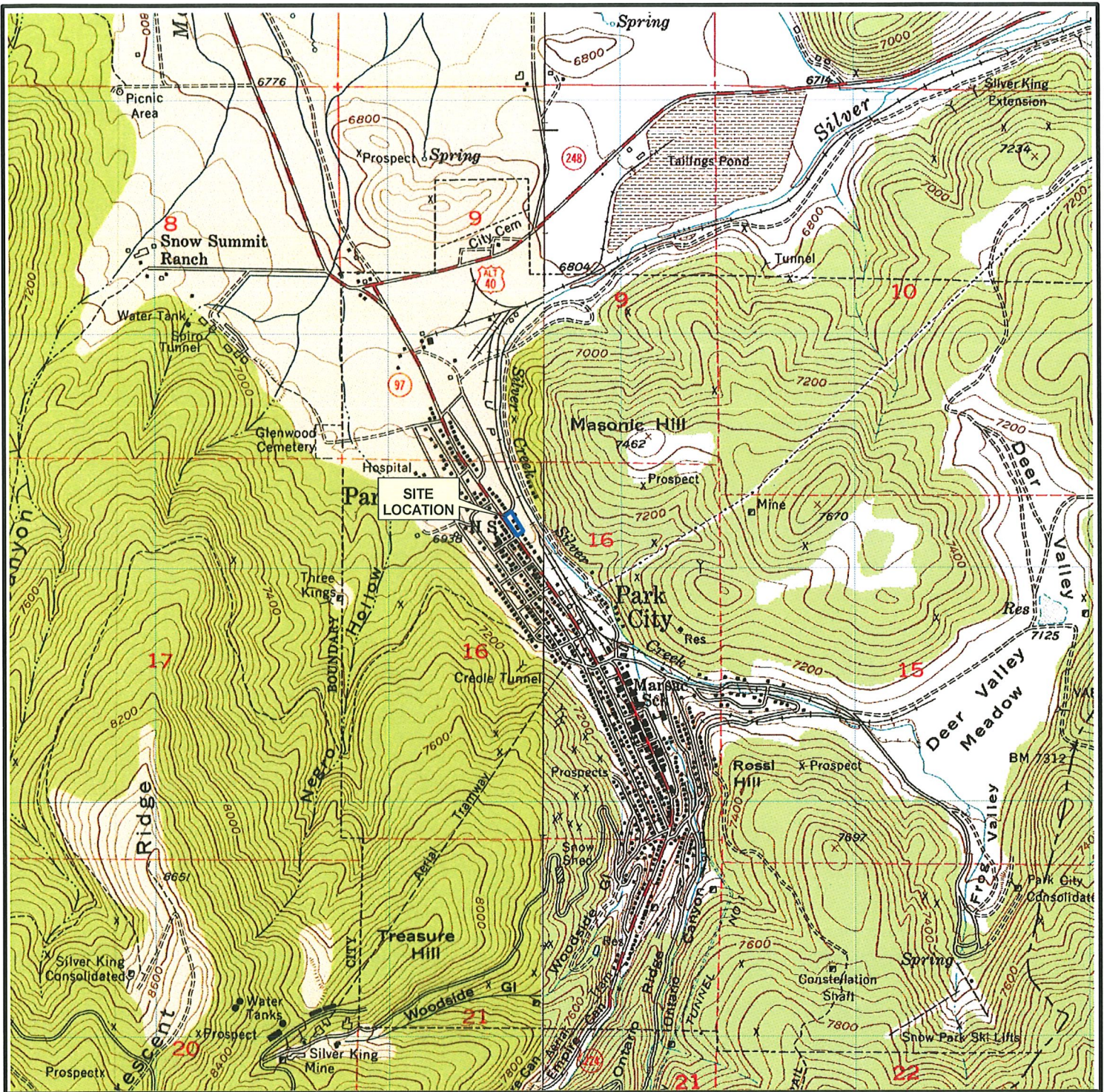
PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



2024 Aerial Photograph of Site

Figure 17



Section 16, T2S, R4E

From USGS Park City East and Park City West
Quadrangles (1955 & 1955)

PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH



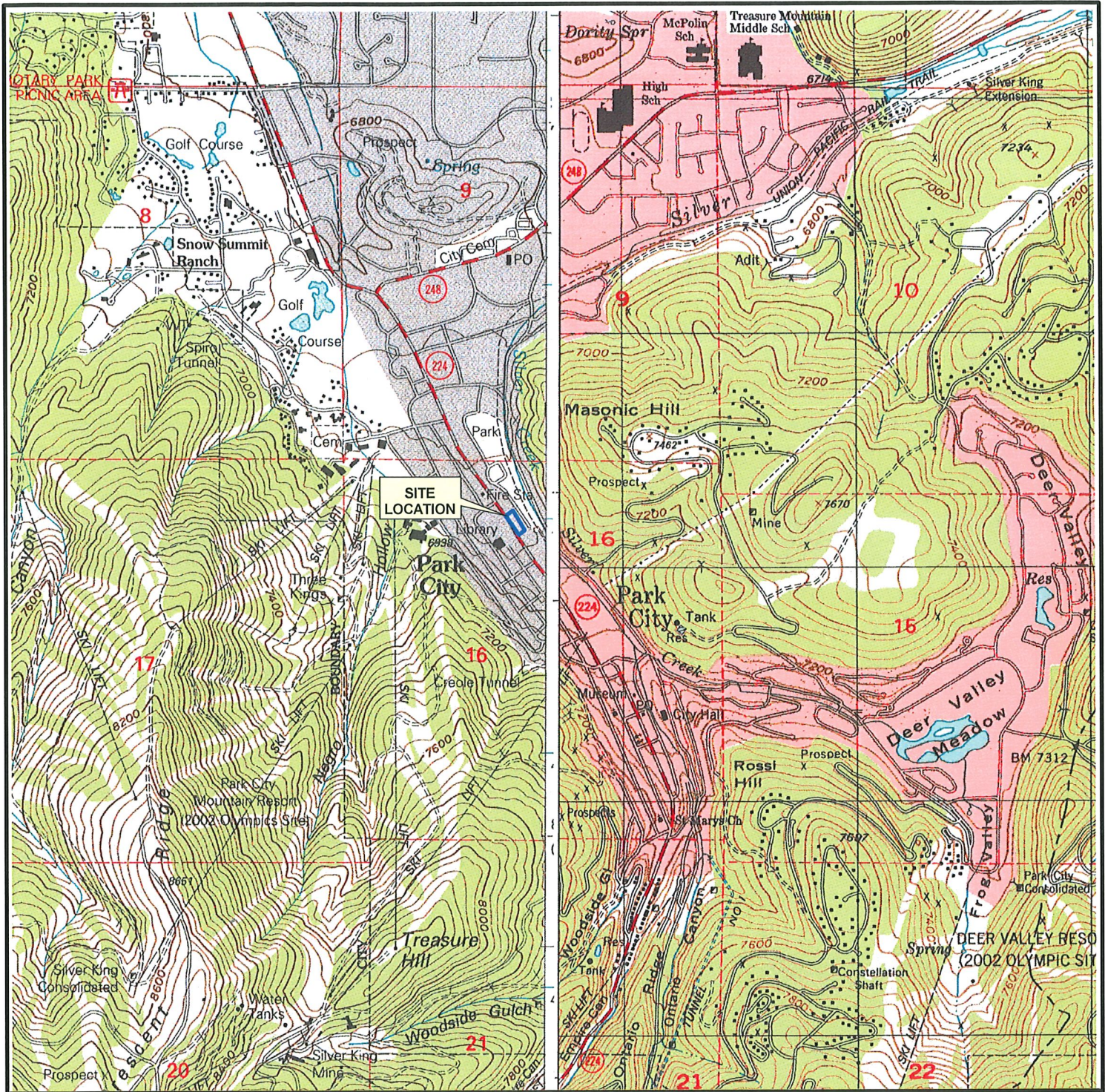
Approximate Scale
1 inch = 2,000 feet

1250053



1955 USGS Topographic Map of Site

Figure 18A



Section 16, T2S, R4E

From USGS Park City East and Park City West
Quadrangles (1999 & 1998)



Approximate Scale
1 inch = 2,000 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1998 USGS Topographic Map of Site

Figure 18B



From NearMap Aerial Photograph
August 19, 2024



Approximate Scale
1 inch = 100 feet

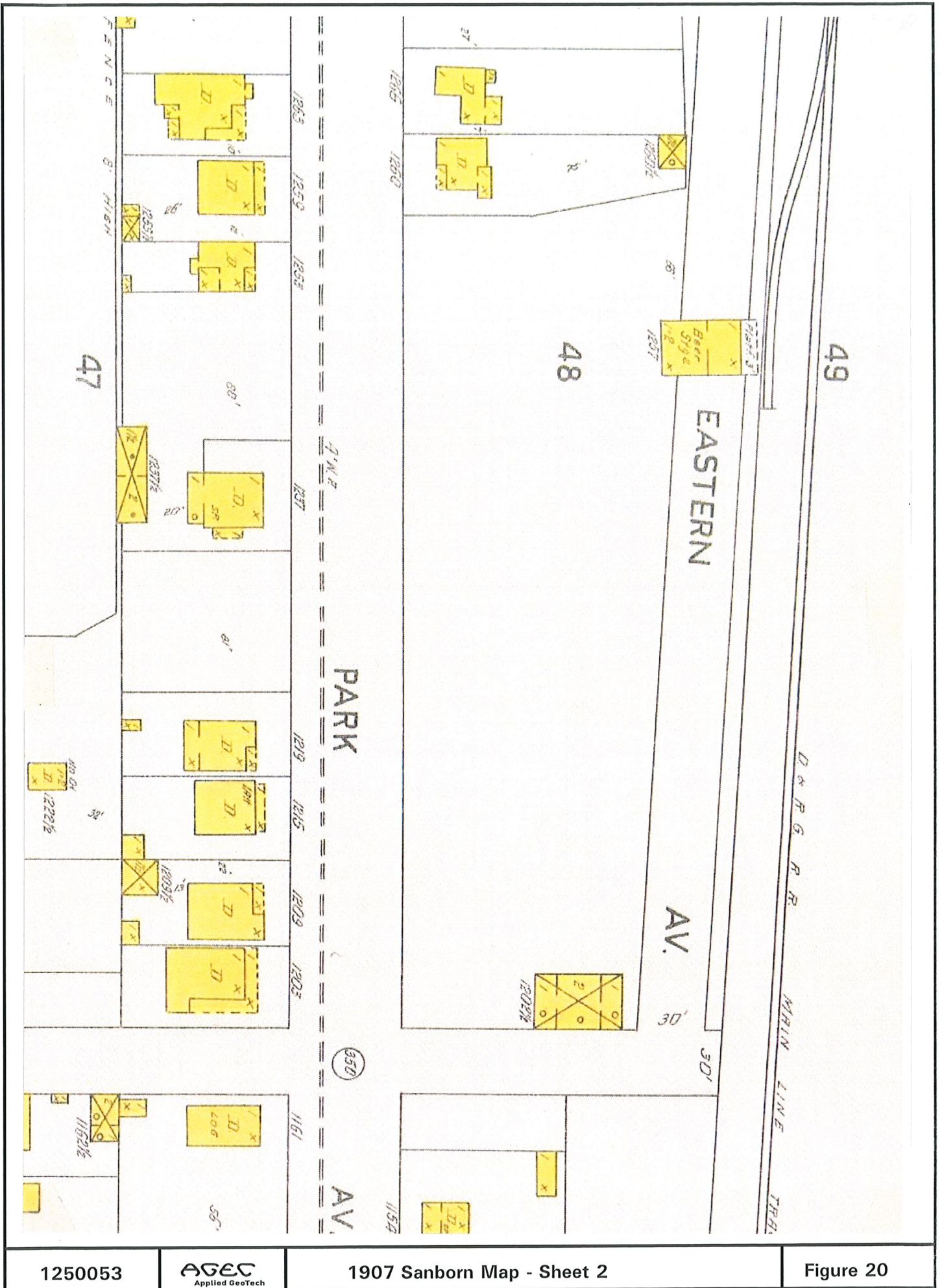
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



Proposed Sampling Locations

Figure 19

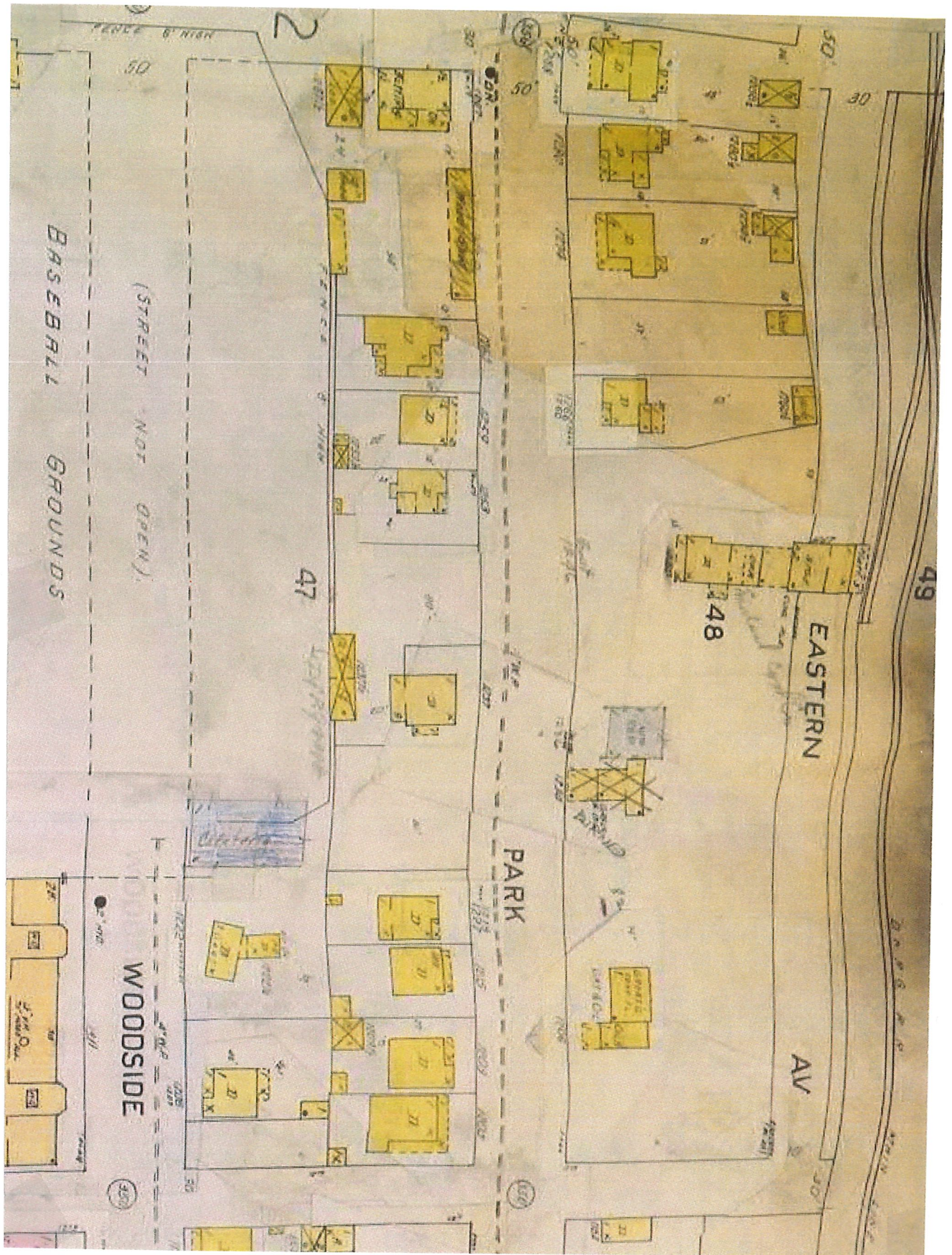


1250053

AGEC
Applied GeoTech

1907 Sanborn Map - Sheet 2

Figure 20



1250053

AGEC
Applied GeoTech

1940 Sanborn Map - Sheet 3

Figure 21

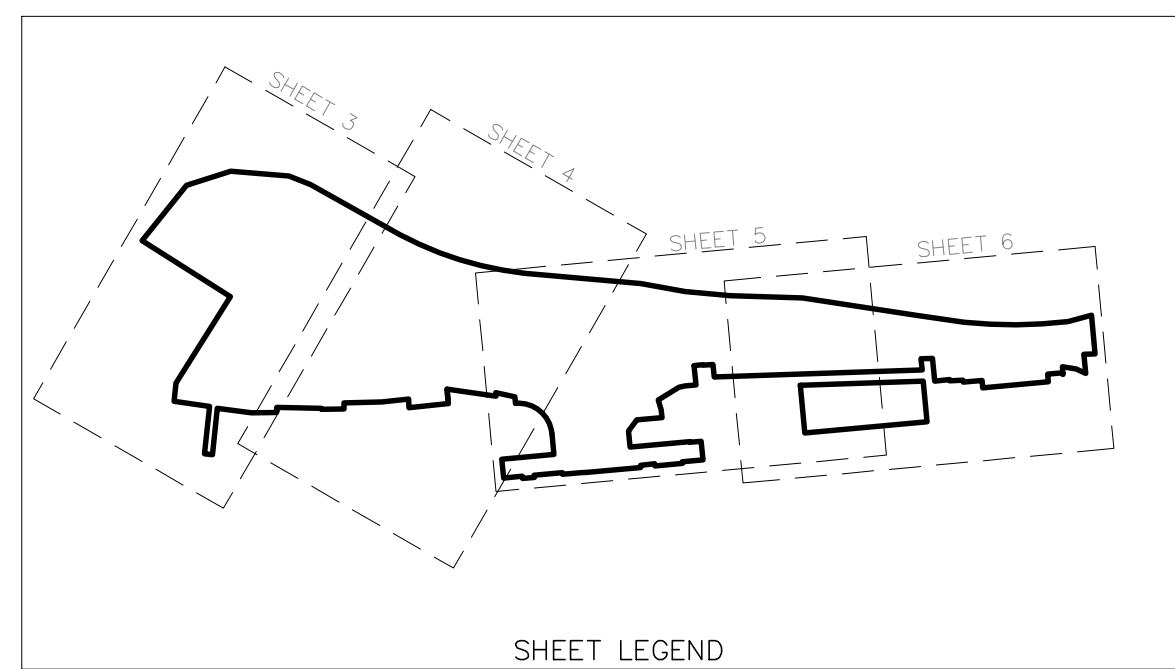
The Way We Were



Courtesy Park City Museum, Margaret Mawhinney photo collection

Full Service

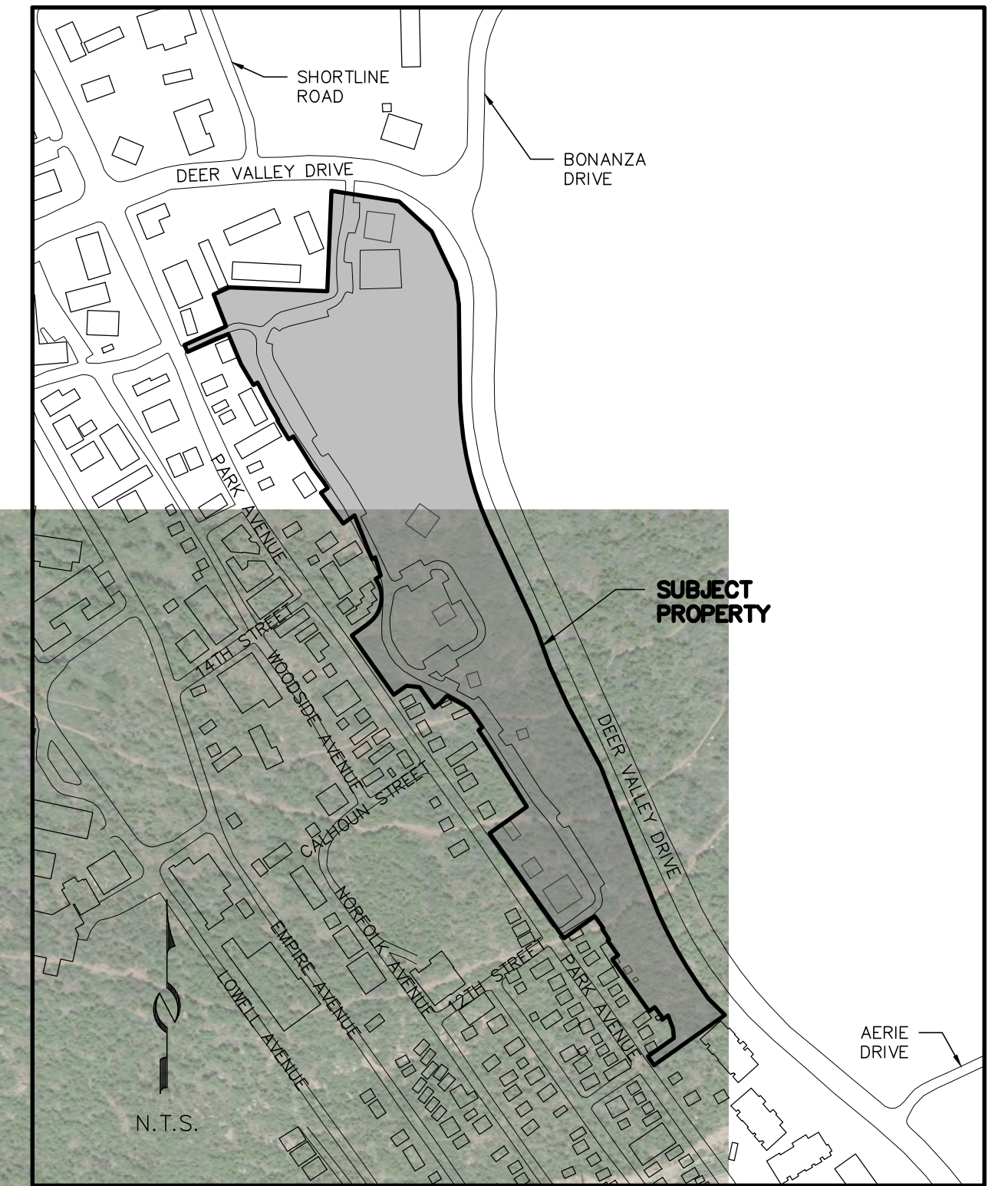
This 1921 photo of the Summit Service Station shows Hugh Mawhinney beside the gas pump. Hugh was brother of William Mawhinney, whose family owns Mawhinney Motor Company at 1220 Park Ave.--the same location as the old Summit garage.



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described herein, hereafter to be known as CITY PARK SUBDIVISION.

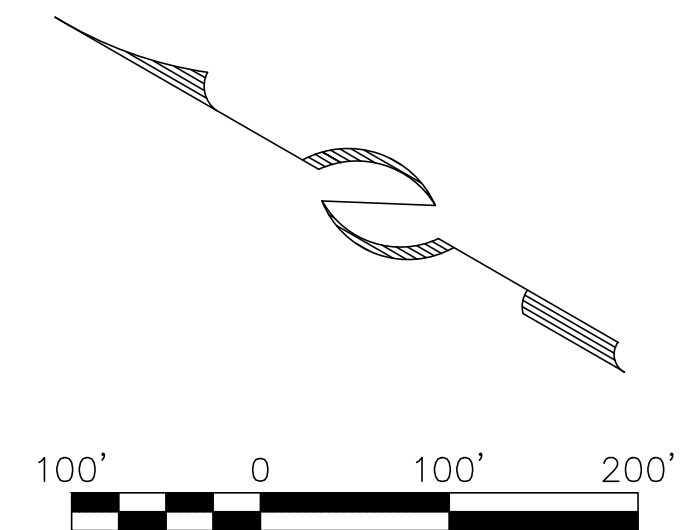
VICINITY MAP



An aerial photograph of a residential street with houses, trees, and parked cars. A large, semi-transparent watermark reading "DRAFT FOR REVIEW" is overlaid diagonally across the image.

CITY PARK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9
AND THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



LEGEND

- Found Monument
(As-Noted)
- Found Street Monument
(As-Noted)
- ◆ Found Section Monument
(As-Noted)

FOUND MAG NAIL W/ STRADDLES
SOUTHWEST CORNER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN

4 **ALLIANCE**
ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

SNYDERVILLE WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2025
BY _____

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING
COMMISSION THE ____ DAY OF
_____, 2025

BY _____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS _____
DAY OF _____, 2025
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____, 2025

BY _____

PARK CITY ATTORNEY

PUBLIC SAFETY
ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY
OF _____, 2025

BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED	
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED	
AT THE REQUEST OF _____	
_____	_____
FEE	RECORDER
TIME _____	DATE _____ ENTRY NO. _____

SHEET 1 OF 6

1/28/2025 JOB NO.: 5-6-17 FILE: X:\SnydersAddition\dwg\srv\plat2017\050617_1-28-25_re



DRAFT
FOR
REVIEW

LINE TABLE		
LINE	DIRECTION	LENGTH
L46	S 61°11'22" W	13.30'
L47	N 23°52'55" W	21.00'

UTAH POWER & LIGHT EASEMENT
RECORDED: JANUARY 22, 1985
ENTRY NO.: 229744

UTAH POWER & LIGHT EASEMENT
RECORDED: JANUARY 22, 1985
ENTRY NO.: 229744

UTAH POWER & LIGHT EASEMENT
RECORDED: NOVEMBER 19, 1980
ENTRY NO.: 173092

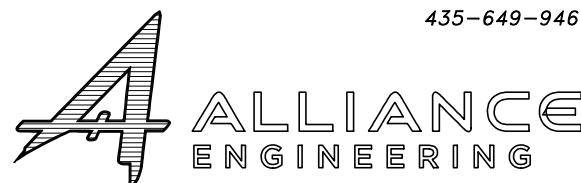
UTAH POWER & LIGHT EASEMENT
RECORDED: NOVEMBER 19, 1980
ENTRY NO.: 173092

UTAH POWER & LIGHT EASEMENT
RECORDED: AUGUST 21, 1986
ENTRY NO.: 256294

UTAH POWER & LIGHT EASEMENT
RECORDED: SEPTEMBER 5, 1986
ENTRY NO.: 257303

SCHEDULE B SECTION 2
EXCEPTION 57
GRANT OF EASEMENT
GRANTEES: SAKU
RECORDED: DECEMBER 20, 1988
ENTRY NO.: 301868

LOT 1
CONTAINS 14.24 ACRES



CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION



LINE TABLE		
LINE	DIRECTION	LENGTH
L39	N 54°38'35" E	17.20'
L40	N 17°22'25" W	52.57'
L41	S 54°38'35" W	9.91'
L42	S 54°19'48" W	38.44'
L43	N 56°40'04" E	22.89'
L44	S 59°13'17" W	15.51'
L45	N 60°11'24" E	1.93'
L46	S 61°11'22" W	13.30'



435-649-9467

ALLIANCE
ENGINEERING

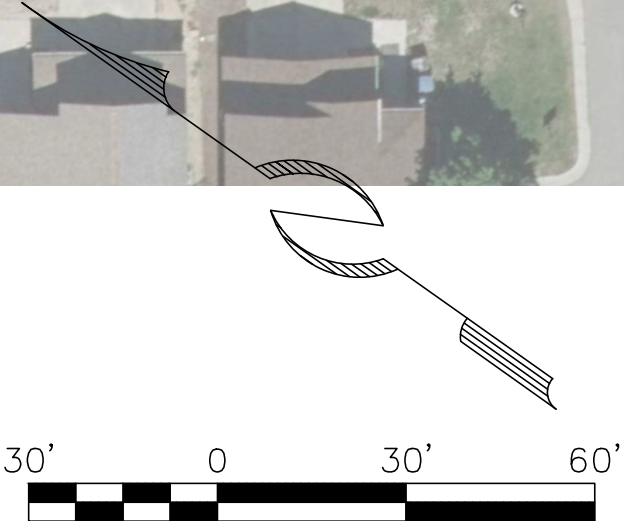
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2668 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION



LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L14	N 54°38'35" E	33.42'	L29	S 54°44'16" W	6.00'
L15	N 33°27'48" W	25.15'	L30	N 54°40'29" E	0.60'
L16	S 54°38'35" W	50.37'	L31	N 35°21'25" W	16.00'
L17	N 35°21'25" W	30.00'	L32	N 54°38'35" E	0.40'
L18	N 41°07'25" W	15.05'	L33	N 35°21'25" W	50.00'
L19	S 43°17'35" W	26.88'	L34	N 54°38'37" E	5.00'
L20	S 51°37'35" W	21.44'	L35	S 54°38'37" W	6.00'
L21	N 82°50'25" W	36.80'	L36	N 35°21'25" W	31.00'
L22	S 54°38'35" W	42.87'	L37	N 54°38'35" E	6.00'
L23	S 54°38'35" W	2.12'	L38	N 35°21'25" W	50.00'
L24	S 35°21'25" E	30.00'	L39	N 54°38'35" E	17.20'
L25	S 54°38'35" W	48.88'	L40	N 17°22'25" W	52.57'
L26	S 54°38'39" W	5.00'	CURVE TABLE		
L27	N 54°38'35" E	6.00'	CURVE	RADIUS	LENGTH
L28	N 35°21'25" W	38.00'	C1	350.00'	24.88'
					DELTA
					4°04'25"

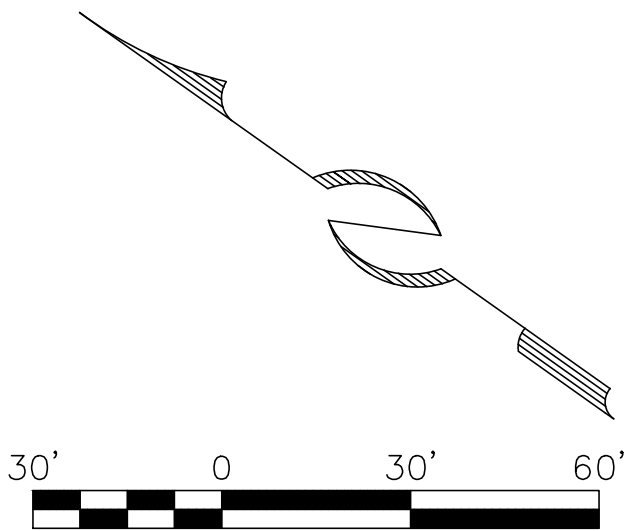
CITY PARK SUBDIVISION



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 31°34'51" W	30.07'
L2	N 4°24'40" W	27.58'
L3	N 21°20'22" W	37.16'
L4	S 54°38'35" W	20.17'
L5	N 23°28'06" W	0.82'
L6	N 54°40'40" E	4.00'
L7	S 54°38'35" W	20.00'
L8	N 54°38'35" E	20.00'
L9	N 54°38'35" E	4.97'
L10	N 32°44'54" W	35.04'
L11	N 54°38'38" E	3.43'
L12	N 31°34'21" W	30.07'
L13	S 54°38'35" W	29.84'



CITY PARK SUBDIVISION





City Council Staff Communications Report

Subject: 2024 Golf Capital Improvements
Author: Vaughn Robinson, Golf Course Manager
Department: Golf Course
Date: February 27, 2025

In 2024 after several years of proactively building a fund balance, we created a capital project and investment plan to replace aging equipment and better manage the golf course. Identified below are the elements recently completed this summer.

Replacing sand in sand traps

One of the biggest complaints received was the condition of our sand traps. The golf course has 27 greenside sand traps, and new sand was added to all 27. This work was performed in-house by existing staff, using an initial budget of \$65,000. Our final cost was \$35,000, and included 11 dump truck and pup loads of sand, or roughly 352 tons of sand.

Restroom doors replacement

The doors on the on-cours restrooms deteriorated over time, often becoming difficult to close and lock for patrons. Six total doors and framing needed replacing, and odd sizing required custom fabrication and installation. Our initial budget was \$20,000, and our final cost was \$16,333.

Sand and seed/greenwaste storage

Previously, sand for the course was stored at Quinns Junction, which created a considerable operating inefficiency for receiving shipments and performing 5-8 trips hauling sand for topdressing greens. As a result, we constructed a new containment area which is divided for both sand storage and greenwaste, allowing us to contain unsightly spring cleanup materials away from residential areas. Our initial budget was \$50,000, and the final cost was \$48,422.

Removal of cart path on hole #6

Other than the course's par 3's, hole six is the only hole on the golf course where we have a continuous cart path. This path was originally added in the 90's, mainly due to difficulty growing grass on this hole. The unintended consequences were golf balls landing on the path and becoming difficult to find or bouncing out of bounds and into private property and frequently slowing the pace of play while players searched for their golf ball. The cart path was entirely removed and replaced with new grass. Our initial budget was \$20,000, and the final cost was \$16,764.

Railroad ties

Part of the golf course's character is the use of railroad ties when possible, as several were remnants of available materials from the mining era. They usually contain the

structure of a tee box or line cart paths or steps, mainly assisting golfers and keeping carts where we want them to drive. The railroad ties were leveled and aligned on hole 13 and leveled or replaced on holes 15 and 16. With in-house labor and reuse of many of the existing ties, we stayed under budget. Our initial budget was \$5,000, and our final cost was \$1,500.

Capital Equipment Replacement

In years past, we were able to share some equipment between the Golf and Parks Departments. With these departments no longer in the same physical location and with both operations busier post COVID, this became increasingly difficult. In the FY24 Budget, we were able to purchase a new F250 truck and 14-foot trailer, as well as 2 new general utility vehicles, and stay within our budget estimate of \$98,000.

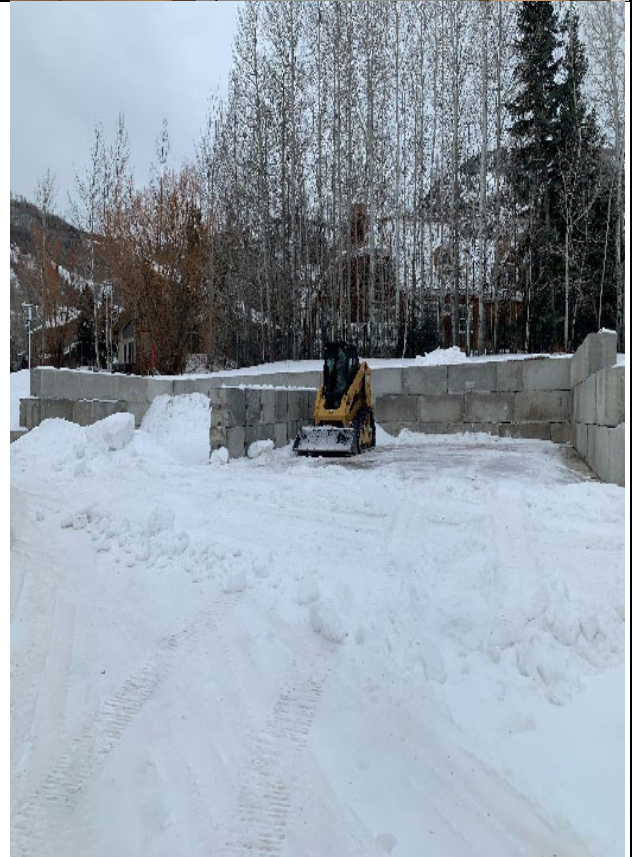
For FY25, we also purchased:

- Grinder to sharpen mowers for \$57,240
- Greens mower for \$87,321
- Tee mower for \$77,965
- Workman Utility vehicle for \$39,203 used for hauling sand, tree branches, and sprayer tank for fertilizing.
- Using state procurement, our purchases totaled \$261,729, or came in under budget as a result.

Capital Projects Approved

We still have two remaining capital projects approved for FY25 that have not started yet: a new nursery green and more cart path repairs. The nursery green (~\$150K) was put on hold as the area for this project was needed to store greenwaste materials until the new storage bin was completed this summer. The plan is to complete the nursery green this spring.

Additional cart path repairs (~\$125K) are also scheduled this season. Tree roots have pushed up the cart paths and will be repaired on holes 3, 6, 7, 8, 13, 14, 16, and 18. We were also able to order 12 new hitting mats and a new driving range picker apparatus due to wear and tear. These should arrive in April, or before the season begins.





PARK CITY COUNCIL MEETING MINUTES - DRAFT

**445 MARSAC AVENUE
PARK CITY, UTAH 84060**

February 6, 2025

The Council of Park City, Summit County, Utah, met in open meeting on February 6, 2025, at 3:15 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property, litigation, and advice of counsel at 3:15 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

CLOSED SESSION

Council Member Parigian moved to adjourn from Closed Meeting at 5:00 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

WORK SESSION

Song Summit Event Overview:

Chris Phinney stated this event would be held on August 15 and 16th if approved. The request was to use City Park, Santy Auditorium and Miners' Hospital. He noted there were a few event conflicts for those dates.

Ben Anderson, Founder of Song Summit, and Julie Rometta gave a presentation. Anderson indicated they wanted to bring the event back into the Park City limits. They wanted to hold activities that included all members of the community. This event was approved by the Council in 2019 and was presented as a community-focused, wellness-based, multi-day music festival that would be different than traditional festivals. The event was growing and developing, and they wanted to be inclusive through music and arts. They felt their brand and values aligned with the Park City values. He reviewed the activities to be held that weekend. He indicated they were working with music programs geared to both privileged and underprivileged communities to give them a voice. Sixty

1 percent to 70% of attendees were local. The challenges were conflicting events in City
2 Park and they were looking for ways to manage the conflicts.

3
4 Phinney asked if Council supported staff looking at ways to mitigate the conflicts to
5 accommodate the event. Mayor Worel asked if they had a backup location, to which
6 Anderson stated they had been holding the event at Canyons Village so they could go
7 there again, if needed. He preferred having the concert in the park.

8
9 Council Member Toly liked that substance abuse and mental health issues were a focus
10 with this event. She asked how to mitigate congestion so the residents could get in and
11 out of their neighborhood. Phinney stated this was a fact-finding session and they could
12 do more if given approval. Council Member Toly asked if the parking would be at Park
13 City Mountain Resort (PCMR), and attendees could then take transit. Phinney stated
14 they could ask permission for that, and the high school could be another alternative.

15
16 Council Member Parigian asked if they had parking approval for either of the
17 aforementioned locations, to which Anderson stated they had not asked for permission
18 but there was a good chance of approval. Council Member Parigian asked why they
19 didn't want to host the event at the Canyons, to which Anderson indicated they
20 preferred Park City. Council Member Dickey liked the idea of having a homegrown
21 music festival in the City. He asked about the timing for the festival. Anderson stated
22 that previously it had been held after Labor Day, but some artists took off after Labor
23 Day. There were also conflicts with school. They decided to move it up a month. Council
24 Member Dickey asked if the festival had shrunk from three days to two days, to which
25 Anderson affirmed and noted it was only held for three days for one year.

26
27 Council Member Ciraco supported having the event in Park City but he didn't want the
28 City to resolve the conflicts. He felt the event organizer should contact the other
29 conflicting events to resolve the issues.

30
31 Council Member Dickey thought the event was closed in for this year and the issues
32 might not be resolved that fast. He didn't want to cancel camp for those days, but the
33 sports could be moved around. Council Member Parigian thought it would be better for
34 the event to come next year. Anderson indicated they would like to resolve the conflicts
35 so they could hold the event here. Council Member Parigian supported it if it was
36 logistically possible. Council Member Toly asked Troy Dayley, Public Works Manager, if
37 he saw any issues. Dayley stated having that many people on the field would damage
38 the field. Anderson indicated they had a mitigation plan that included funds for
39 remediation. Also, they could put down matting in high traffic areas. Dayley indicated
40 they could dry out the ground and then try to get it back to normal as soon as possible.
41 Jessica Morgan, Recreation Department, felt the sporting events could be rescheduled
42 for softball and volleyball. The day camp went until 6:00 p.m. and the volleyball
43 tournament would be going on, so there would be issues with people needing to get in
44 and out of City Park. Council Member Toly supported moving forward as long as there

was a mitigation plan for the fields, that there would be minimal impact to the residents of Old Town, that there would be no impact to the day camp, and there would be a parking contract in place within a month. There would be a lot of impacts to the Old Town neighborhoods so she wondered if Kane Security would need to be utilized.

Mayor Worel indicated there was consensus to move forward with planning. Moran noted that in 2026, the community center would be under construction so day camp would not be at City Park that year. After the community center was built, it would be set up for music venues, etc.

Sarah Pearce, Deputy City Recorder, stated they wanted to market the location and so the Council needed to be aware of that, and then staff would come back with a special event permit for Council to approve. Council Member Dickey wanted to make sure the camp issue was resolved before marketing began, to which Anderson agreed. It was indicated this item would come back to Council in March to review their progress before marketing the event. Matt Dias stated the majority of the Council agreed to proceed with having them work on the special event. Important elements included a solidified parking plan complete with off-site holds on parking, solidified field mitigation plans, solidified Old Town residential mitigation plan, no impact on summer camps, and to put a hold on marketing efforts until this item returned to Council.

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Parigian stated the Sundance Film Festival was awesome and he loved that Main Street was open to pedestrians. Mayor Worel thanked staff for their hard work during the festival to make it a success and thanked the residents for their patience. She thanked businesses for accommodating the road closure.

Staff Communications Reports:

1. Gordo Remediation Recap:

III. 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.

Rick Dentt 84060, President of Sterlingwood HOA, stated they were going through a master plan to renovate the condos. They worked with the Planning Department and the materials they wanted to use were not permitted per the City code. He stated there was vinyl and metal siding that looked like wood and it lasted 50 years. The Planning team stated Council would have to instruct them to review other materials that would be appropriate. He asked the Council to look at the code for materials that could be used.

Lorilei Combs and Carol Carter Holmes stated Save People Save Wildlife (SPSW) wanted to thank the City for considering mitigation efforts on SR224. Last year, the collisions with wildlife doubled from the 10-year average. She reviewed some of the details of wildlife crashes in the past year. She offered the SPSW expertise to find solutions to the wildlife collisions.

Wendy Petersen discussed tennis court usage now that the courts were shared with pickleball users. She gave a few suggestions, which included prioritizing local residents when booking courts and reevaluating the racquet sports pass. She felt the priority was currently given to those who paid to play instead of local residents.

Chris Lucas eComment: "I am a lot owner in the little community of East Park, which has been annexed into Park City some years ago. I have owned the lot since 1982, and we have always had access via Oak Park dr, through a right of way, that went through the Clark Ranch parcel. In the last years, The City has seen fit to lock the gate, and this is very detrimental to our access. It was unlocked often since the Clark Ranch was acquired, and it would really be helpful to leave unlocked again. This has created a very needless inconvenience whereby access has to come via East Park Drive coming from the Jordanelle Parkway in Wasatch County. Ther distance from Richardson flats road is only a mile. There are 35 lots in East Park, so it is not a heavily travelled road by lot owners. Unlocking the gate would really help us. Please consider leaving the gate unlocked from here on out. Second, I believe there is an idea that might be really beneficial to the City and would benefit the Clark Ranch open space land as well as East Park, and the area. I'd like to preface this idea by a quick look at The East Park Community. It sits right by the Wasatch County border, and East Park drive is adjacent to it, where it meets Oak Park Dr. coming from Richardson Flats Road. There are 35 half-acre or larger lots, and once buildable (with road and utilities) the value of homes

1 built will likely mirror The Sky Ridge area, which East Park overlooks. Within a few
2 years, one might easily see homes with average tax assessed values of \$6 Million, on
3 average, which gives this area a \$200 million assessable value for property tax. That
4 will be a healthy number. East Park is a little over a mile from the Flats Road. Here is
5 the idea. Create a new permanent road along the eastern side of the Clark Ranch open
6 space, which I have read will contain hiking trails, bike paths and the like. That road
7 would be access to small parking lots for those using the trails and paths at multiple
8 points. The road could lead to Oak Park dr., and be paved all the way to where Oak
9 Park meets East Park dr., which is also the only possible route to the Jordanelle
10 Parkway and the DV East Village. The intersection with 248 is already a traffic backup
11 every morning, and the housing being planned for the Clark ranch on the west side of
12 40 will only add more congestion. Going the other direction towards the intersection with
13 248 at Brown's Canyon and the start of the Jordanelle Parkway, will go right through the
14 area slated to be the new commercial center and City of Hideout. Undoubtedly both LH
15 Miller and others will fill both sides of Richardson Flats Road with commercial and
16 housing, so a third option to exit that area via East Park drive is really going to become
17 critical as time progresses. No doubt both Park City, sU Summit and Wasatch counties
18 will have to work together to get East Park paved to be a main thoroughfare, but it will
19 have to happen sooner or later, so why not plan it now. The City could easily co fund
20 the East Park dr. completion with impact fees from developers building out the
21 Richardson Flats areas now annexed into Park City. A new Oak Park dr. will give access
22 to use the Clark Ranch trails and paths, and access to East Park Community, and the
23 property taxes from that new community's homes will pay for the new road in likely only
24 a few years, and then add a good revenue stream to maintain the Clark Ranch
25 infrastructure and usage.-Judging by the pace of construction in Sky Ridge to date,
26 having all the East Park lots be built on may not take all that long. So that's it, a request
27 for unlocking the gate through the Clark ranch parcel so we can once again get to our
28 lots via a route we've used for 50 years from our right of way, and a good way to get a
29 new road in leading to parking for using the Clark Ranch future trails and paths and
30 East Park Community, plus a tie into East Park Dr, coming from the Jordanelle
31 Parkway. I would be surprised if this idea came from others as well in the near future.
32 Thank you for giving some thought and hopefully discussion."
33

34 Mayor Worel closed the public input portion of the meeting.
35

36 IV. CONSIDERATION OF MINUTES 37

38 1. Consideration to Approve the City Council Meeting Minutes from January 16 39 and 21, 2025: 40

41 Council Member Parigian moved to approve the City Council Meeting minutes from
42 January 16 and 21, 2025. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Exercise the Option to Extend the Existing Contract for Cleaning Services of Municipal Buildings to BuzyBee Cleaning and Maintenance, Not to Exceed \$834,429.00, in a Form Approved by the City Attorney's Office:

2. Request to Approve the Issuance of an Easement to Summit County, Utah, and Snyderville Basin Special Recreation District to Develop and Manage the Trail and its Associated Signage and Improvements on Park City-Owned Land Located in Summit County near Old Ranch Road:

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

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

VI. OLD BUSINESS

1. Consideration to Approve the Bonanza Flat Conservation Area Adaptive Management Plan:

Logan Jones and Billy Kurek, Trails and Open Space Department, Julia Collins, Transportation Planning, and Wendy Fisher, Utah Open Lands Executive Director, presented this item. Fisher reviewed the history of acquiring the Bonanza Flat parcel. She stated within the adaptive management plan, there was verbiage that allowed actions to be put in place in response to different situations that could arise. They had witnessed an increase in attendance and there was a parking issue. Kurek stated some measures taken to accommodate the increased visitation included the construction of Bonanza Loop Trail, the Pine Canyon Crossing, and the implementation of Transit to Trails transit service. The trailheads were full, and this was the first year they had assistance from the Parking Department. They had collected data last summer to help with challenges in 2025. He reviewed the challenges they saw in 2024, including vandalism, trespassing, and parking issues.

Collins proposed expanding the Transit to Trails service hours and doubling the frequency and days of service. They would have the Transit Department run the service. Johnny Wasden explained the paid parking plan, which included parking kiosks

1 and Text2Park signage at all parking areas. They would use license plate recognition
2 for enforcement. They would also provide residents with free parking passes. He
3 asserted hourly rates would promote parking management. Wasden proposed the
4 hourly rate of \$5 per hour during the week and \$8 per hour on the weekends. They
5 would reevaluate the program to ensure they were meeting demand and program goals.
6 Fisher added she talked to the state regarding the parking fees and they liked that the
7 revenue generated would go back into something like Transit to Trails.

8
9 Fisher discussed parking at the Y and indicated she did not support it, but she saw that
10 it was ADA accessible to the aspen area. Jones added that they restricted parking there
11 because the trails weren't filling up. The trails filled up now, so they were promoting the
12 Y for additional parking. He stated part of the parking area was located in Wasatch
13 County and he requested that the liaison work with Wasatch County to accommodate
14 this. Jones indicated this plan would bring the parking stalls to a total of 137. He asked
15 the Council to approve the expanded Transit to Trails initiative, launching the paid
16 parking program, and initiating the pilot parking program for the Y.

17
18 Mayor Worel asked if the Purple route would be run by cutaway buses. DeGroot stated
19 they would use a rental fleet of cutaway vehicles that would have bike racks. This would
20 require 60 employees to run it. He noted the buses were diesel because there weren't
21 any electric buses in this size.

22
23 Council Member Ciraco indicated he was a liaison for this project and saw staff's hard
24 work. He stated saving 15 cars from going up to Bonanza Flat was still less pollution
25 than using a diesel bus. Council Member Toly asked how the bikes would be removed
26 from the racks. DeGroot stated they would look at different designs, but he didn't want a
27 driver to handle people's bikes. Council Member Toly asked if a cutaway bus would fit
28 on the curvy roads, to which DeGroot noted they were looking at spacing the buses out
29 so they wouldn't pass each other at certain points. Council Member Toly asked if dogs
30 would be prohibited on the buses, to which DeGroot stated it would be prohibited, at
31 least at the beginning of the season, and then they would analyze it. Council Member
32 Toly asked if trail rangers would be used to mitigate parking. Luke Cartin stated both the
33 Trails and Parking teams were cross trained so they could all write tickets at Bonanza
34 Flat or at an event downtown.

35
36 Council Member Parigian asked how many parking spaces were currently at Bonanza
37 Flat, to which Jones stated 122 spaces. Council Member Parigian asked if locals would
38 not need to take Transit to Trails if they had a parking pass. Jones indicated paid
39 parking would promote more parking stall turnover and they expected more available
40 parking spaces. Council Member Parigian asked if there was a need to limit the
41 residents' parking ability. Fisher stated she didn't see resident parking as an issue.
42 Council Member Parigian asked if they considered a program where parking would be
43 free for three or more passengers in a vehicle. Wasden indicated that would take a lot

1 more staff and parking management. Council Member Dickey indicated he was excited
2 to see how the program worked out and he supported the proposals.

3
4 Mayor Worel opened public input.

5
6 Patricia Crafton 1240 Lowell Avenue, stated she was a Bonanza Flat user and was
7 impacted by the overuse of the area. She supported paid parking. She supported free
8 parking for residents. She felt residents should only get one vehicle eligible for the pass.
9 She also suggested prioritizing passholders for parking. She asserted the prices must
10 be posted so users would know in advance. She felt it would be successful, along with
11 public transit, and thought there should be public transit from the Salt Lake area as well.

12
13 Eric Hermann thanked the City for their hard work on the project and asserted he
14 supported it. He favored having all local vehicles registered, especially within one
15 household.

16
17 Jennifer Gurss eComment: "I have spent many delightful hours hiking and riding in
18 Bonanza Flat thanks to Transit2Trails and look forward to snowshoeing and nordic
19 skiing there when conditions permit. Most times, I've noticed that the parking lots are
20 completely full, with people waiting to park, particularly at Bloods Lake. I support paid
21 parking for the trailheads as well as free parking for those of us who live in 84060 as we
22 have chosen to pay for the land purchase. I also support additional transit options to
23 reach that area - perhaps hikers can be encouraged to take the Purple Bus option, so
24 that Transit2Trails can better support bikers. Our municipal buses don't have the
25 capability of taking as many bikes as the Transit2Trails vans do, and often their bike
26 racks do not hold the wider tires that mountain bikes have."

27
28 Robert Gurss eComment: "I am a full time resident of Park City (84060) and support the
29 proposed parking fees for Bonanza Flat, WITH the exception for Park City residents. I
30 also support expanding Purple Bus shuttles to the area. However, please continue the
31 very successful Transit to Trails program as well. The Transit to Trails vans typically
32 hold 6 or more mountain bikes, while city buses are limited to four bikes (and many of
33 the bus racks cannot accommodate standard mountain bike tire widths). The Purple
34 Bus alone is probably inadequate to accommodate bikers."

35
36 Mayor Worel closed public input.

37
38 Council Member Parigian stated this program was a good start. Council Member Dickey
39 fully supported it. Council Member Ciraco felt this was the result of great work and he
40 looked forward to seeing it implemented. Council Member Toly supported it as well.

41
42 Council Member Dickey moved to approve the Bonanza Flat Conservation Area
43 Adaptive Management Plan. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

2. Consideration to Adopt the Treasure Hill Conservation Easement:

Luke Cartin, Environmental Sustainability Manager, and Cheryl Fox, Summit Land Conservancy, presented this item. Fox requested the Council continue this item to March 27 because they received new documents last week regarding the new ski tram location and they were in the process of figuring those out. They also needed time to look at the language in the easement.

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

Council Member Parigian moved to continue the Treasure Hill Conservation Easement discussion to March 27, 2025. Council Member Dickey seconded the motion.

RESULT: CONTINUED TO MARCH 27, 2025

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

EXCUSED: Council Member Rubell

VII. NEW BUSINESS

1. 2025 Legislative Session Update:

Michelle Downard, Resident Advocate, and Matt Dias, City Manager, presented this item. Downard reviewed there were bills on expected areas, such as tax, social equity, land use, affordable housing, and elections. Dias indicated a priority of House leadership was creating a state transient room tax (TRT) for economic development projects. They initially proposed a 2% tax, and a component would include the counties. Counties were currently limited to how much they could spend on promotion. This might free up the counties' TRT and there was discussion on how it would affect the City TRT distribution. He noted there was not an actual bill on it yet. Council Member Parigian clarified the City would not necessarily get any benefit from it.

Dias stated another bill that hadn't been put forth yet would propose coming up with creative land use and revenue generation tools for areas with Olympic infrastructure or Olympic host venues so they could refurbish the sites for the Olympics. He noted there could be land use and tax increment implications. He also indicated HB309 language stated open space with over 300 acres would have to allow hunting and this would have implications throughout the state. Staff would be watching this closely.

Downard reviewed the election bills proposed, including a bill to require voters to drop off ballots in person and provide identification. The other was related to ranked choice voting, and she reviewed it would extend the pilot to 2036.

Council Member Ciraco stated he reached out about HB309 and thought it was intended to manage wildlife through planned hunting. Council Member Toly stated there were five housing bills and she expected more to come. She indicated HB256 was being monitored because it dealt with short-term rentals. Dias noted in years past, the bill did not have a chance, but he felt this year the legislature was favorable to regulations regarding short-term rentals. Mayor Worel stated there were some mental health bills that the Behavioral Health Executive Committee was monitoring and she would send those to Downard to monitor as well.

VIII. ADJOURNMENT

PARK CITY HOUSING AUTHORITY MEETING

ROLL CALL

Attendee Name	Status
Mayor Nann Worel Board Member Bill Ciraco (via Zoom) Board Member Ryan Dickey Board Member Ed Parigian Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
Board Member Jeremy Rubell	Excused

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

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

NEW BUSINESS

1. Consideration to Amend the Housing Mitigation Plan for Park City Heights Subdivision:

Rhoda Stauffer, Affordable Housing Specialist, and Troy Goff and Brad Mackay, Ivory Homes, presented this item. Goff reviewed the history of the Park City Heights

1 development and the mitigation plan. Sixty eight of the 79 affordable units had been
2 completed. The current plan required the remaining affordable/attainable units to be
3 completed by the end of 2025. They requested that deadline to be extended to the end
4 of 2026. Goff indicated Phase Two was all market rate and there were delays. Phase
5 Five had delays as well. In 2022-23, they worked with the City to put access roads to
6 Clark Ranch in Phase Five. They got plat approval in 2024 but didn't have approval to
7 build yet. He asked for more time to build those affordable units. Mackay stated it took a
8 year of changing the lots on the plat to make space for the access road. He noted the
9 City didn't do a lot of subdivisions and the City system didn't allow a full subdivision so
10 they were working with staff on that.

11
12 Goff requested that Ivory build four attainable homes in Phase Four and seven homes
13 in Phase Five. He also stated costs had gone up dramatically and he requested to raise
14 the sales price of the homes to \$665,715. This was based on current AMI%. He noted a
15 resale attainable home would sell for \$623,300. Goff indicated the \$665,715 might not
16 be enough to cover the cost of building the homes.

17
18 Board Member Dickey asked if there were consequences in the development
19 agreement for not completing the affordable housing by 2025. Goff stated they could not
20 get occupancy certificates for the last 10% of their market rate homes. Board Member
21 Parigian asked if delays by the City was the only reason these units hadn't been built.
22 Mackay stated the four units in Phase Four were ready to build, but the seven units
23 planned for Phase Five were not ready because of delays. Council Member Parigian
24 stated they knew there was no price escalation in the agreement, to which Stauffer
25 affirmed. Goff stated there was a clause that said Ivory could come back to discuss
26 issues and this was the first time they had come to Council to ask for a price increase.

27
28 Chair Worel opened the public hearing. No comments were given. Chair Worel closed
29 the public hearing.

30
31 Board Member Ciraco asked if Ivory would build the market rate homes first if the
32 extension was granted. Goff stated the goal was to complete the 11 attainable units by
33 the end of 2026. They would still have approximately 59 market rate homes to build
34 after that. He noted the delays to the plat process affected the market rate homes too.

35
36 Board Member Dickey stated there really wasn't a consequence for them to build in
37 2026 since they weren't close to completing the last 10% of the project. Board Member
38 Ciraco asked if they had come to Council in prior years for other accommodations, to
39 which Goff stated they hadn't requested any amendments since 2019. Mackay noted
40 the dates on the mitigation plan were set to finish the affordable units. There was no
41 deadline for completing the market rate homes. Mayor Worel stated she was on the
42 Planning Commission when this project was proposed, and the Planning Commission
43 required that much of the affordable housing was to be built prior to the market rate
44 units. She felt it was important to stick to the original agreement.

1 With regard to the attainable units, Stauffer stated staff didn't want four-bedroom units in
2 the affordable housing pool, but Ivory was most comfortable with this model. Goff
3 indicated this was a family neighborhood and there was a need for larger units. Stauffer
4 stated there were two or three people in the families on the waitlist for attainable
5 housing. Goff asserted there used to be no income limits and he wondered if the larger
6 families couldn't qualify now that there were income limits.

7
8 Board Member Ciraco asked if more families would apply if this inventory already
9 existed. Stauffer stated the smaller families would like a four-bedroom unit, but it
10 pushed the cost higher. That was the reason the City pushed for three-bedroom units.
11 Goff indicated the prices had increased over the last six years. Council Member
12 Parigian indicated wages had not increased that much. Stauffer asserted the wages had
13 gone up 33% in the past 10 years. She noted Phase Four was approved in 2022 and no
14 permits were pulled in all this time. Goff indicated they tried to get this approved in
15 December, but they couldn't get time with Council to discuss their requests until now.
16 He thought they could complete the four units on time, but it would be tight.

17
18 Board Member Toly wanted to see some units built in 2025. Goff was open to building
19 four of the units this year. Board Member Dickey indicated there was an agreement and
20 he asked what the City's interest would be in changing the terms. Goff felt there was a
21 big demand for the units, and they would make these four a priority. To get the other
22 seven units built, the plat would have to be recorded next month. Mackay stated the City
23 benefited because they got access to the Clark Ranch affordable housing project. He
24 felt giving Ivory another year to complete the units would be a nice gesture. He noted
25 costs had gone up quite a bit and he hoped Council would consider their pricing
26 increase request. Board Member Dickey thought the AMI deal point would have been a
27 discussion point when negotiations took place and now they wanted to change it. He
28 wanted to be fair and stick to the original agreement. Board Member Parigian suggested
29 raising the price on the market rate units to compensate for the attainable units.

30
31 Board Member Dickey asked Stauffer if the City had caused some of the delays.
32 Stauffer indicated the Building, Planning, and Engineering teams' response to the
33 statement that the City caused the delays was to provide the timeline. They indicated
34 the product they reviewed had many flaws and they had to send it back to Ivory several
35 times before they were able to approve it. Mackay stated the state set timelines for plats
36 and he had been working with Engineering for a year. Staff did not follow the state
37 statute by far. He wanted to work with the City instead of fight.

38
39 Board Member Dickey did not want to change the pricing. He favored the four units
40 being done by the end of 2025 and giving an extension for the seven units. Board
41 Member Parigian agreed and reaffirmed he did not want to increase the price. Board
42 Member Toly agreed. Mackay asked if the prices on four units being built this year could
43 remain the same, but if the seven units being constructed in 2026 could have a price
44 increase. Goff stated they had the right to come to Council every year to discuss pricing.

1 Stauffer clarified Ivory was required to present their yearly report to Council, but any
2 change to size or price would come to the Housing Authority. Goff stated they were a
3 good partner and asked for consideration on pricing. Board Member Dickey stated a
4 time concession was being given.

5
6 Board Member Dickey moved to approve completing the Phase Four attainable units by
7 March 30, 2026, and completing the Phase Five units by December 2026. Board
8 Member Toly seconded the motion.

9 **RESULT: APPROVED**

10 **AYES:** Board Members Ciraco, Dickey, Parigian, and Toly

11 **EXCUSED:** Board Member Rubell

12
13 **ADJOURNMENT**

14 With no further business, the meeting was adjourned.
15
16
17

Michelle Kellogg, City Recorder



City Council Staff Report

Subject: Creekside Bike Park Shade Structure
Author: Chris Phinney
Department: Special Events and Public Art
Date: February 27, 2025

Recommendation

Consider a request to authorize the City Manager to execute a Contract with Mark Rane in a form approved by the City Attorney's Office and recommended by the Public Art Advisory Board (PAAB). This contract will facilitate the creation of an artistic shade structure for the Creekside Bike Park.

Background

On [May 16, 2024](#), the City Council approved the PAAB's Strategic Plan for 2024, which included the Creekside Bike Park Shade Structure.

In 2024, the Creekside Bike Park was renovated with a new rider-friendly design and improved to be more sustainable and easier to maintain. The PAAB worked with the Recreation Department to issue a call to artists to design and create an innovative shade structure. This project aims to blend functionality with artistic expression, providing both a practical shelter and an inspiring visual centerpiece that enriches the park's aesthetic and ambiance.

On August 14, 2024, a Call for Artists for the Creekside Bike Park Shade Structure was released, with proposals due by November 5, 2024.

The RFP included the following design criteria:

- **Functionality:** The structure must provide adequate shade to park visitors.
- **Durability:** Constructed from high-quality, weather-resistant materials to ensure longevity and minimal maintenance.
- **Safety:** Designed with safety in mind, avoiding sharp edges or hazardous components, and adhering to local building codes and regulations.
- **Artistic Vision:** A unique and engaging design that captures the essence of the bike jump park, potentially incorporating themes of motion, nature, or community.
- **Dimensions:** The structure should cover no less than a 10'x12' footprint to provide sufficient shade while complementing the park's layout and functionality.
- **Sustainability:** Preference for environmentally friendly materials and sustainable construction practices.

Analysis

We received 19 submissions from a variety of artists. The PAAB reviewed all the artwork submissions and voted on the recommendation at their meeting on December 2, 2024.

After careful review, The PAAB recommends Mark Rane's submission as described in Exhibit A.

Funding

The Creekside Bike Park Shade Structure budget is \$60,000, funded by the Public Art CIP allocation and within the existing Public Art budget.

Exhibits

Exhibit A - Creekside Bike Park Shade Structure Recommendation - Mark Rane Proposal

PROJECT DJ

As an avid cyclist, industrial designer, and artist, I am excited to present my concept for a shade structure at Creekside Bike Park.

I set out to create an iconic structure that will be authentic to the riders who regularly use the park, and also resonate with the community by being interesting and inviting for all. I want to celebrate the bicycle. I love what bikes do for people, from solving real transportation needs, to the simple joy of riding, to a serious endeavor that creates Olympic athletes.

Having spent my professional career designing a wide variety of products including bicycle frames and parts, this is an amazing opportunity to reimagine the bicycle as a shade structure. My design is instantly recognizable, but with depth and scale to be timeless. In addition to bike geometry, I was inspired by the great large-scale works of Picasso and Calder. They have transformed sheet metal into beautiful, iconic pieces of art around the world.

The structure will be constructed entirely from Corten Steel, which offers exceptional corrosion resistance and tensile strength. I have prioritized the cost of this expensive steel with sustainability in mind, as there is no better material to endure our harsh climate with zero maintenance.

As a professional designer and artist, I spend my life balancing function and beauty. I have managed timelines and large budgets throughout my career of creating objects from conception through production. I love creating large outdoor pieces of art, and I understand how to build structural objects. I have the experience cutting and welding, and the space to create a structure of this scale.

I hope my piece will help the park continue to grow and become an important part of the community.

Thank you for your consideration,

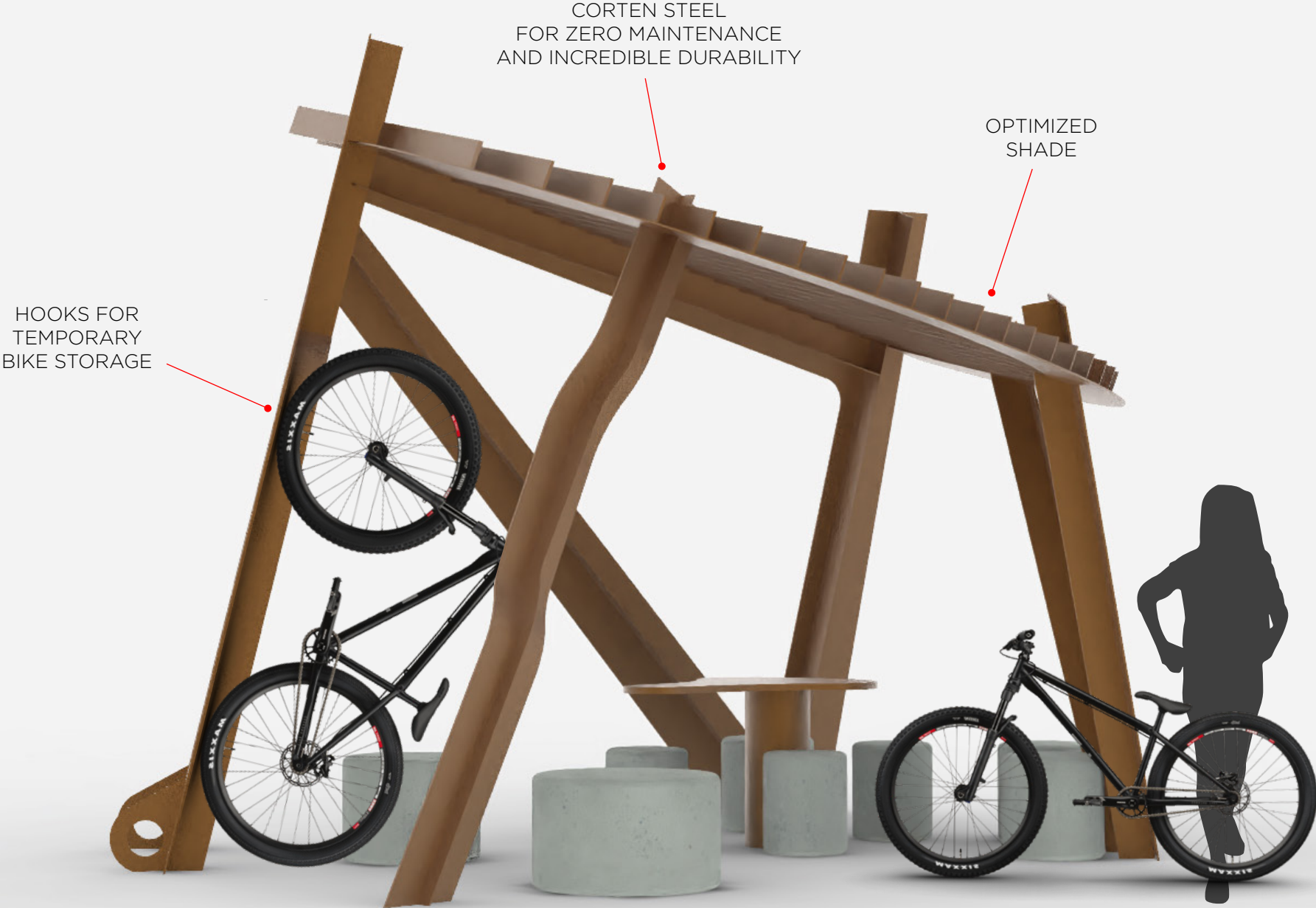
A handwritten signature in black ink, appearing to read 'Mark Rane', with a stylized, flowing script.

Mark Rane

PROJECT DJ



PROJECT DJ

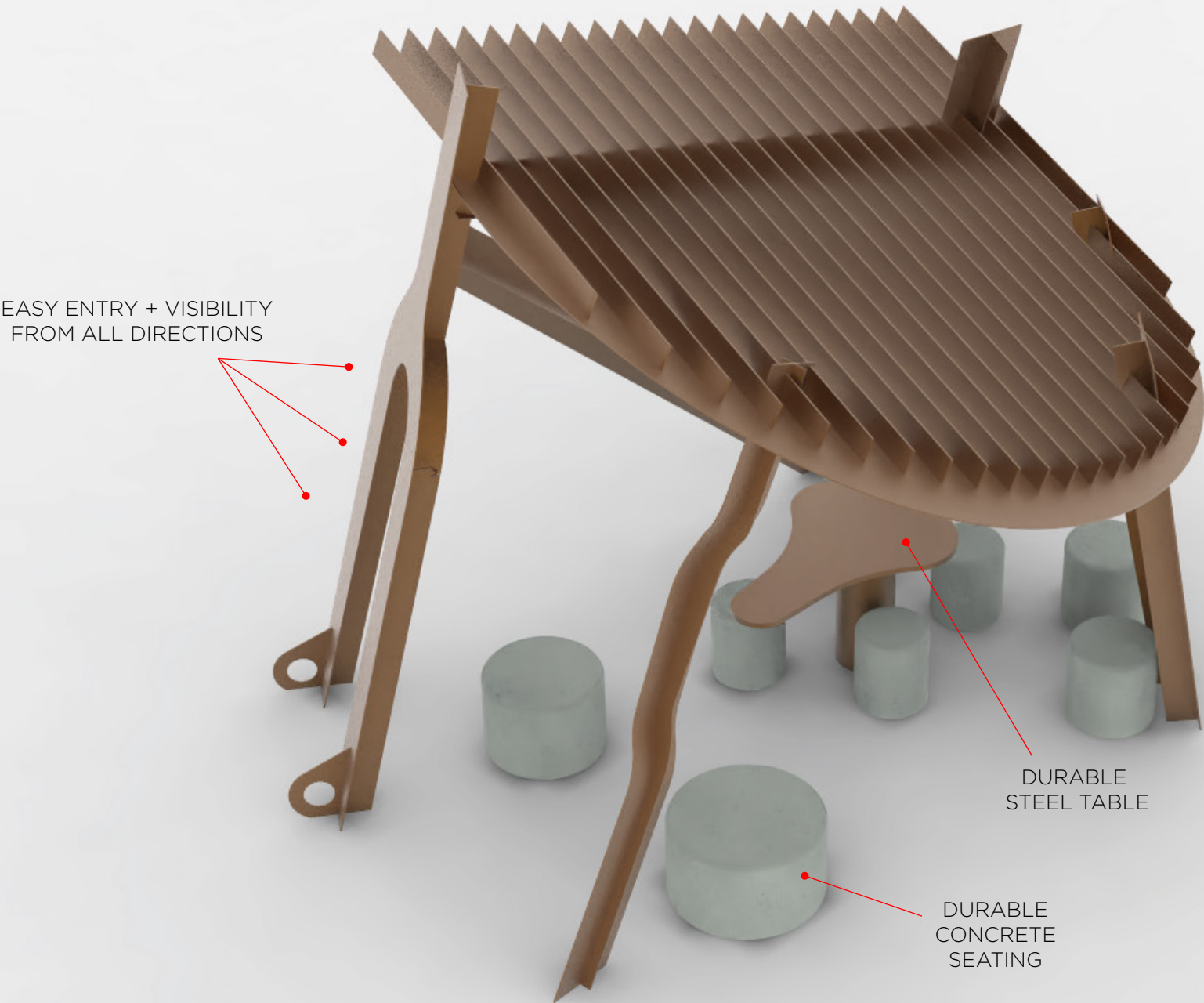


CORTEN STEEL
FOR ZERO MAINTENANCE
AND INCREDIBLE DURABILITY

OPTIMIZED
SHADE

HOOKS FOR
TEMPORARY
BIKE STORAGE

PROJECT DJ

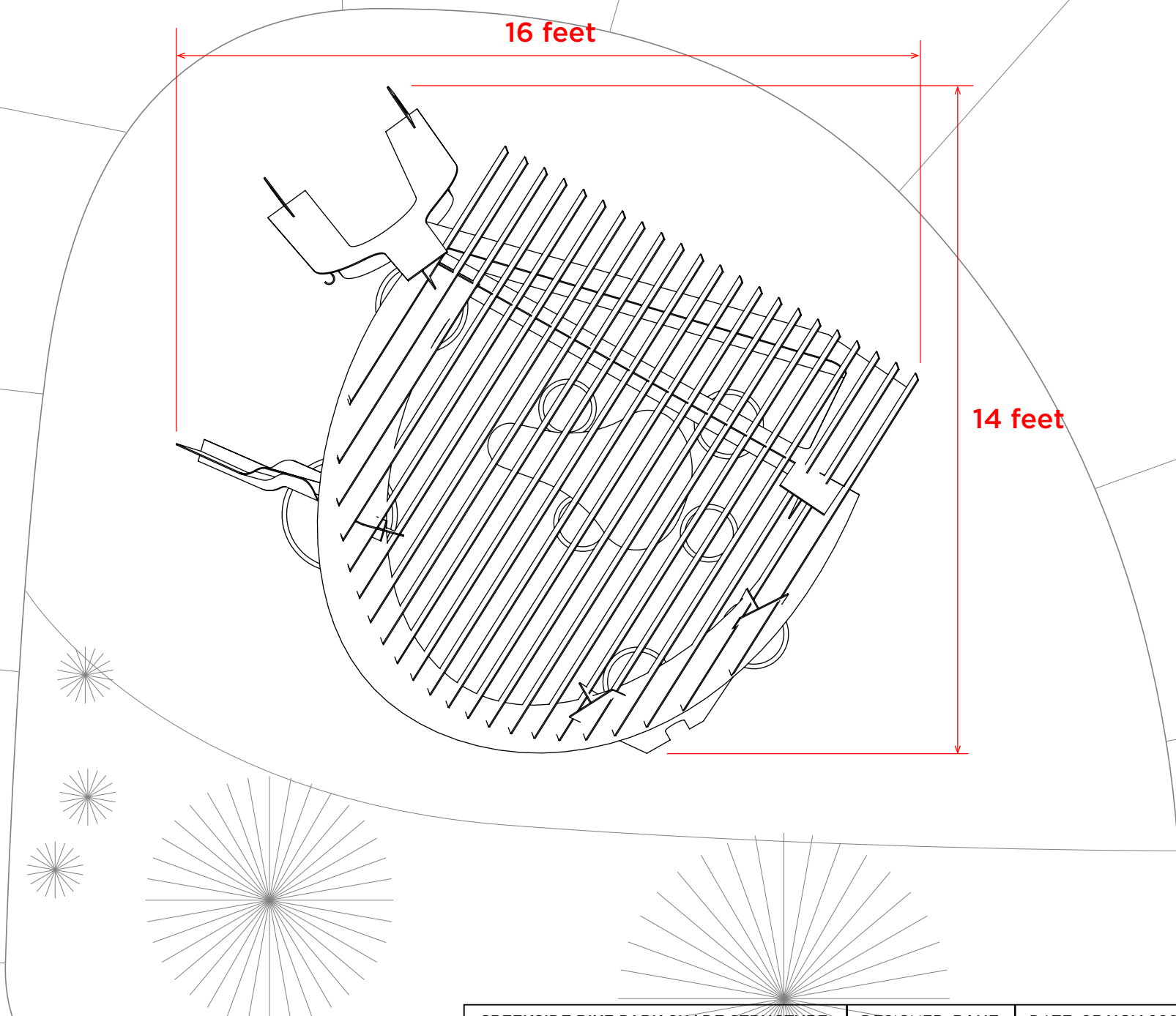


EASY ENTRY + VISIBILITY
FROM ALL DIRECTIONS

DURABLE
STEEL TABLE

DURABLE
CONCRETE
SEATING

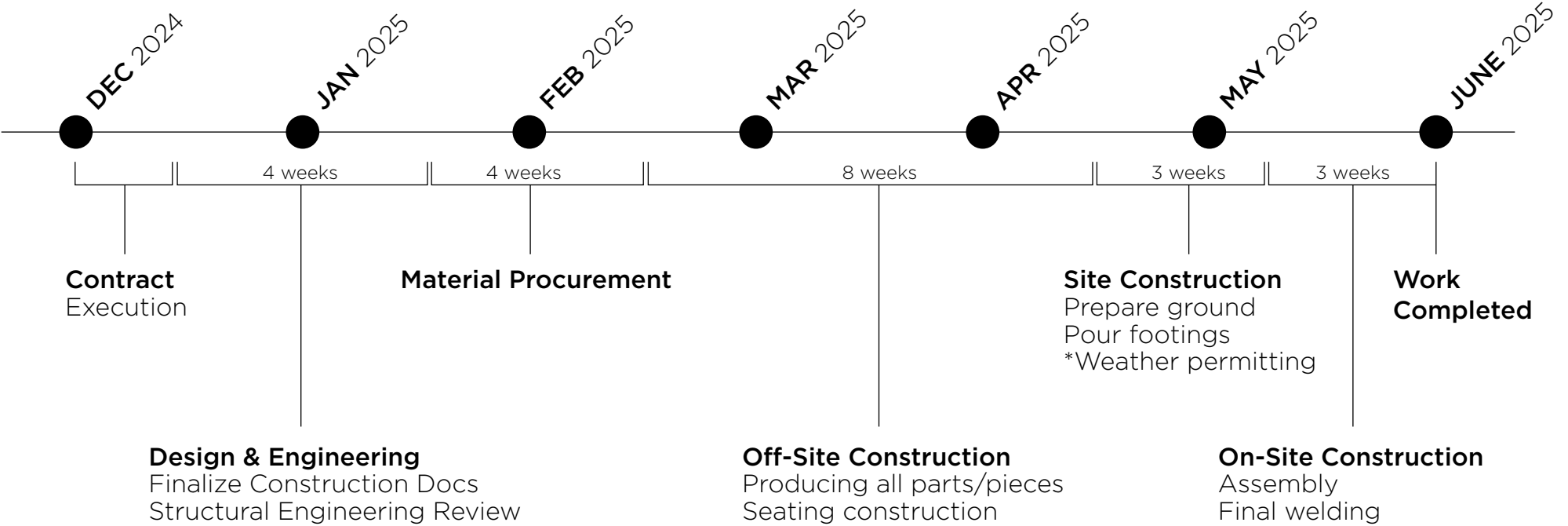
SITE PLAN



PRELIMINARY BUDGET

	DESIGN
\$10,000	Professional design fees
2,500	Construction docs
2,500	Structual Engineering consultation
	MATERIALS/EQUIPMENT
16,000	Steel (Corten 12* 4'x8'x1/4" Sheets)
2,000	Welding / cutting supplies
500	Hardware
500	Plate lifting tools
2,000	Generator for on-site welding
	CONSTRUCTION
10,000	Cutting/welding/building
5,000	Cement seating (8* round seats)
	TRANSPORTATION
1,500	Trips from St. George and truck rental
	INSTALLATION
2,500	Site prep - footings (contractor)
1,000	Welding
2,000	Assembly labor
1,000	Finish work
\$59,000	TOTAL ESTIMATE

TIMELINE



PORTFOLIO: Outdoor Sculpture

As a professional artist, I create large-scale outdoor sculptures. This is a small sampling of some of the recent pieces I have created. They are all constructed entirely by me: designed, cut, shaped, welded, treated, finished and prepared for site-specific installation requirements.

They have been designed and constructed specifically to endure the Utah climate.



“Mary”

- Outdoor Sculpture on permanent display in St. George, UT
- Steel, 10' tall on pedestal



“Paula”

- Outdoor Sculpture currently on display at a gallery in Salt Lake City
- Steel, 73” tall



“Ronnie”

- Outdoor Sculpture on display in Daybreak, South Jordan, UT
- Steel, 72” tall

PORTFOLIO: Product Design & Development

As a professional Industrial Designer, I have designed, created, and managed the development of world-class innovative and durable products.

My passion lies in creating products that are simple, beautiful, and meant to last a lifetime.

These are some of the products that I have personally designed and managed, some of which have sold in the millions of units.



THANK YOU





City Council Staff Report

Subject: Bus Shelter Artwork
Author: Chris Phinney
Department: Special Events and Public Art
Date: February 27, 2025

Recommendation

Consider a request to authorize the City Manager to execute Contracts with selected artists in a form approved by the City Attorney's Office and recommended by the Public Art Advisory Board (PAAB). These contracts will facilitate artwork on eight bus shelters in phase 1 of Park City's bus shelter upgrade project.

Background

On [May 16, 2024](#), the City Council approved the PAAB's Strategic Plan for 2024, which included a project to collaborate with Park City Transit and the engineering department on bus stop art, focusing on the back panels of bus shelters as a location to install artwork.

In 2024, the City embarked on a phased renovation of our bus stops. In phase 1, 19 bus stops are planned for renovation - 10 upgraded to shelters with benches, 8 with stand-alone benches, and 1 with a cement pad only. If artists chose, they could submit designs for multiple artworks or the entirety of the project.

On August 13, 2024, a Call for Artists was released, with proposals due by October 10, 2024.

The RFP included the following criteria:

- Design and create original artwork for bus stops in Park City.
- Incorporate the theme of "Timeless Connections" through visual storytelling, symbolism, or other artistic techniques.
- Cohesive design that connects with other bus stops.
- Use of a color palette inspired by Park City's bus color routing, rich cultural heritage, natural landscapes, and community spirit.
- Artwork should be durable, weather-resistant, and suitable for public display.
- Installation of artwork at designated bus stop locations, following safety and accessibility guidelines.

Analysis

We received 15 submissions from a variety of artists. With the goal of placing artwork at all 19 phase 1 stops, and only receiving 15 submissions, the PAAB decided to recommend artwork for eight shelters. Artwork for the remaining bus stops in phase 1 will be addressed through a future RFP process.

The PAAB reviewed the artwork submissions and finalized their recommendation at their meeting on February 10, 2025.

The PAAB recommends the following artists:

Elizabeth Walsh (4 color schemes)

Libby Peterkort

Heather Olson

Michael Murdock

Anjola Ayodele

Their artwork is shown in **Exhibit A** with locations designated in **Exhibit B**.

Funding

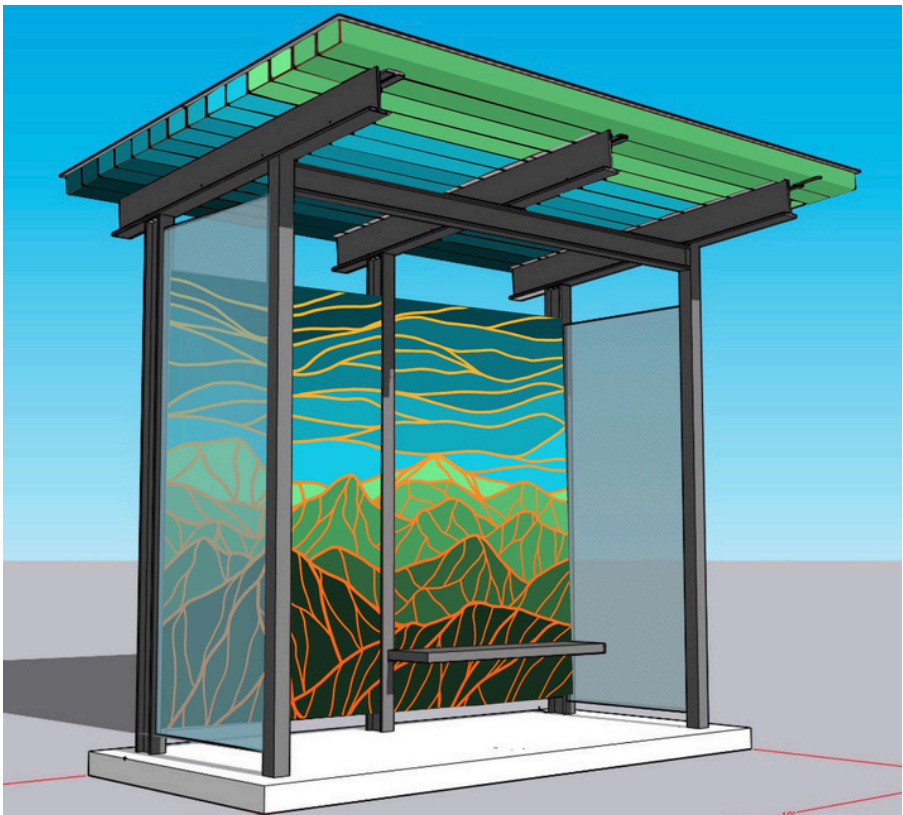
The budget for each bus stop artwork is \$5,000 with the total budget for all 19 bus stops not to exceed \$95,000.00. The total for this round of selections is \$40,000 and is funded by the Public Art CIP allocation and within the existing Public Art budget.

Exhibits

Exhibit A – Bus Stop Artwork Recommendations

Exhibit B – Location Map

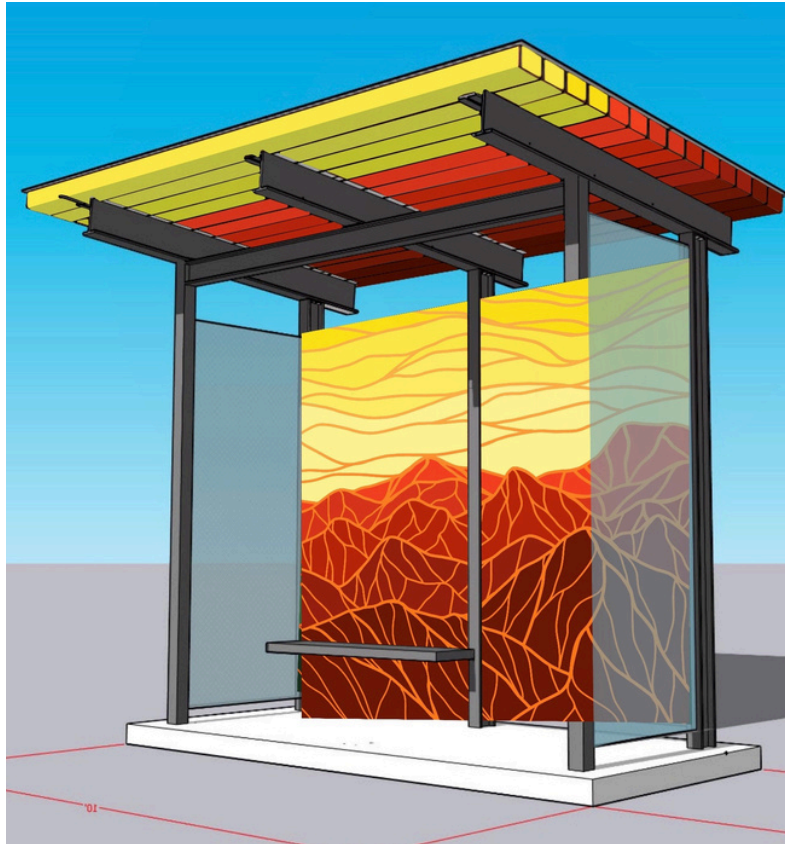
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- 10
- 50



I have the capacity to do multiple of these bus shelter designs. It is my goal to make them all unique, but still all clearly connected through artwork style.



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 50





Michael Murdock
CHICKADEE



PARK CITY TRANSIT ROUTES
RUTAS OPERADAS POR PARK CITY TRANSIT

- Red / Rojo
- Green / Verde
- Blue / Azul
- Orange / Naranja
- Yellow / Amarillo
- Silver Express / Plateado Expreso
- Purple / Púrpura
- Teal Express / Turquesa Expreso
- Trolley

MAP LEGEND / LEYENDA DEL MAP

HIGH VALLEY TRANSIT ROUTE
RUTAS OPERADAS POR HIGH V.

- 100 Spine / 224 Local
- 101 Gateway / Kamas Valley Co
- 102 Kimball Junction Shuttle
- 103 Bitner Shuttle
- 104 Canyons Village Shuttle
- 105 Wasatch Back Connector
- 106 The High Line

M. M. MURDOCK

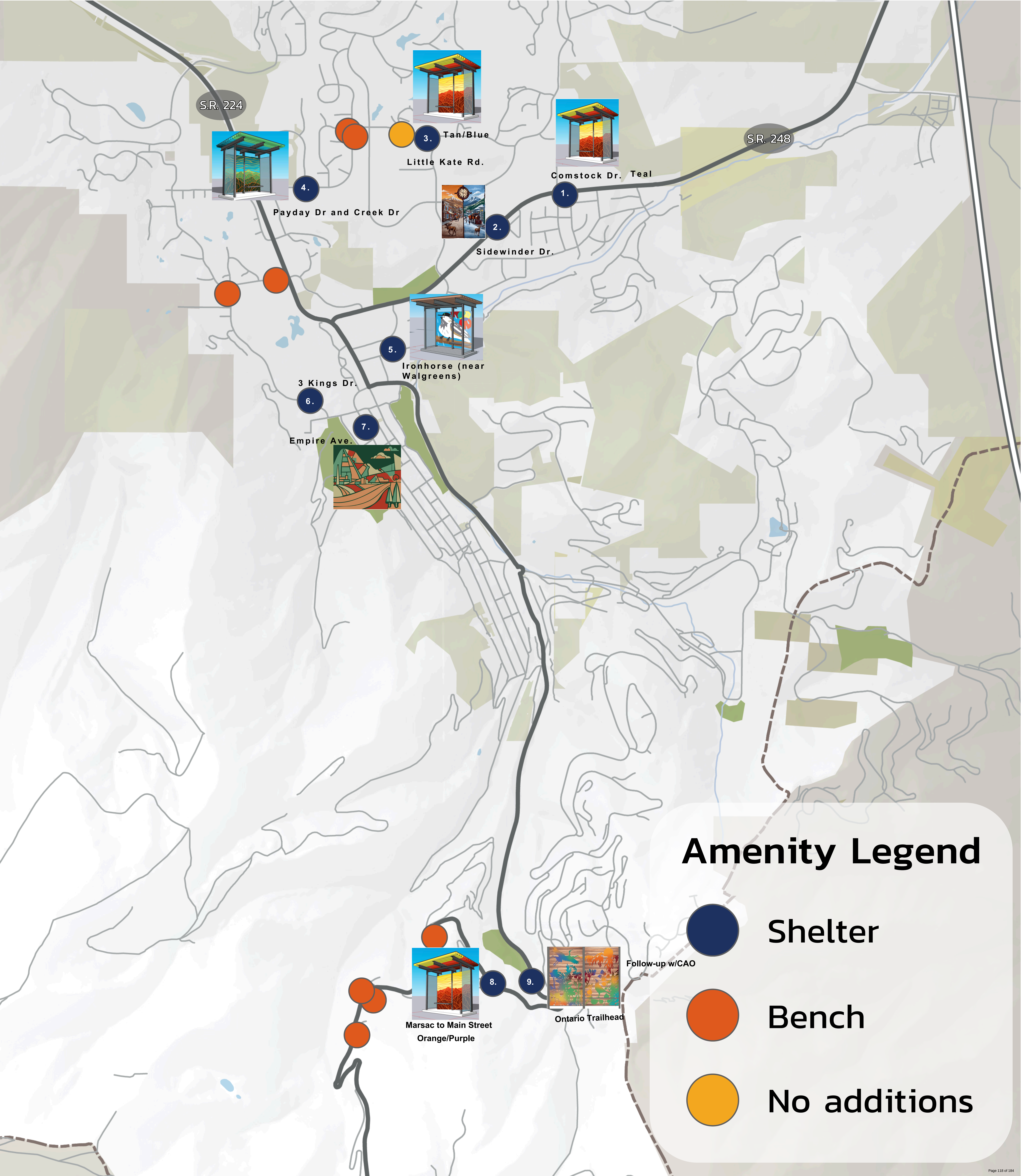
Libby Peterkort
"Land of Color"



Anjola Ayodele

Hills and Paths:





S.R. 224

S.R. 248

3. Tan/Blue

Little Kate Rd.

Comstock Dr. Teal

Payday Dr and Creek Dr

Sidewinder Dr.

Ironhorse (near Walgreens)

3 Kings Dr.

Empire Ave.

Marsac to Main Street
Orange/Purple

Ontario Trailhead

Follow-up w/CAO

Amenity Legend

Shelter

Bench

No additions



City Council Staff Report

Subject: Nonprofit Service Advisory Committee Amendments

Author: Hans Jaspersen

Department: Budget, Debts, & Grants

Date: February 27, 2025

Recommendation

In response to a City Council request, consider an ordinance to amend Section 2-8-19, Nonprofit Services Advisory Committee, of the Park City Code. These amendments prohibit elected officials from serving on the Nonprofit Services Advisory Committee and establish new guidelines for the recusal of members who have business dealings with nonprofits before the Committee.

Background

The Nonprofit Services Advisory Committee was established by City Council resolution on [August 22, 2024](#). Its purpose is to provide recommendations to the City Council on funding for Public Service Contracts and Emerging Community Needs Grants. On [October 10, 2024](#), the Council approved the appointment of seven new members to the Nonprofit Services Advisory Committee. They also directed staff to return with an interpretation of existing state and City conflict of interest rules and how well they worked for the newly established Committee. Staff provided the analysis to the Council in a Staff Communications Report on [January 21, 2025](#). After reviewing the report, the Council requested additional rules for the Nonprofit Services Advisory Committee, including:

- No elected officials should be allowed to serve on the Nonprofit Services Advisory Committee; and
- Any member with any business dealings with a nonprofit organization should be required to recuse themselves from evaluating or discussing that organization's request for funding.

Analysis

Like members of other City boards and commissions, Nonprofit Services Advisory Committee members are considered "officers" under state law and City Code. They are subject to the same standards of conduct and conflict of interest disclosure requirements.¹ Section 2-8-19(B) of the City Code outlines rules specific to the organization of the Nonprofit Services Advisory Committee, including who may serve as members.² It states that:

- The Committee should have between 5-7 members;
- All members must live, work, volunteer, own property, or own a business in Park City;

¹ [Utah Code § 10-3-1301 et seq.](#); [§ 67-16-1 et seq.](#); [Park City Code Title 3, Ethics](#).

² [Park City Code § 2-8-19\(B\)](#)

- A majority of members must have their primary residence in Park City boundaries; and
- Preference should be given to members who have experience with nonprofit organizations or who have experience delivering or accessing nonprofit services.

The proposed amendment to Section 2-8-19(B) would prohibit elected officials from serving on the Committee. “Elected official” is defined as a person who is “elected to a federal office, state office, county office, municipal office, school board or school district office, special district office, or special service district office, or a person appointed to fill a vacancy in any of those offices.” If a member is elected to an office while serving on the Committee, they would be automatically removed (Exhibit A).

Section 2-8-19(C) of the City Code describes conflicts of interest concerning the Nonprofit Services Advisory Committee. It states that “members may not be employed by or serve on the board of a nonprofit that applies for or is likely to apply for grant funding through PCMC.”³ Because the prohibition on nonprofit employees deals with the organization of the Committee and its members, it is proposed that this provision be moved under Section 2-8-19(B).

It is also proposed that Section 2-8-19(C) be replaced with a section titled “Disclosure and Recusal Requirements for Committee Members.” This section would require Committee members to “recuse from evaluating and discussing any application for funding from a nonprofit organization where the Committee members have any business dealings with the nonprofit organization currently or in the past 24 months.”

Conclusion

The Council established the Nonprofit Services Advisory Committee as an independent public body. Its volunteer members are entrusted with carefully evaluating requests from nonprofit organizations and recommending funding for projects that advance Council priorities, address a demonstrated public need, and provide a public benefit to Park City residents. These proposed amendments provide members and the public with additional safeguards to ensure greater trust and transparency.

Exhibits

Exhibit A - Redlined Changes to Section 2-8-19 of the Park City Code.

Exhibit B - Ordinance No. 2025-02, an Ordinance Amending Section 2-8-19, Nonprofit Services Advisory Committee, of the Park City Code.

³ [Park City Code § 2-8-19\(C\)](#)

Exhibit A

2-8-19 Nonprofit Services Advisory Committee (Redlined Changes)

A. Purpose and Authority. The Nonprofit Services Advisory Committee provides recommendations to the City Council on the Public Service Contract and Emergent Community Needs Grant programs, which are established in the City's Budget Policies & Objectives. The Committee's duties include:

1. Evaluating applications;
2. Interviewing applicants; and
3. Making award recommendations to the City Council.

B. Organization.

1. The Nonprofit Services Advisory Committee will consist of not less than five members and not more than seven members.
2. All members must live, work, volunteer, own property, or own a business within Park City municipal boundaries.
3. A majority of members must have their primary residence within Park City municipal boundaries.
4. There should be priority for members who have experience with nonprofit organizations or who have experience delivering or accessing nonprofit services.
5. Elected officials may not serve on the Nonprofit Services Advisory Committee. For the purposes of this Section, "elected official" means each person elected to a federal office, state office, county office, municipal office, school board or school district office, special district office, or special service district office, or a person appointed to fill a vacancy in any of those offices. If a member becomes an elected official while serving on the Committee, they will be automatically removed from the Committee.
6. Members may not be employed by or serve on the board of a nonprofit organization that applies for or is likely to apply for grant funding through PCMC.

C. Conflict of Interest. ~~Members may not be employed by or serve on the board of a nonprofit organization that applies for or is likely to apply for grant funding through PCMC.~~ **Disclosure and Recusal Requirements for Committee Members.** In addition to abiding by the disclosure and recusal requirements found in state code and Title 3 of the Park City Code, Committee members must recuse from evaluating and discussing any application for funding from a nonprofit organization where the Committee members have any business dealings with the nonprofit organization currently or in the past 24 months.

Exhibit B

Ordinance No. 2025-02

AN ORDINANCE AMENDING SECTION 2-8-19, NONPROFIT SERVICES ADVISORY COMMITTEE, OF THE PARK CITY CODE

WHEREAS, the Nonprofit Services Advisory Committee was established by Council resolution on August 22, 2024, to provide recommendations to the City Council on the Public Service Contract and Emergent Community Needs Grant programs.

WHEREAS, Committee members are tasked with evaluating and interviewing nonprofit applications to make recommendations to the Council on City contracts with nonprofit organizations.

WHEREAS, it is imperative that the Committee performs its duties with the highest degree of public trust and transparency.

BE IT ORDAINED BY THE CITY COUNCIL OF PARK CITY, UTAH, THAT:

Section 2-8-19 of the Park City Code is amended and adopted to read as outlined in Exhibit A. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 27th day of February, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder
Approved as to form:

City Attorney's Office



City Council Staff Report

Subject: Deer Valley Development Company PID Request
Authors: Jed Briggs
Department: Budget Department
Date: February 27, 2025

Summary Recommendation:

Review a request from Deer Valley Development Company (DVDC) to create a Public Infrastructure District (PID). By reference, this request is pursuant to the [Letter of Intent \(LOI\)](#) between PCMC and DVDC, signed on December 14, 2023.

Background:

In general, the LOI between Park City and Deer Valley Resort (DVR) provides a roadmap to further support several community priorities, including improving transportation, creating more affordable housing, and furthering economic development. The framework of the LOI includes but is not limited to:

- \$15 million from DVR (with equal match from Park City) to Park City to help create a regional, off-site parking and transportation facility or affordable housing (secondary use);
- Capping day skier parking at the Snow Park base area to 1,360 (1,971 total) development;
- A coordinated gondola transportation network connecting the new DV East base area and Highway 40 access to the DVR Snow Park base area in Park City; and
- Allowing DVR to create a PID to self-assess an additional property tax mill levy on DVR properties only within the limited project area to help finance project infrastructure.

Overall Analysis:

Municipalities in Utah and around the country frequently use public finance tools to support different types of economic development and obtain community benefits. Although these tools are common in other states and throughout Utah, they have not been used in Park City for several years.

Utah Code gives cities the power to create PIDs through a vote of the legislative body (City Council). With the consent of registered voters who live in the defined project area, property owners initiate the creation through a petition. In this case, DVDC, or the developer, is the only property owner and is petitioning to create a PID to issue tax-exempt bonds, repayable by DVDC or its successors from levying an additional property tax on their property, or within their defined project area.

However, it does not directly impact other private property owners, as the new taxing area only affects the DVDC-owned properties at the Snow Park base area. In this case, the defined project area is only the new Snow Park Village boundary where the development will occur.

Deer Valley PID Request

Specifically, the LOI states:

“Subject to the future legislative authority of City Council, public infrastructure districts will be authorized to allow DVR to impose assessments or mill levies on its own DVDC property to finance public infrastructure including roads, intersections, transportation, parking structures, utilities and other qualifying improvements.

DVDC requests the City Council adopt a PID Governing Document, which would allow DVDC to:

- 1) Form three separate PIDs within the Snow Park development area properties to self-finance the construction of unspecified public improvements, but could include transit infrastructure, parking facilities, and roadway and sidewalk improvements;
- 2) Each separate PID would have small initial and internal boundaries but preserve the ability to annex into any larger portion of the 23.33-acre parcel;
- 3) Use up to 15 mills ([max allowed](#));
 - a. DVDC has stated they plan to implement less than the maximum but would like the flexibility to operate within the state law range;
- 4) Maximum debt term of 31 years per bond issuance; tax imposition limited to 40 years from the first levy for each bond series. The Governing Document does not establish a limit on the amount of debt that may be issued by the Districts other than the state law cap on the maximum mill levy;
- 5) Form a PID Board, consistent with Utah law, with five Trustees appointed by the Park City Council following a process specified in the Governing Document, each for 4-year and 6-year staggered terms, as outlined by Utah law; and
- 6) Provide annual reports to the City, including financial summaries, boundary changes, and lists of interlocal agreements and outstanding debt.

PID Basics

[The City Council held a Public Financing Tools 101 on Sept. 5, 2024](#), to help better inform the City Council, stakeholders, and members of the public. In general, in Utah:

- PIDs are limited purpose local government entities that are separate and distinct from the City;
- Debt from a PID is not a liability of the City, so the City’s balance sheet is protected from PID debt;
- PID debt is repaid primarily from a Limited Property Tax or Assessments imposed by the PID on property located within the PID boundary;
- PID formation requires a petition signed by 100% of property owners and registered voters within the PID boundaries. If there is only one landowner at the time of creation, which is the case at DVDC, the landowner petitions the Council to create a PID. Future property owners bear the cost of additional tax levies and assessments, if and when property is sold to successors;
- PIDs are separate and distinct from the City and are governed by a board comprised of property owners or their agents who serve as Trustees;
- Creation of a PID does not alter or impair the City’s land use authority or planning and zoning requirements; and
- PIDs have relatively broad powers to finance public infrastructure, or generally any improvements that the PID owns, but can be limited to specific items through the Governing Document.

Here are some additional references on [Utah PIDS](#).

Property Tax Impacts

As stated, PIDs voluntarily increase the property tax rates on willing property owners to generate revenue to pay back project-related debt. PIDs do not require authorization from other taxing entities like traditional RDAs or CRAs. In addition to special assessments and standard general obligation bonds, Utah PIDs may issue limited tax-exempt bonds repaid from a limited ad valorem property tax not to exceed 15 mills (or any lower limit established in the Governing Document). One mill is equal to one dollar per \$1,000 of assessed value or $1/1,000 = 0.001$.

Most of Park City's property tax rates are around 5.64 mills (residential and commercial). The mill rate represents the total combined property tax rate of all the taxing entities (Park City School District, Summit County, Park City Fire District, etc.). The property owners within the project area pay the increased property tax until the bond obligations are paid off or through the life of the authorized PID.

Creating entities typically weigh the potential impacts of having property taxpayers in one location paying more in property taxes than they are in other locations, within the same jurisdiction (i.e., equity concerns compared to other residents and limited support for future GO bonds or property tax increases, etc.).

PID Formation and Governance

PIDs are formed under state law by counties, municipalities, or development authorities and must have consent from 100% of property owners and voters within a PID boundary. When a new PID only has one property owner, a governing board represents the existing property taxpayer, but this will change as more landowners purchase property as successors.

The approval of the Governing Document authorizes the Lt. Governor to create the PIDs and may include limitations on its powers, such as:

- Board member term lengths and transition to elected board seats, including the possibility of divisions and interlinked PIDs for phased development;
- Targeted improvements that the City allows the PID to finance (used in conjunction with the development agreement to finance improvements/benefits to property owner and City);
 - DVDC stated they plan to use PID proceeds to help pay for the new underground transit center and public portions of their public parking garages;
- Establish a mill rate limit appropriate to accomplish financing of approved improvements;
- Limit total debt issuance;
- Differentiate rates between residential vs. commercial taxable properties;
- Establish standards for general obligation bonding, procurement, PID lifespan, and dissolution if no activity within a specific timeframe, etc.;
- Input into any enhanced disclosure to future property owners/successors;
- Proper legal tax analysis over all Governing Document negotiations to ensure eligibility for desired tax-exempt financing and that the PID constitutes a "separate political subdivision" for tax purposes; and
- Ability to leverage tax increment financing, assessment, and other economic development revenues.

In addition, DVDC stated they are also contemplating self-imposing a Public Improvement Fee (PIF), or a private fee (not authorized or controlled by cities) collected by the businesses on their property.

Summary

DVDC requests to self-impose three separate PIDs over one large project area (DVDC Snow Park Village properties) to help finance the underground transit center, public parking garages, and other aspects of the redevelopment. The City's Financial Team continues to utilize outside financial professionals to assist and support City Council deliberations. The statutorily required public hearing has been noticed for this meeting, and DVDC requests that the Council consider action at the March 13, 20, or 27 public meeting.

Department Review:

This report has been reviewed by the Budget, City Attorney's Office, and City Manager departments.

Exhibit A – Governing Document for DVDC Snow Park PIDs (DRAFT)

February 13, 2025 DRAFT

GOVERNING DOCUMENT

FOR

DV SNOW PARK PUBLIC INFRASTRUCTURE DISTRICT
NOS. 1 THROUGH 3

PARK CITY, UTAH

Prepared

by



350 E 400 S, #2301
Salt Lake City, UT 84111

[____], 2025

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EXHIBIT C	Initial District and Annexation Boundaries Map

I. INTRODUCTION

A. Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Governing Document, their activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. The Districts are not being created to provide any ongoing operations and maintenance services.

B. Need for the Districts.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding Districts' Governing Document.

The City's objective in approving the Governing Document for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by one or both of the Districts (or interlocal entity formed by the Districts). All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a tax mill levy no higher than the Maximum Debt Mill Levy, and/or fees and Assessments. Debt which is issued within these parameters will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Operational activities are allowed.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties (or repaid from a combination of Fees, Assessments or a mill levy). It is the intent of this Governing Document that Fees be paid at or before the issuance of a building permit by the City and to assure to the extent possible that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden

that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Boundary Map which have been approved by the City for annexation into or withdrawal from any of the District upon the meeting of certain requirements.

Annexation Area Boundary Map: means the map attached hereto as Exhibit C, describing the property proposed for annexation into or withdrawal from any of the Districts.

Approved Development Plan: means a preliminary development plan or other process established by the City for identifying, among other things, Public Improvements necessary for facilitating development for property within the District Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time. For purposes of this Governing Document, the Deer Valley Resort Thirteenth Amended and Restated Large Scale Master Planned Development Permit for the Project approved by the City on [REDACTED], 2025, shall constitute an Approved Development Plan.

Assessment: means (i) the levy of an assessment secured by a lien on property within a District to pay for the costs of Public Improvements benefitting such property or (2) an assessment by a District levied on private property within such District to cover the costs of an energy efficient upgrade, a renewable energy system, or an electric vehicle charging infrastructure, each as may be levied pursuant to the C-PACE Act.

Assessment Act: means Title 11, Chapter 42, Utah Code as may be amended from time to time.

Assessment Bonds: means any bonds issued pursuant to the Assessment Act.

Board: means the board of trustees of one District or the boards of trustees of all Districts, in the aggregate.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which any District has promised to impose an ad valorem property tax mill levy, impose Fees, and/or collect Assessments.

C-PACE Act: means title 11, Chapter 42a of the Utah Code, as amended from time to time.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

City: means Park City, Utah.

City Code: means the City Code of Park City, Utah.

City Council: means the City Council of Park City, Utah.

Debt: means, collectively, General Obligation Debt and Limited Tax Debt.

District: means any one of the DV Snow Park Public Infrastructure District Nos. 1 through 3.

District Act: means the Special District Act and the PID Act.

District No. 1: means the DV Snow Park Public Infrastructure District No. 1.

District No. 2: means the DV Snow Park Public Infrastructure District No. 2.

District No. 3: means the DV Snow Park Public Infrastructure District No. 3.

Districts: means District No. 1, District No. 2, and District No. 3.

District Area: means the property within the Initial District Boundary Map and the Annexation Area Boundary Map.

End User: means any owner, or tenant of any owner, of any improvement within the Districts, who is intended to become the ultimate user of such improvement. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means one or more fees imposed by any District for the payment of costs of administering the Districts, acquiring, improving, constructing, enlarging, or extending improvements, facilities, or property or issuing bonds and paying debt service on district bonds pursuant to Section 17D-4-302 of the PID Act or Section 17B-1-103(j) of the Special District Act.

Financial Plan: means the Financial Plan described in Section VIII which describes (i) the potential means whereby the Public Improvements may be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes or Fees for the first budget year.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by a District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the Districts approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and the applicable state law and approved by the Boards in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as Exhibit C, describing the initial boundaries of the Districts.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by the District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VIII.D below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy for any given series of bonds as set forth in Section VIII.E below.

Municipal Advisor: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Project: means collectively, the developments or properties commonly referred to as Snow Park at Deer Valley.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act to serve the future property owners and inhabitants of the District Area as determined by the Board.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

Residential District: means District No. 3 which is a District including residential units within its boundaries.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by the District.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately .69 acre, comprised of 0.23 acres for each District. The Annexation Area Boundaries includes approximately 24.06 acres and includes the Initial District Boundaries. A legal description of the Initial District Boundaries and the Annexation Area Boundaries is attached hereto as Exhibit A. A vicinity map is attached hereto as Exhibit B. A map of the Initial District Boundaries and Annexation Area Boundaries is attached hereto as Exhibit C. It is anticipated that the District's boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17B-4-201, Utah Code, subject to Article V below. Annexations may occur on parcels, lots and units created vertically within the Annexation Area Boundaries depicted on Exhibit C.

IV. PROPOSED LAND USE

The District Area consists of approximately 24.06 acres of undeveloped land. Approval of this Governing Document by the City does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial buildings identified in this Governing Document or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Governing Document Amendment.

The Districts shall have the power and authority to provide the Public Improvements within and without the boundaries of the Districts as such power and authority is described in the District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the City or other appropriate public entity or owners association in a manner consistent with an Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code, or the Districts shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity.

2. Reserved.

3. Construction Standards Limitation. The Districts will ensure that the Public Improvements the Districts construct are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. To the extent the Districts are constructing the Public Improvements, they will obtain

the City's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Public Improvements shall be subject to the ordinary inspection and approval procedures of the City and other governmental entities having proper jurisdiction.

4. Procurement. The Districts shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the Districts may acquire completed or partially completed improvements for fair market value as reasonably determined by any one of a surveyor or engineer that such District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the improvements.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, a District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Annexation and Withdrawal. The Districts shall not include within any of their boundaries any property outside the District Area without the prior written consent of the City. The City, by approval of this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into any of the Districts. Such area may only be annexed upon such District obtaining consent of all property owners and registered voters, if any, within the area proposed to be annexed as may be required by the PID Act and the passage of a resolution of such District's Board approving such annexation.

(a) The City, by approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from any of the Districts. Such area may only be withdrawn upon such District obtaining consent of all property owners and registered voters, if any, within the area proposed to be withdrawn as may be required by the PID Act and the passage of a resolution of such District's Board approving such annexation.

(b) Any annexation or withdrawal shall be in accordance with the requirements of the PID Act.

(c) Upon any annexation or withdrawal, such District shall provide the City a description of the revised boundaries of the District.

(d) Annexation or withdrawal of any area in accordance with this Section V.A.6(a) and (b) shall not constitute an amendment of this Governing Document.

7. Overlap Limitation. The boundaries of the Districts shall not overlap, such that the same property is taxed by more than one District, unless the aggregate mill levy for payment of Debt of the overlapping Districts will not at any time exceed the Maximum Debt Mill Levy of the Districts. Additionally, the boundaries of the Districts shall not overlap the boundaries of any other financing district which is not a traditional service provider unless the aggregate mill levy for payment of Debt of the applicable District and such districts will not at any time exceed the Maximum Debt Mill Levy of the Districts. The boundaries of the Districts do not need to be contiguous but they may not extend beyond the Annexation Area Boundaries.

8. Initial Debt. On or before the effective date of an Approved Development Plan, the District shall not: (a) issue Debt and/or (b) impose a mill levy for the payment of Debt and collect Fees and Assessments for the purpose of repayment of Debt.

9. Debt Issuance Limitation. Each District shall not issue Debt in excess of what is allowed by law. The Districts may not issue Assessment Bonds.

10. Bankruptcy Limitation. All of the limitations contained in the Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment.

11. Governing Document Amendment Requirement.

(a) This Governing Document has been designed with sufficient flexibility to enable the Districts to provide required facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts which violate the limitations set forth in V.A.1-9 above or in VIII.B-G. shall be deemed to be material modifications to this Governing Document and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolutions of the City and the Districts approving such amendment.

B. Preliminary Engineering Survey.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the Districts, as specified in application materials relating to the Districts and as may be further defined in an Approved Development Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District Area and is approximately Five Hundred Million Dollars (\$500,000,000.00).

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

C. Multiple District Structure.

It is anticipated that the Districts, collectively, will undertake the financing and construction of the Public Improvements. The nature of the functions and services to be provided by each District may be clarified in an interlocal agreement between and among the Districts. All such agreements will be designed to help assure the orderly development of the Public Improvements and essential services in accordance with the requirements of this Governing Document. Said interlocal agreement may be amended by mutual agreement of the Districts without the need to amend this Governing Document.

VI. THE BOARD OF TRUSTEES

A. Board Composition. Each Board shall be composed of 5 Trustees who shall be appointed by the City Council, or the respective Board as set forth below, pursuant to the PID Act as may be amended from time-to-time. All Trustees shall be at large seats. Trustee terms for each District shall be staggered with initial terms as follows: Trustees 2 and 4 shall serve an initial term of 4 years; Trustees 1, 3, and 5 shall serve an initial term of 6 years. All Trustees are deemed to be appointed upon on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah and the terms thereof commence on that date. In accordance with the PID Act, appointed Trustees shall not be required to be residents of such District.

B. Future Board Composition

1. District No. 1 and District No. 2 - Districts without Registered Voters. For any District which is not anticipated to include any residential property, the Board shall continue

to be appointed by the City Council and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least 1/5 of the taxable value of the property within such District shall be entitled to nominate one trustee seat for each 1/5 value (provided that the City retains discretion to reject any nominee and request a new nominee from such property owner). Notwithstanding the foregoing, should S.B. 241 – Limited Purpose Local Government Amendments be passed by the Utah Legislature during the 2025 legislative session, this Section V.I.B.1., to the extent permitted by the PID Act, shall be modified such that each Board, may appoint or reappoint Trustees to the Board so long as such appointee meets the eligibility requirements set forth in the PID Act.

2. District No. 3 – Residential District with Registered Voters: For a District anticipated to include residential property, at the time of annexation of property into a District, such District shall estimate the total number of residential units within the Residential District at full buildout of the property within the Residential District (the “Anticipated Units”). Upon any annexation or withdrawal in accordance with this Governing Document, any affected District may adjust its Anticipated Units to reflect such boundary change. Respective board seats shall transition from appointed to elected seats in such Residential District according to the following milestones:

(a) Trustee 1 shall transition to an elected seat after the end of a full term during which certificates of occupancy have been issued for 60% of the Anticipated Units.

(b) Trustee 2 shall transition to an elected seat after the end of a full term during which certificates of occupancy have been issued for 70% of the Anticipated Units.

(c) Trustee 3 shall transition to an elected seat after the end of a full term during which certificates of occupancy have been issued for 80% of the Anticipated Units.

(d) Trustee 4 shall transition to an elected seat after the end of a full term during which certificates of occupancy have been issued for 90% of the Anticipated Units.

(e) Trustee 5 shall transition to an elected seat after the end of a full term during which certificates of occupancy have been issued for 100% of the Anticipated Units.

C. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, the City Council shall either reappoint the Trustee to the Board or appoint a new Trustee to the Board provided that such new Trustee is a surface owner of land or an agent or officer of a surface owner of land that underlies the improvements that are acquired, constructed, installed, owned, or operated within the boundaries of the District. Notwithstanding the foregoing, should S.B. 241 – Limited Purpose Local Government Amendments be passed by the Utah Legislature during the 2025 legislative session, this Section V.I.C., to the extent permitted by the PID Act, shall be modified such that each Board, upon expiration of a Trustee's respective term, reappoint the Trustee to the Board or appoint a new Trustee to the Board so long as such appointee meets the eligibility requirements set forth in the PID Act.

D. Vacancy. Any vacancy on the Board shall be filled by appointment by the City Council, provided that such new Trustee is a surface owner of land or an agent or officer of a surface owner of land that underlies the improvements that are acquired, constructed, installed,

owned, or operated within the boundaries of the District. Notwithstanding the foregoing, should S.B. 241 – Limited Purpose Local Government Amendments be passed by the Utah Legislature during the 2025 legislative session, this Section V.I.D., to the extent permitted by the PID Act, shall be modified such that each Board may fill any trustee vacancies with an individual that meets the eligibility requirements set forth in the PID Act.

E. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with State Law.

F. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with 17D-4-202 and 67-16-9, Utah Code, shall be entitled to vote on such matters.

VII. REGIONAL IMPROVEMENTS

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

VIII. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by such District. In addition, the Districts shall be permitted to finance the prepayment of impact fees for the Project. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments, Fees, and other legally available revenues. So long as Debt is issued in accordance with the provisions of this Governing Document, there is no limit to the amount of Debt that may be issued by any District. The total Debt shall be permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all Taxable Property within the District, Fees, and Assessments. The Districts may also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time.

B. Maximum Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five

percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. C-PACE Bonds.

Each District is permitted to issue C-PACE Bonds in accordance with the C-PACE Act. Any Assessments issued under the C-PACE Act may be repayable in accordance with the provisions of such statute.

D. Maximum Debt Mill Levy.

(a) The "Maximum Debt Mill Levy" shall be the maximum mill levy the Districts are permitted to impose upon the taxable property within the Districts for payment of Limited Tax Debt and administrative expenses.

(b) For a District anticipated at the time of issuance of Debt to include for sale residential uses, such maximum shall be 0.015 per dollar of taxable value of taxable property in such District.

(c) For a District anticipated at the time of issuance of Debt to include no residential uses, such maximum shall be 0.015 per dollar of taxable value of taxable property in such District.

(d) The foregoing Maximum Debt Mill Levies shall be subject to adjustment as provided in Section 17D-4-301(8), Utah Code.

(e) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

E. Maximum Debt Mill Levy Imposition Term. Each bond issued by the Districts shall mature within Thirty-One (31) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding Forty (40) years from the first date of imposition of the mill levy for such bond (the "Maximum Debt Mill Levy Imposition Term").

F. Debt Repayment Sources.

The Districts may impose a mill levy on taxable property within its boundaries and Fees as primary sources of revenue for repayment of debt service. The District may also rely upon various other revenue sources authorized by law. At the Districts' discretion, these may include the power to assess Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VIII.C(a), the debt service mill levy in the Districts shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

The Districts shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy, Fees, Assessment, or impact fee. This provision shall not

prohibit the division of costs between mill levies, Fees, Assessments, or impact fees, but is intended to prevent double charging of End Users for the costs of Public Improvements.

G. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the Districts shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the Districts.

H. Security for Debt.

The Districts shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the Districts' obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the Districts in the payment of any such obligation.

I. Districts' Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be two hundred and fifty thousand dollars (\$250,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget is estimated to be approximately fifty thousand dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues.

J. Bond and Disclosure Counsel; Municipal Advisor.

It is the intent of the City that the Districts shall use competent and nationally recognized bond and disclosure counsel with respect to District Bonds to ensure proper issuance and compliance with this Governing Document. The Districts shall select and appoint bond and disclosure counsel with respect to District Bonds and also a Municipal Advisor with respect to the issuance of any privately placed debt.

IX. ANNUAL REPORT

A. General.

Each of the Districts shall be responsible for submitting an annual report to the City Manager's Office no later than 210 days following the end of such District's fiscal year, beginning with fiscal year 2024.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the Districts' boundaries as of the last day of the prior fiscal year, if changed from the prior year.
2. List of current interlocal agreements, if changed from the prior year (to be delivered to the City Council upon request);
3. Names and terms of current Board members and officers;
4. District office contact information, if changed from the prior year;
5. Rules and regulations of the District regarding bidding, conflict of interest, contracting, and other governance matters, if changed from the prior year;
6. A summary of any litigation which involves the District Public Improvements as of the last day of the prior fiscal year, if any;
7. Status of the District's construction of the Public Improvements as of December 31 of the prior year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;
8. A list or table of all Fees or Assessments imposed by the District, if changed from the prior year;
9. A table summarizing total debt issued by the District as well as any presently planned debt issuances;
10. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;
11. Current year budget including a description of the Public Improvements to be constructed in such year;
12. Financial statements of the District for the most recent completed fiscal year (such statements shall be audited if required by bond documents or statute);

13. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and

14. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

X. DISSOLUTION

Upon an independent determination of each District Board that the purposes for which such District was created have been accomplished, the District shall file petitions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until such District has provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes, collected or assigned all Fees payable to such District, and disbursed of all assets of such District.

XI. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the issuance of a certificate of incorporation for the Districts, each Board shall record a notice with the recorder of Summit County. Such notice shall (a) contain a description of the boundaries of the District; (b) state that a copy of this Governing Document is on file at the office of the City; (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; and (e) if applicable, state that the debt may convert to general obligation debt and outline the provisions relating to conversion. Such notice shall further be filed with the City.

In addition, the Applicant and the Board shall ensure that the Applicant, commercial developers, and commercial lessors, as applicable, disclose the following information to End Users:

- (1) All of the information in the first paragraph of this XI;
- (2) A disclosure outlining the impact of any applicable property tax, in substantially the following form:

"Under the maximum property tax rate of the District, for every \$100,000 of taxable value, there would be an additional annual property tax of \$1,500 for the duration of the District's Bonds."
- (3) Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

XII. ENFORCEMENT

IN ACCORDANCE WITH SECTION 17D-4-201(5) OF THE UTAH CODE, THE CITY MAY IMPOSE LIMITATIONS ON THE POWERS OF THE DISTRICT THROUGH THIS GOVERNING DOCUMENT. THE CITY SHALL HAVE THE RIGHT TO ENFORCE ANY OF THE PROVISIONS, LIMITATIONS, OR RESTRICTIONS IN THIS GOVERNING

DOCUMENT AGAINST THE DISTRICT, THROUGH ANY AND ALL LEGAL OR
EQUITABLE MEANS AVAILABLE TO THE CITY, INCLUDING, BUT NOT LIMITED TO,
INJUNCTIVE RELIEF.

EXHIBIT A

Legal Descriptions

DV Snow Park Public Infrastructure District No. 1

A parcel of land located in the southeast quarter of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is North 00°30'11" East 944.85 feet and East 3872.42 feet from the southeast corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence East 100.00 feet; thence South 100.00 feet; thence West 100.00 feet; thence North 100.00 feet to the point of beginning.

The Basis of Bearing for the above description is North 00°30'11" East 2630.05 feet between the southeast corner and the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Description contains 10,000 square feet = 0.23 acres

DV Snow Park Public Infrastructure District No. 2

A parcel of land located in the southeast quarter of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is North 00°30'11" East 430.71 feet and East 3793.51 feet from the southeast corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence East 100.00 feet; thence South 100.00 feet; thence West 100.00 feet; thence North 100.00 feet to the point of beginning.

The Basis of Bearing for the above description is North 00°30'11" East 2630.05 feet between the southeast corner and the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Description contains 10,000 square feet = 0.23 acres

DV Snow Park Public Infrastructure District No. 3

A parcel of land located in the northeast quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is East 3813.64 feet and South 279.08 feet from the southeast corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence East 100.00 feet; thence South 100.00 feet; thence West 100.00 feet; thence North 100.00 feet to the point of beginning.

The Basis of Bearing for the above description is North 00°30'11" East 2630.05 feet between the southeast corner and the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Description contains 10,000 square feet = 0.23 acres

Annexation Area

A parcel of land located in the southeast quarter of Section 15 and the northeast quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is South 00°30'11" West 1417.99 feet and East 4019.03 feet from the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the west right-of-way of Deer Valley Drive East Section "B", recorded March 1, 1982, as Entry No. 188988 in the B", recorded March 1, 1982, as Entry No. 188988 in the , recorded March 1, 1982, as Entry No. 188988 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the west right-of-way of Deer Valley Drive East Section "B" the following four (4) courses: 1) South 00°40'00" West 408.75 feet to a point on B" the following four (4) courses: 1) South 00°40'00" West 408.75 feet to a point on a curve to the right having a radius of 878.16 feet, of which the radius point bears North 89°20'00" West; thence 2) along the arc of said curve 127.48 feet through a central angle of 08°19'03" to a point of reverse curve to the left having a radius of 870.52 feet, of which the radius point bears South 81°00'57" East; thence 3) along the arc of said curve 136.50 feet through a central angle of 08°59'03"; thence 4) South 800.00 feet; thence South 59.02 feet to a point on a curve to the left having a radius of 50.00 feet, of which the radius point bears East; thence along the arc of said curve 62.62 feet through a central angle of 71°45'39"; thence South 71°45'39" East 6.36 feet to a point on a non tangent curve to the right having a radius of 309.90 feet, of which the radius point bears North 69°30'28" West, said point being on the west boundary of Powder Run Condominiums, recorded November 1, 1985, as Entry No. 241128 in the Office of the Recorder, Summit County, Utah; thence coincident with Powder Run Condominiums the following three (3) courses: 1) along the arc of said curve 51.43 feet through a central angle of 09°30'28"; thence 2) South 30°00'00" West 23.67 feet; thence 3) South 51°00'00" East 114.86 feet to the west boundary of Deer Crest Hotel Subdivision Plat, recorded May 16, 2005, as Entry No. 736261 in the Office of the Recorder, Summit County, Utah; thence coincident with Deer Crest Hotel Subdivision Plat the following two (2) courses: 1) South 11°55'00" West 245.62 feet; thence 2) South 89°56'57" East 6.84 feet to the west boundary of Black Diamond Subdivision recorded September 18, 2000, as Entry No. 573025 in the Office of the Recorder, Summit County, Utah; thence coincident with the west boundary of Black Diamond Subdivision the following nine (9) courses: 1) South 11°55'00" West 76.60 feet to a point on a non tangent curve to the right having a radius of 59.50 feet, of which the radius point bears South 72°39'30" West; thence 2) along the arc of said curve 38.67 feet through a central angle of 37°14'08"; thence 3) South 19°53'38" West 62.78 feet; thence 4) North 70°06'22" West 5.50 feet; thence 5) South 19°53'38" West 27.00 feet; thence 6) North 70°06'22" West 25.00 feet; thence 7) South 62°39'43" West 30.00 feet; thence 8) South 35°56'44" West 22.53 feet; thence 9) South 08°18'18" West 80.89 feet to the south boundary of that certain Special Warranty Deed recorded August 6, 2021, as Entry No. 1170158 in Book 2683 at Page 1822 in the Office of the Recorder, Summit County, Utah; thence coincident with the south and west boundaries the following two (2) courses: 1) North 73°01'51" West 544.70 feet; thence 2) North 09°24'46" East 331.96 feet to the southernmost point of Trail's End at Deer Valley, recorded March 18, 2009, as Entry No. 867530 in the Office of the Recorder, Summit County, Utah; thence coincident with the south boundary of Trail's End at Deer Valley North 62°00'00" East 127.02 feet (record 127.00 feet) to the southwesterly corner of Deer Valley Drive South Section "D", recorded March 1, 1982, as Entry No. 188987 in the Office of the Recorder, Summit County, Utah, D", recorded March 1, 1982, as Entry No. 188987 in the Office of the Recorder, Summit County, Utah, , recorded March 1, 1982, as Entry No. 188987 in the Office of the Recorder, Summit County, Utah, said point also being the southeasterly corner of the aforementioned Trail's End at Deer Valley; thence coincident with the westerly right-of-way of Deer Valley Drive South Section "D" and Trail's End at Deer Valley the following D" and Trail's End at Deer Valley the following and Trail's End at Deer Valley the following four (4) courses: 1) North 08°00'00" East 206.11 feet to a point on a curve to the left having a radius of 988.10 feet, of which the radius point bears North 82°00'00" West; thence 2)

along the arc of said curve 379.40 feet through a central angle of 22°00'00" to a point of compound curve to the left having a radius of 290.00 feet, of which the radius point bears South 76°00'00" West; thence 3) along the arc of said curve 142.26 feet through a central angle of 28°06'26"; thence 4) North 42°06'26" West 21.90 feet; thence continuing North 42°06'26" West 29.08 feet coincident with the easterly boundary of Trail's End at Deer Valley to the easternmost point of the Dedication Plat of Lake Flat Road, Section "A" (also known as Royal Street), recorded April 16, A" (also known as Royal Street), recorded April 16, (also known as Royal Street), recorded April 16, 1980, as Entry No. 165813 in the Office of the Recorder, Summit County, Utah; thence North 47°53'34" East 47.72 feet; thence North 37°30'27" West 67.84 feet; thence North 41°44'02" West 70.59 feet to a point on a curve to the right having a radius of 247.00 feet, of which the radius point bears North 48°15'58" East; thence along the arc of said curve 100.21 feet through a central angle of 23°14'46"; thence North 18°29'16" West 81.14 feet to the northerly right-of-way of the Dedication Plat of Deer Valley Road Section "C", recorded April 16, C", recorded April 16, , recorded April 16, 1980, as Entry No. 165811 in the Office of the Recorder, Summit County, Utah; thence coincident with the northerly right-of-way of Deer Valley Road Section "C" North 56°25'40" West 206.59 feet to the southerly C" North 56°25'40" West 206.59 feet to the southerly North 56°25'40" West 206.59 feet to the southerly boundary of Lakeside at Deer Valley Condominiums, recorded March 1, 1982, as Entry No. 189016 in the Office of the Recorder, Summit County, Utah; thence coincident with the southerly boundary of Lakeside at Deer Valley Condominiums the following three (3) courses: 1) North 33°34'20" East 15.00 feet; thence 2) South 56°25'40" East 169.67 feet; thence 3) North 71°00'00" East 224.30 feet, of which the easterly 21.16 feet of the aforementioned third course also being coincident with the northerly boundary of that certain Special Warranty Deed recorded August 6, 2021, as Entry No. 1170159 in Book 2683 at Page 1827 in the Office of the Recorder, Summit County, Utah; thence coincident with said Special Warranty Deed East 111.20 feet to the boundary of that certain Special Warranty Deed recorded July 1, 2021, as Entry No. 1167578 in Book 2676 at Page 1205 in the Office of the Recorder, Summit County, Utah; thence coincident with said Special Warranty Deed the following three (3) courses: 1) North 536.77 feet; thence 2) North 59°04'00" East 49.70 feet; thence 3) East 332.69 feet to the point of beginning.

The Basis of Bearing for the above description is South 00°30'11" West 2630.05 feet between the east quarter corner and the southeast corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Description contains approximately 24.06 acres.

EXHIBIT B

Park City Vicinity Map

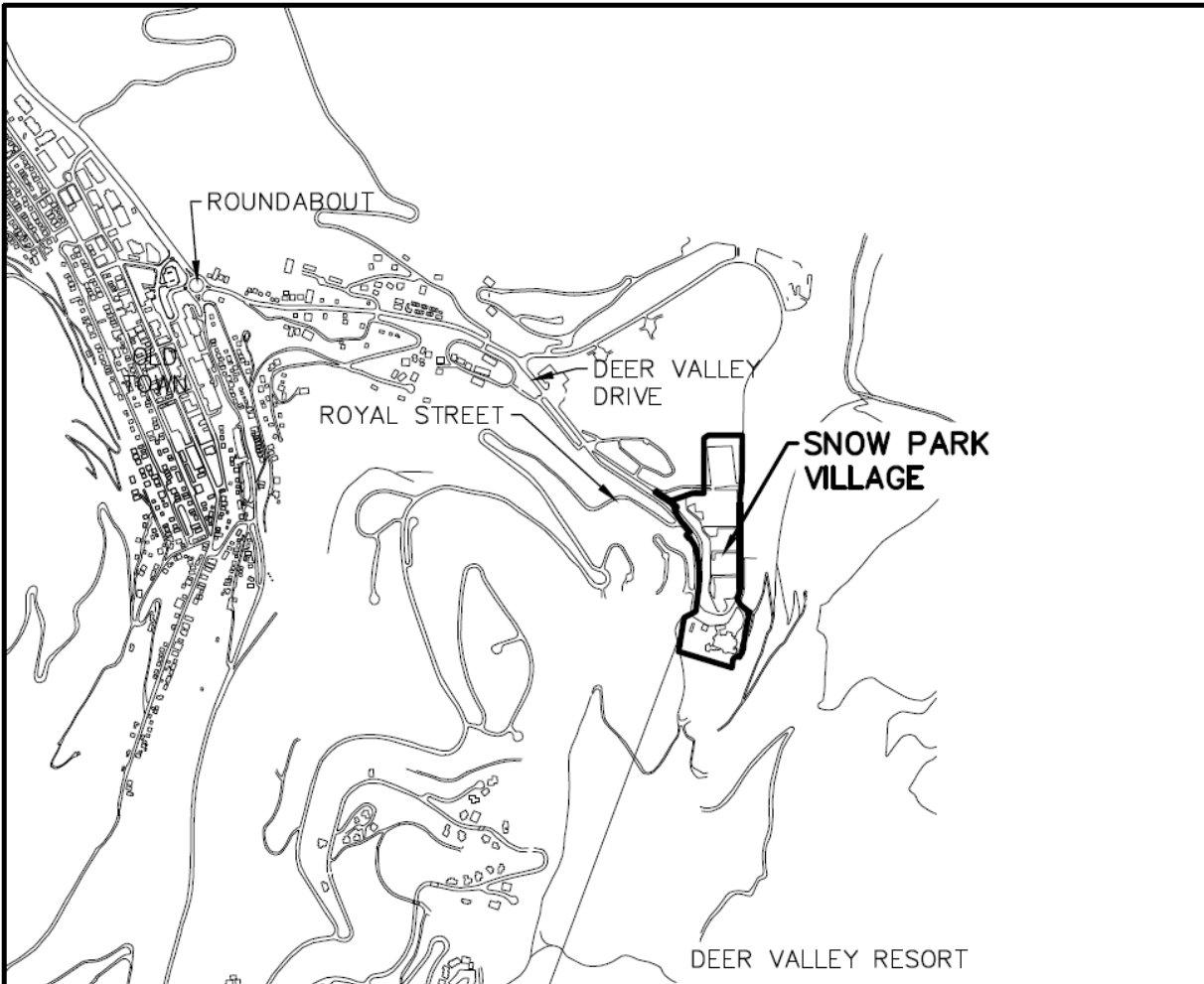
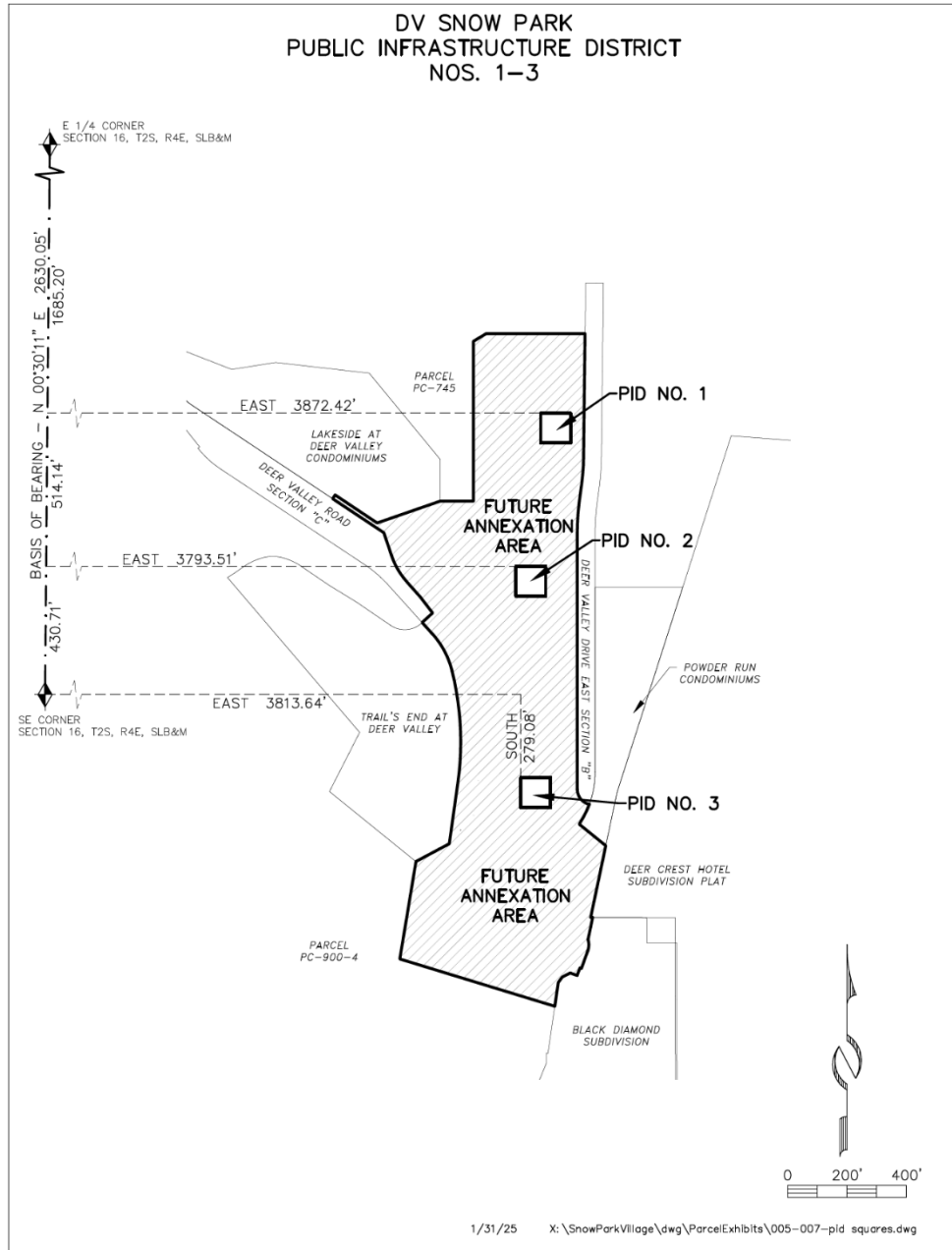


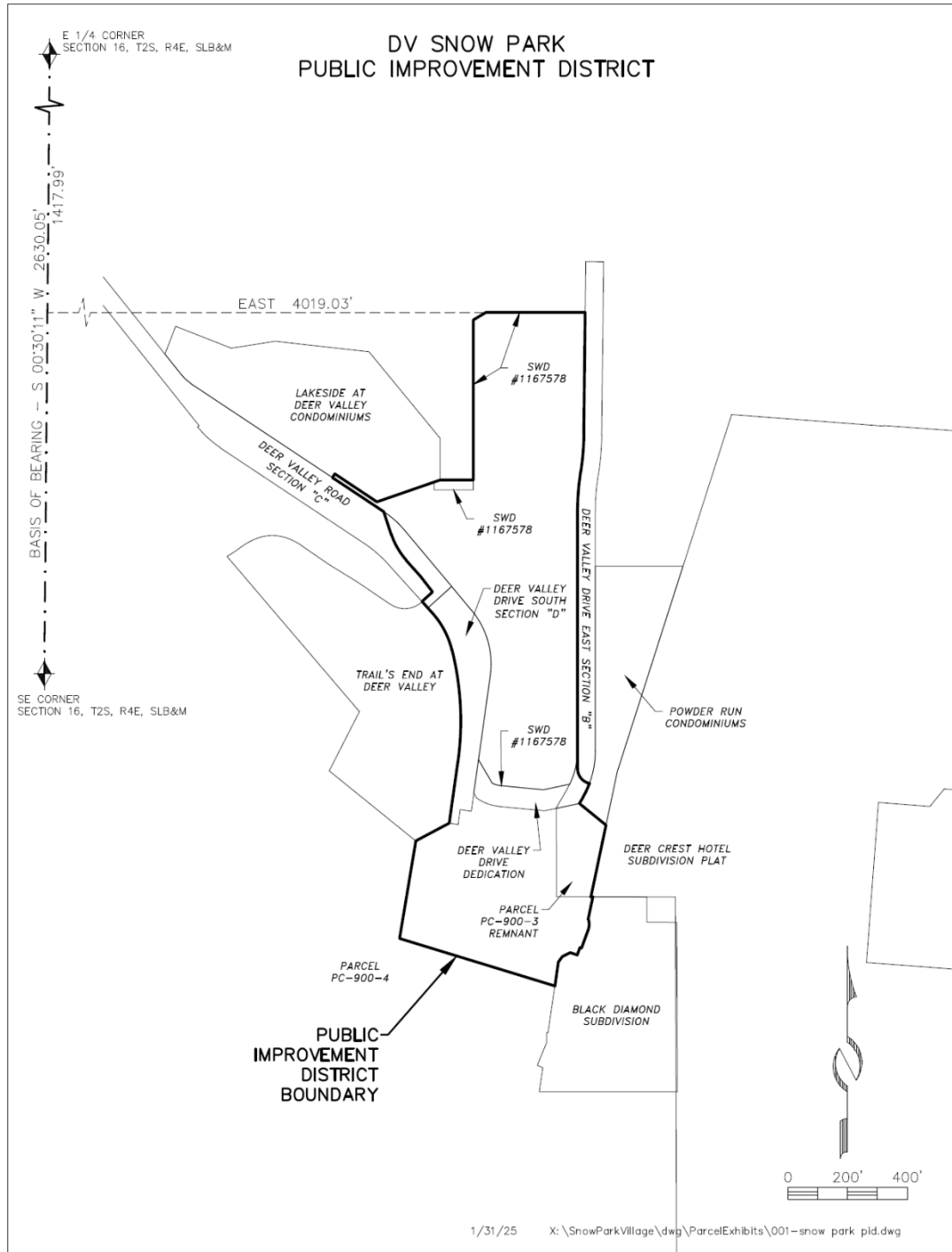
EXHIBIT C

Initial District and Annexation Area Boundaries Map

Initial District Boundaries Map



Annexation Area Boundary Map



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4891-5336-8812

City Council Staff Report



Subject: Parcels PCA-S-79-B and PCA-S-79-C
Application: PL-24-06306
Author: Virgil Lund, Planner II
Date: February 27, 2025
Type of Item: Extension of Rezone Approval

Recommendation

(I) Review the request to:

- Amend Ordinance No. 2023-03 Condition of Approval 13 to extend for two years the sunset clause to rezone a six-acre pod within Parcel PCA-S-79-C (also known as a Bransford Parcel) from Recreation and Open Space to Estate.
- If the extension is granted, consider whether final Subdivision review should be the Planning Commission or City Council.
- Amend Ordinance No. 2023-03 Conditions of Approval 3, 4, 7, and 8 to allow approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of on Parcels PCA-S-79-B and PCA-S-79-C (the Bransford Parcels).

(II) Conduct a public hearing.

(III) Consider approving Ordinance 2025-03 to extend the sunset clause and the Applicant's request to allow approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of on Parcels PCA-S-79-B and PCA-S-79-C.

(IV) Consider delegating Subdivision final review to the Planning Commission.

Description

Applicant: Bransford Land Company

Location: Parcels PCA-S-79-B and PCA-S-79-C

Zoning District: Recreation and Open Space with a potential rezone to Estate for a limited six-acre pod within Parcel PCA-S-79-C if certain conditions are met before expiration of the sunset clause.

Adjacent Land Uses: Recreation Open Space

Reason for Review: Ordinance amendments related to rezones require a recommendation by the Planning Commission and Final Action by City Council.¹

LMC	Land Management Code
ROS	Recreation and Open Space
SFD	Single-Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Background

On February 12, 2025 the Planning Commission discussed the proposal, opened a public hearing and unanimously forwarded a positive recommendation to City Council to:

- Amend Ordinance No. 2023-03 Condition of Approval 13 to extend for two years the sunset clause to rezone a six-acre pod within Parcel PCA-S-79-C (also known as a Bransford Parcel) from Recreation and Open Space to Estate.
- Amend Ordinance No. 2023-03 Conditions of Approval 3, 4, 7, and 8 to allow approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of on Parcels PCA-S-79-B and PCA-S-79-C.
- Shift final Subdivision review for the Bransford parcels from City Council to Planning Commission ([Video Recording](#), [Staff Report](#)).

Parcels PCA-S-79-B (~19 acres) and PCA-S-79-C (~19 acres), known as the Bransford Parcels, were included in the 1,750 acres of property annexed into Park City Municipal under the 1999 Flagstaff Development Agreement (1999 DA). At the time of annexation, the Bransford Parcels were zoned Recreation and Open Space (ROS).

In 2021, the Applicant requested a rezone for six acres within Parcel PCA-S-79-C from ROS to Estate to allow for a two-lot Subdivision and development of two Single-Family Dwellings (SFDs).

The Planning Commission discussed the rezone during five meetings in 2022:

- April 13, 2022 work session: Staff and the Applicant presented preliminary and background information pertinent to the requested rezone. The discussion was focused on utilities, access, private road construction, and easements ([Packet](#), Item 5A; [Minutes](#), p. 4).
- June 15, 2022 public hearing: The Applicant presented conceptual plans which included private road options, conservation easements, utility locations, and proposed locations for SFDs. The Commission opened a public hearing and continued the discussion to August 10, 2022 ([Packet](#), Item 4B; [Minutes](#), p. 12).
- August 10, 2022 work session: Staff introduced the Condition of Approval regarding the sunset clause and the Applicant agreed but mentioned that given

¹ LMC [§ 15-1-8](#)

the challenges with access, they may seek an extension. The Commission raised additional concerns regarding access, density, slopes, and the size of the SFDs ([Packet](#), Item 6A; [Minutes](#), p. 4).

- November 9, 2022 public hearing: Staff recommended a Condition of Approval that the sunset clause be three years, with an opportunity for one two-year extension. The Applicant agreed. The Commission discussed with the Applicant the issue surrounding access to the parcel and the proposed Subdivision. The Commission continued the rezone for more discussion at a subsequent meeting ([Packet](#), Item 5E; [Minutes](#), p. 51).
- December 14, 2022 public hearing: The Commission expressed concern regarding residential development without access and provided input that they would prefer to review the Subdivision within a reasonable timeframe, so that a new Commission did not have to review a Subdivision for this property without background. The Commission preferred that a sunset clause not have an outright extension guaranteed, but that the Applicant should be required to come before the Commission and City Council and explain why an extension is required. The Commission forwarded a positive recommendation to the City Council with the Condition of Approval that the sunset clause be set for two years from the date of City Council Final Action ([Packet](#), Item 7A; [Minutes](#), p. 4).

The City Council held two meetings.

- January 24, 2023 public hearing: The City Council requested information on other instances where a rezone was approved prior to Subdivision approval ([Packet](#), Item 5.1; [Minutes](#), p. 5).
- April 27, 2023 public hearing: The staff report included a summary of the process by which properties that are annexed into the City often undergo a rezone request and then approval of a Subdivision. The City Council approved [Ordinance No. 2023-03](#) with no changes to the sunset clause ([Packet](#), Item 7.3; [Minutes](#), p. 14).

The map below shows the six-acre pod approved to be rezoned from ROS to Estate if certain conditions are met before expiration of the sunset clause, the remaining ROS areas to be included in a conservation easement, and the areas dedicated as a ski easement.

zoning for the six-acre pod within Parcel PCA-S-79-C will revert to ROS on April 27, 2025. The Applicant requests a two-year extension of the sunset clause by adding the language below in red:

Condition of Approval 13:

“The approval of this Zone Change is subject to a two-year Sunset Clause. If the Applicant has not received an extension of the Sunset Clause and/or an approval for a Subdivision Plat by City Council within the allotted amount of time from date of City Council action, the Zoning will revert back to Recreation and Open Space (ROS).”

(II) If the extension is granted, staff and the Planning Commission recommend the City Council consider whether final Subdivision review should be the Planning Commission or City Council.

Since [Ordinance No. 2023-03](#) approving the rezone was adopted, the City Council enacted [Ordinance 2023-49](#) shifting final Subdivision review from City Council to the Planning Commission. On February 12, 2025, the Planning Commission recommended to the City Council that if an extension is granted, Condition of Approval 13 be modified to shift final Subdivision review for Parcels PCA-S-79-B and PCA-S-79-C from City Council to the Planning Commission.

(III) The Applicant requests amending Ordinance No. 2023-03 Conditions of Approval 3, 4, 7, and 8 to allow approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of on Parcels PCA-S-79-B and PCA-S-79-C (the Bransford Parcels).

The Applicant requests amendments to Conditions of Approval 3, 4, 7, and 8 to allow approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of (a tipping site) on Parcels PCA-S-79-B and PCA-S-79-C (Exhibit C).

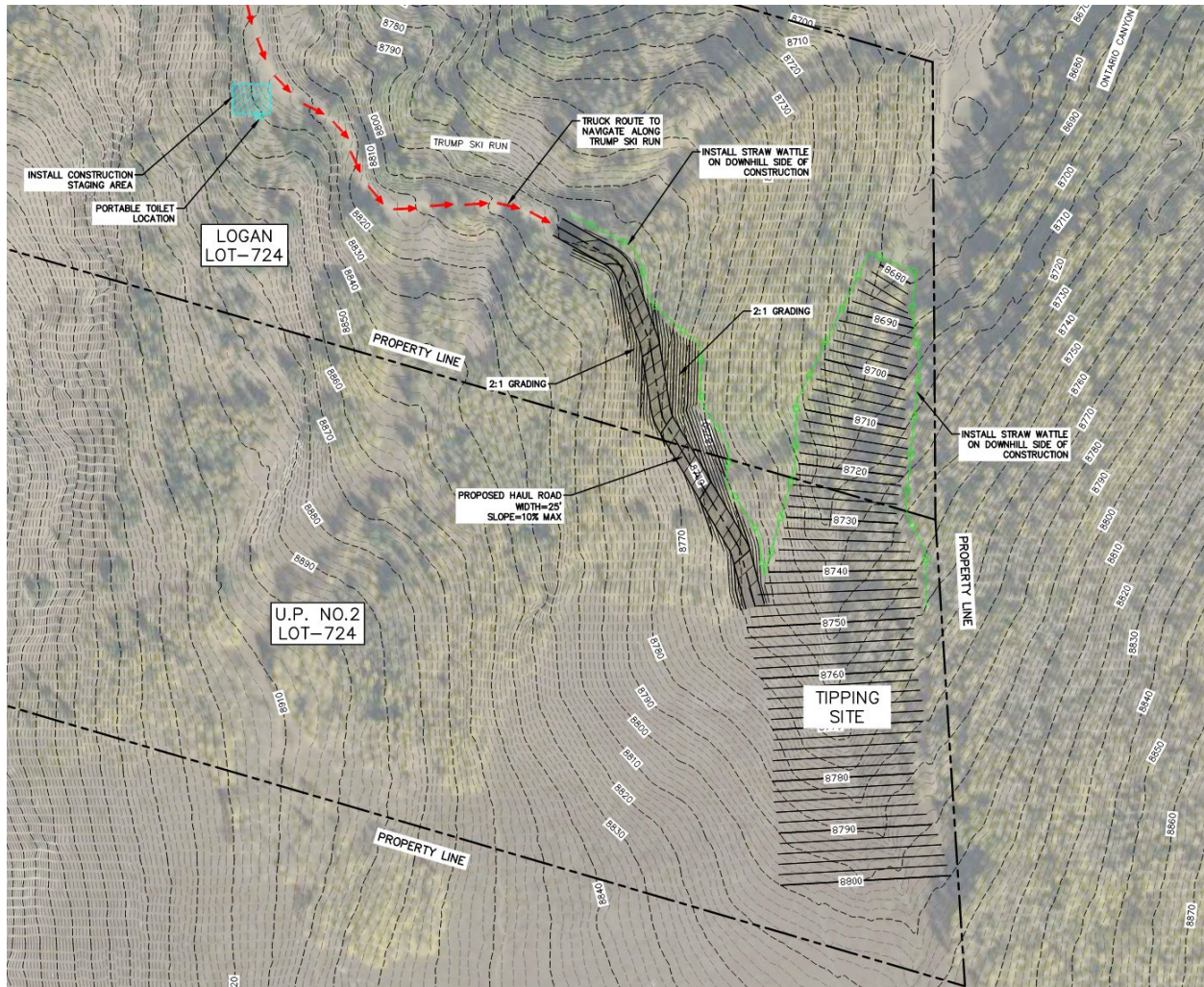


Figure 2: Proposed Tipping Site

Currently, Parcels PCA-S-79-B and PCA-S-79-C are in the ROS Zoning District.

ROS Zoned Tipping Sites:

- Two Parcels located off Twisted Branch Road, known as the “Hot Creek” site
- Period No. 1 and No. 5 Mining Claim – MS 6567 (Ontario Ski run, on the boundary with the Bransford Parcels)
- O.K. and LE Mining Claims (Just south of the existing Deer Valley snow making pond)
- City water tank site in lower Empire Canyon

RD Zoned Tipping Sites:

- VEPN Lot 1 (now developed as the Moonshadow condominiums)
- B2 East subdivision (now developed and under construction as the Sommet Blanc Condominiums)

[Ordinance 2023-03](#) Condition of Approval 2 states:

“The maximum density in the rezoned area is two (2) Single Family Dwelling Units. No building permits shall be issued to develop Parcel PCA-S-79-C until access has been secured and a subdivision plat consistent with the Conditions of Approval of this Ordinance has been approved by City Council and recorded.”

The Flagstaff Technical Report #15 requires a building permit for grading to be submitted for all tipping sites, with the following information:

- Existing conditions survey and topography
- Grading plans
- Storm water and drainage plans
- Erosion control plans consistent with SWPP requirements
- Significant Vegetation and re-vegetation plans
- Certified forester or arborist report if applicable
- City approval for any relocated public trails
- Access routes

The Applicant proposes the following amendments to Conditions of Approval 3, 4, 7, 8 to enable the tipping site:

Condition of Approval 3:

“Consistent with the permitted Uses of the ROS zone, this approval, and the potential approval of new tipping sites and potential development of new Ski Runs (proposed by The Empire Pass Master Owners Association that are consistent the relevant portions of the recorded Flagstaff Annexation Agreement), the Applicant shall record a Conservation Easement for the remaining Recreation and Open Space zoned acreage for Parcel PCA-S-79-B and PCA-S-79-C, excluding the six Estate zoned acres prior to Subdivision recordation; such Conservation Easement may permit relocating soil pursuant to Tipping and/or Grading permits issued by the City or may exclude the property intended for such soil relocation (the “Tipping Sites”). Limits of any other Disturbance are limited to the 6-acres and the Tipping Sites and shall include the driveway area. Minor adjustments to the Conservation Easement and Zoning Map shall conform to the final Subdivision Approval. Lot lines on the attached map shall be eliminated.”

Condition of Approval 4 proposed amendments:

“The Applicant shall submit a Tree Preservation and Replacement Plan from a licensed Arborist to the Planning Director with the subdivision plat application that identifies Significant Vegetation in the Estate zoned portion of the lot and any Significant Vegetation to be removed for development, and the Engineered plans for the proposed Tipping Sites and the associated construction mitigation requirements, including for access and driveway areas.”

Condition of Approval 7 proposed amendments:

“The Applicant shall maintain and grant easements for existing bike and ski trails located on the property as well as any potential new ski trails that may be proposed at the time of plat recording. Existing and/or new bike and ski trails shall not be impacted by development or access. If any bike trails require relocation the Applicant shall move the trails at their own expense, as approved by the Trails and Open Space Manager and must be approved with the Subdivision Plat.”

Condition of Approval 8 proposed amendments:

“The subdivision plat shall require a maximum irrigated or landscaped area and additional restrictions to maintain a reliable Limits of Disturbance (LOD) as well as any proposed Tipping Sites.”

Department Review

The Planning Department, Executive Department and City Attorney’s Office reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on January 8, 2025. Staff mailed courtesy notice to property owners within 300 feet on January 8, 2025. The *Park Record* published courtesy notice on January 8, 2025.²

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

Rezone Extension Request

- The City Council may approve the request to amend Conditions of Approval to extend the sunset clause for two years.
- The City Council may deny the request to amend Conditions of Approval to extend the sunset clause extension and direct staff to draft Findings for the denial.
- The City Council may request additional information and continue the discussion to a later date.

Subdivision Final Action

- The City Council may shift Subdivision final review from the City Council to the Planning Commission.
- The City Council may deny the shift of Subdivision final review from the City Council to the Planning Commission and direct staff to draft Findings for the denial.
- The City Council may request additional information and continue the discussion

² LMC [§ 15-1-21](#)

to a later date.

Tipping Site Modifications

- The City Council may approve the request to amend Conditions of Approval to allow approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of on Parcels PCA-S-79-B and PCA-S-79-C.
- The City Council may deny the request to amend Conditions of Approval to allow approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of on Parcels PCA-S-79-B and PCA-S-79-C, and direct staff to draft Findings for the denial.
- The City Council may request additional information and continue the discussion to a later date.

Exhibits

Exhibit A: Draft Ordinance 2025-03

Exhibit B: Applicant's Narrative

Exhibit C: Proposed Tipping Site

Ordinance No. 2025-03

**AN ORDINANCE APPROVING AN AMENDMENT TO AND EXTENSION OF
ORDINANCE NO. 2023-03, A ZONING MAP AMENDMENT TO REZONE A SIX (6)
ACRE POD FROM RECREATION AND OPEN SPACE (ROS) TO ESTATE (E) FROM
A PORTION OF PCA-S-79-C (THE BRANSFORD PROPERTY, ALSO KNOWN AS
THE LOGAN PARCEL), PARK CITY, UTAH, SUBJECT TO SUBDIVISION PLAT
APPROVAL PRIOR TO APRIL 27, 2027**

WHEREAS, Parcel PCA-S-79-C, a 19.8-acre parcel, and Parcel PCA-S-79-B, and 19.8-acre parcel, are owned by the Bransford Land Company;

WHEREAS, the Bransford Land Company petitioned the City Council to rezone six acres of Parcel PCA-S-79-C from Recreation and Open Space to Estate, to create two three-acre pods for the future construction of two Single-Family Dwellings, with each Single-Family Dwelling located on one three-acre pod;

WHEREAS, on April 13, 2022, June 15, 2022, and August 10, 2022, the Planning Commission conducted duly noticed work sessions to review the proposed rezone;

WHEREAS, on November 9, 2022, and December 14, 2022, the Planning Commission held a duly noticed public hearing;

WHEREAS, on December 14, 2022, the Planning Commission forwarded a positive recommendation to the City Council;

WHEREAS, on January 24, 2023, and April 27, 2023, the City Council held public hearings and on April 27, 2023, the City Council adopted Ordinance No. 2023-03 approving the rezone;

WHEREAS, on October 10, 2024, the Applicant requested to modify the sunset clause to allow for an additional two years to receive approval of and record a Subdivision Plat for the six-acre pod,

WHEREAS, the Applicant proposes amendments to Conditions of Approval to allow for approximately 46,000 cubic yards of excavated materials generated within the Empire Pass area to be disposed of on Parcels PCA-S-79-B and PCA-S-79-C (a tipping site),

WHEREAS, on February 12, 2025, the Planning Commission held a duly noticed public hearing and unanimously forwarded a positive recommendation to the City Council to approve the two-year extension of the sunset clause and amend the Conditions of Approval to allow for a tipping site,

WHEREAS, the City Council held a public hearing on February 27, 2025 to consider the Ordinance approving the two-year extension of the sunset clause and the modification to Conditions of Approval 3, 4, 7, 8 and to allow a tipping site,

WHEREAS, the proposed zoning map amendment is consistent with the purposes of the Utah Municipal Land Use, Development, and Management Act, Utah Code Section 10-9a-102:

The purposes of this chapter are to:

- a. provide for the health, safety, and welfare;
- b. promote the prosperity;
- c. improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- d. protect the tax base;
- e. secure economy in government expenditures;
- f. foster the state's agricultural and other industries;
- g. protect both urban and nonurban development;
- h. protect and ensure access to sunlight for solar energy devices;
- i. provide fundamental fairness in land use regulation;
- j. facilitate orderly growth and allow growth in a variety of housing types; and
- k. protect property values.

WHEREAS, it is in the best interest of Park City, Utah to rezone a six-acre pod from Recreation and Open Space to Estate within Parcel PCA-S-79-C in Park City, Utah, as conditioned;

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Conceptual Zoning Map Amendment to rezone a six-acre pod from Recreation and Open Space to Estate within Parcel PCA-S-79-C, as shown in Attachment 1, is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. Parcel PCA-S-79-C (the Bransford Parcel, also known as the Logan Parcel) contains 19.8 acres and is currently zoned Recreation Open Space.
2. The Applicant proposes to rezone six acres within Parcel PCA-S-79-C from Recreation Open Space to Estate to create two (2) three-acre pods to accommodate the development of two Single-Family Dwellings, one for each three-acre pod.
3. Parcel PCA-S-79-C is in the Sensitive Land Overlay Zone and development must comply with the regulations of Land Management Code Chapter 15-2.21.
4. Prior to the annexation into Park City in 1998, the Snyderville Basin Development Code located the existing parcels in the West Mountain neighborhood within the Mountain/Remote Area.

5. The Bransford Parcels were included in the 1,750 acres of property in unincorporated Summit County that was annexed into Park City Municipal under the 1999 Flagstaff Development Agreement.
6. After the annexation of the parcels into Park City, the area was zoned Recreation and Open Space (ROS) Master Planned Development (MPD) in which a Single-Family Dwelling (SFD) is a prohibited Use.
7. The Applicant's proposed Zone Change to Estate (E) will allow the development of two Single Family Dwellings.

Conclusions of Law:

1. The Zoning Map Amendment request is consistent with the Park City General Plan and the Land Management Code, including Section 15-1-7(B)(2).
2. The Zoning Map Amendment is consistent with applicable state law.
3. The Zoning Map Amendment furthers the purposes of Utah Code Section 10-9a-102.

Conditions of Approval:

1. The Planning Director, City Attorney, and City Engineer will review and approve the final form and content of the Zoning Map Amendment for compliance with State Law, the Land Management Code, and the Conditions of Approval.
2. The maximum density in the rezoned area is two (2) Single Family Dwelling Units. No building permits shall be issued to develop Parcel PCA-S-79-C until access has been secured and a subdivision plat consistent with the Conditions of Approval of this Ordinance has been approved by City Council and recorded.
3. Consistent with the permitted Uses of the ROS zone, this approval, and the potential approval of new tipping sites and potential development of new Ski Runs (proposed by The Empire Pass Master Owners Association that are consistent the relevant portions of the recorded Flagstaff Annexation Agreement), the Applicant shall record a Conservation Easement for the remaining Recreation and Open Space zoned acreage for Parcel PCA-S-79-B and PCA-S-79-C, excluding the six Estate zoned acres prior to Subdivision recordation; such Conservation Easement may permit relocating soil pursuant to Tipping and/or Grading permits issued by the City or may exclude the property intended for such soil relocation (the "Tipping Sites"). Limits of any other Disturbance are limited to the 6-acres and the Tipping Sites and shall include the driveway area. Minor adjustments to the Conservation Easement and Zoning Map shall conform to the final Subdivision Approval. Lot lines on the attached map shall be eliminated.
4. The Applicant shall submit a Tree Preservation and Replacement Plan from a licensed Arborist to the Planning Director with the subdivision plat application that identifies Significant Vegetation in the Estate zoned portion of the lot and any Significant Vegetation to be removed for development, and the Engineered plans

for the proposed Tipping Sites and the associated construction mitigation requirements, including for access and driveway areas.

5. New development must comply with the Estate Zoning District regulations outlined in LMC Chapter 15-2.10, and the Sensitive Land Overlay regulations outlined in LMC Chapter 15-2.21. Development on Steep Slopes and Very Steep Slopes is prohibited. Access shall be prohibited from Steep and Very Steep Slopes.
6. Access to the rezoned Estate areas within Parcel PCA-S-79-C requires a common/shared driveway to minimize site disturbance and shall be located to prevent Significant Vegetation disruption and steep slope disturbance. Driveway width shall be the minimum required by the Park City Fire District.
7. The Applicant shall maintain and grant easements for existing bike and ski trails located on the property as well as any potential new ski trails that may be proposed at the time of plat recording. Existing and/or new bike and ski trails shall not be impacted by development or access. If any bike trails require relocation the Applicant shall move the trails at their own expense, as approved by the Trails and Open Space Manager and must be approved with the Subdivision Plat.
8. The subdivision plat shall require a maximum irrigated or landscaped area and additional restrictions to maintain a reliable Limits of Disturbance (LOD) as well as any proposed Tipping Sites.
9. In keeping with Red Cloud Subdivision, the Maximum House Size shall not exceed 10,000 square feet of Gross Floor Area.
10. The City shall require the finalization of plans for utilities and access, prior to submittal of a subdivision plat application. The approval of this Ordinance does not guarantee approval of the subdivision plat, or future development. Future applications shall be evaluated according to the Land Management Code in effect at the time of application, and these additional conditions of approval.
11. Final location of the two proposed Single-Family Dwellings and Limits of Disturbance shall be outlined on any future subdivision plat with a Planning Commission Finding that these locations meet the requirements of the Sensitive Land Overlay, Land Management Code, and General Plan.
12. Both Single-Family Dwellings shall be designed and constructed to incorporate best planning practices for sustainable development for Residential construction in place at the time of building permit application including but not limited to water-efficient low-flow fixtures and Energy Star rated appliances; building envelopes shall be designed to be energy efficient; all landscaping shall be water-wise and native; all exterior lighting shall meet the City's Dark Sky Ordinance LMC § 15-5-5(J). Electrification of all utilities is required, and all outdoor appliances/utilities such as heated paving, roof heat tape, firepits, irrigation systems, etc. shall be connected to timers and moisture sensors, to only pull energy when necessary/required.
13. The approval of this Zone Change is subject to a two-year Sunset Clause. If the Applicant has not received an extension of the Sunset Clause and/or an approval

for a Subdivision Plat by Planning Commission by April 27, 2027, the Zoning will revert back to Recreation and Open Space (ROS).

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 27th day of February 2025.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

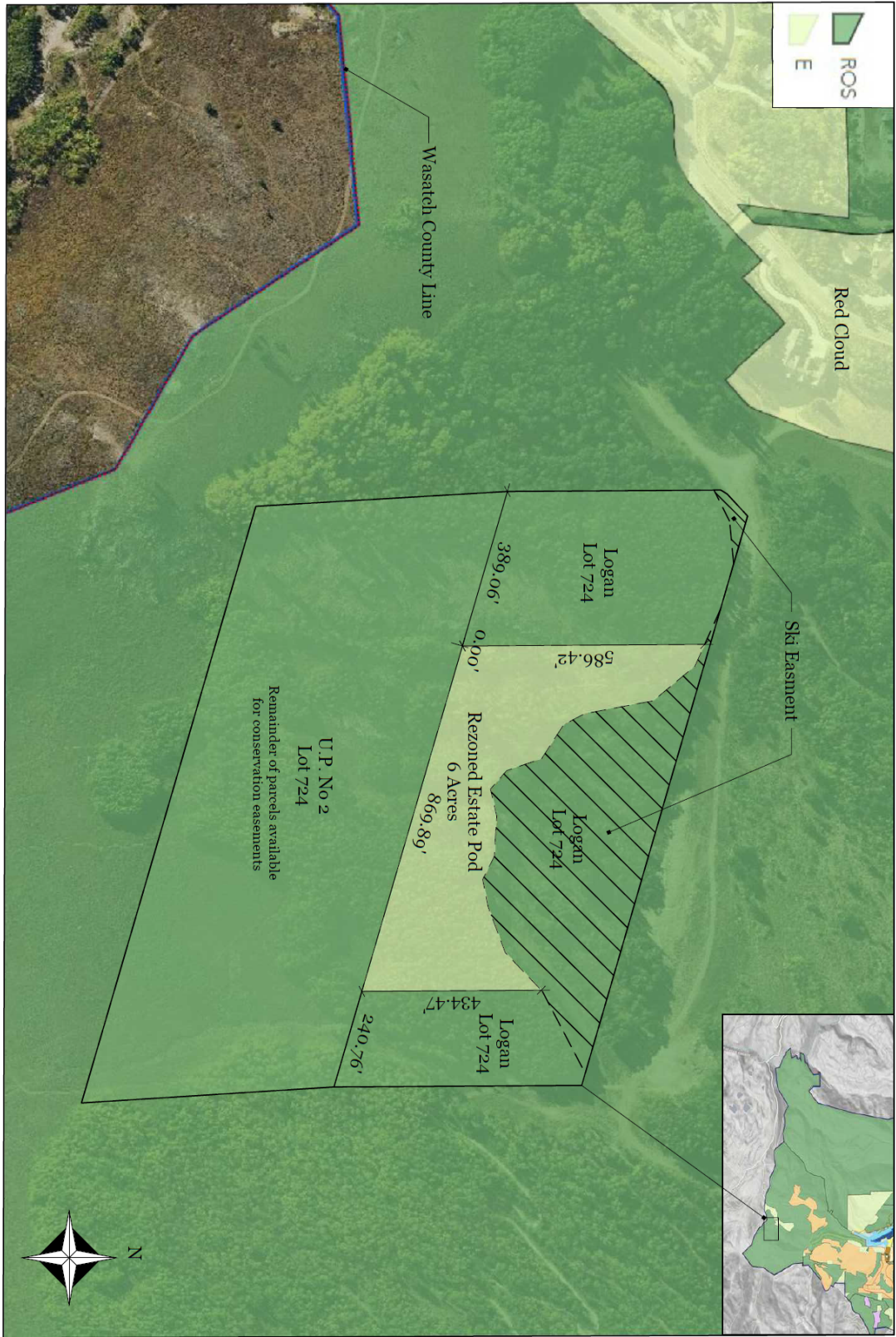
City Attorney

Attachment 1: Conceptual Zoning Map Amendment

Legal Description

The Logan Patented Lode Mining Claim, Lot No. 724, as the same is more particularly described in that certain Patent recorded November 30, 1892 in Book C of Mining Patents at Page 29 of the official records in the office of the Summit County Recorder.

Summit County Tax Serial Number: PCA-S-79-C



REVISIONS	
MM/DD/YY	REMARKS
1 08/25/22	...
2 01/18/23	...
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4	...
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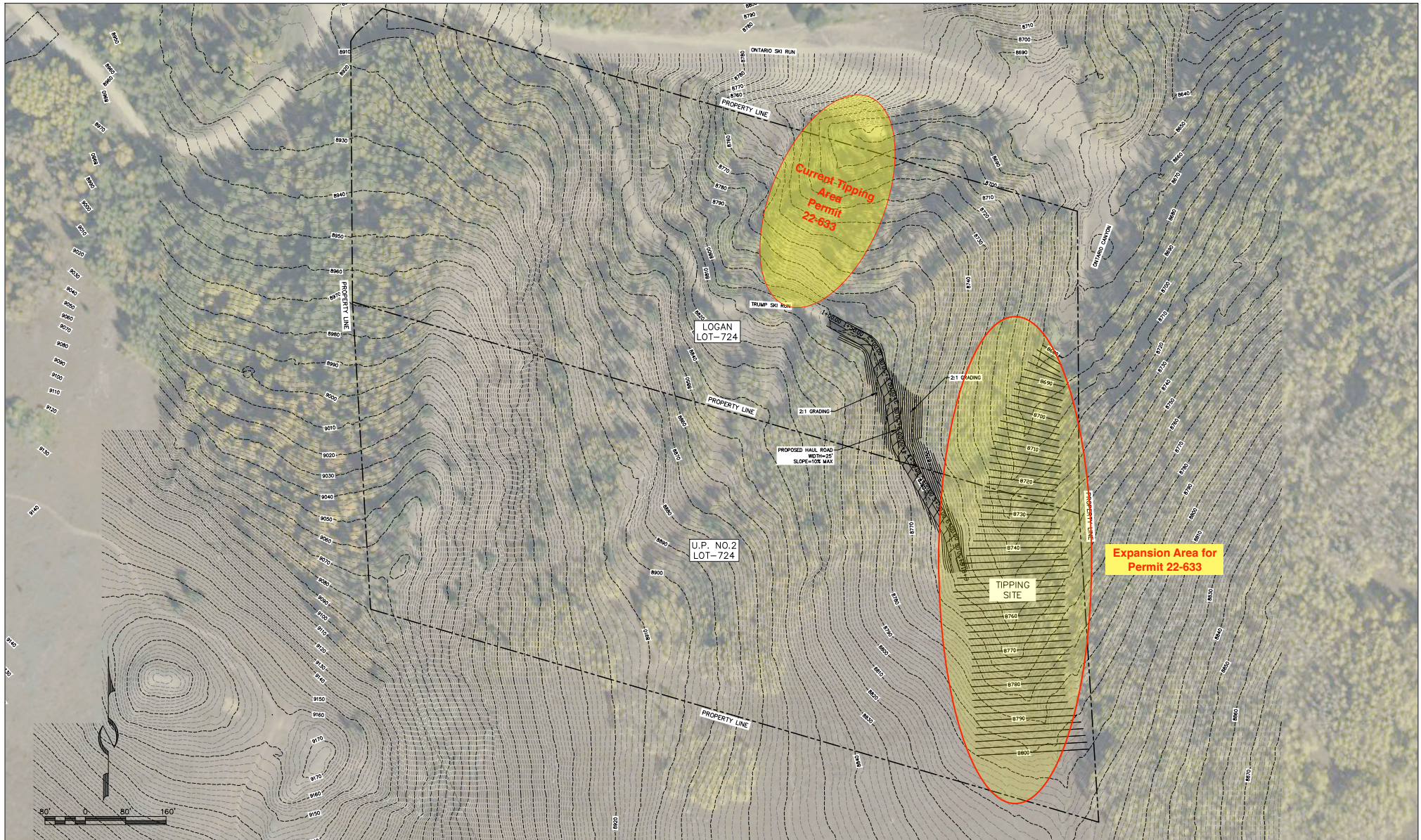
Rezone Map

Bransford Land Company
Logan/U.P. No 2

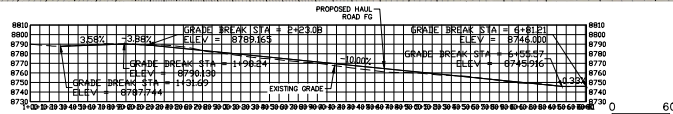
Request for Extension of Sunset Clause
Bransford Land Company, LLC
RE: Parcel PCA-S-79-B
Ordinance No. 2023-03

Application Page 3, Item 1: General description of Project Proposal.

On April 27, 2023, Mayor Nann Worel adopted Ordinance No. 2023-03. (See attachment) This ordinance approved a zoning map amendment to rezone a six (6) acre pod from the Recreation and Open Space (ROS) to Estate (E) from a portion of PCA-S-79-C, property owned by Bransford Land Company, LLC. The Approval of this rezone is subject to seven (7) Findings of Fact, three (3) Conclusions of Law and twelve (12) Conditions of Approval. The Conditions of Approval require Bransford Land to hire Surveyors, Architects, Arborists, the Park City Fire District, and perform Sensitive Land Studies and Sustainable Development Studies to name a few. Since the signing of the Ordinance, Bransford Land Company has been unable to access the property due to a lawsuit with RH Mayflower LLC, 32 Dom Mayflower LLC, BLX Lease LLC, and BLX Lease 2, LLC. They have denied Bransford Land Company owners to cross property owned by them to access Parcel PCA-S-79-B. Therefore, Bransford has been unable to move forward on The Conditions of Approval. This case was officially dismissed on September 4, 2024. The Approval of this Zone Change is subject to a two-year Sunset Clause. (ending April 27, 2025). With not having access the last seventeen (17) months, and the 2024/2025 ski season approaching; Bransford is asking for a two (2) year extension to April 2027 to meet the Conditions of Approval for the Zone Change.



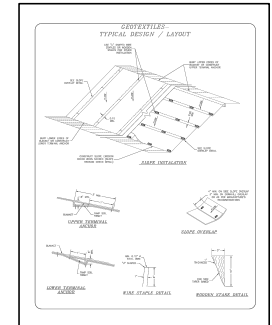
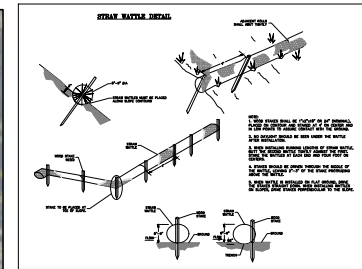
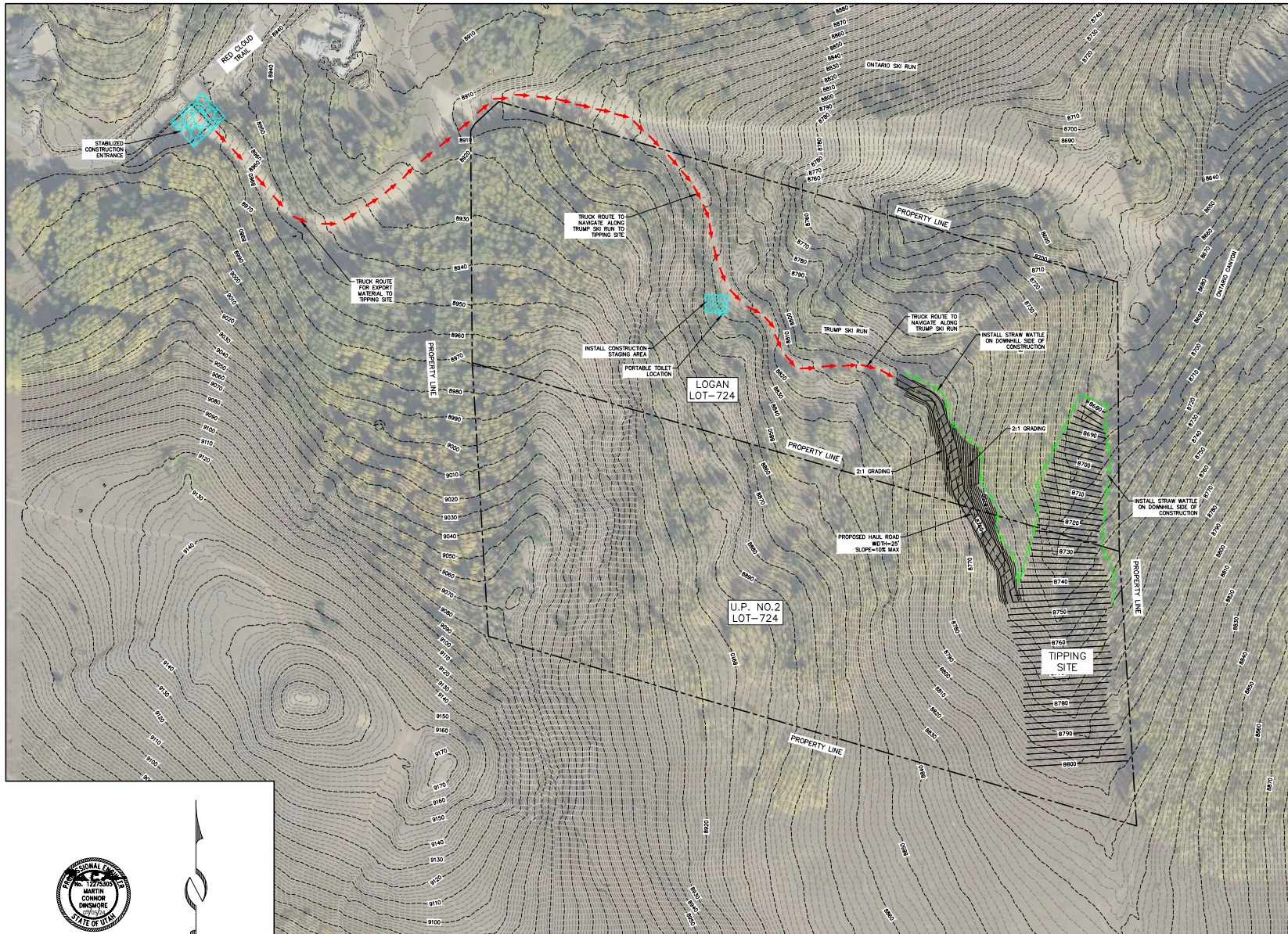
EARTHWORK QUANTITIES
 CUT=46,184 CUYD
 FILL=542 CUYD
 NET=45,642 CUYD (FILL)



STAFF:
 CONNOR DINSMORE

TIPPING SITE
MINE CLAIM LOT-724: LOGAN & U.P. NO.2
 FOR: REDUS
 JOB NO.: 12-2-16
 FILE: X:\Empire.dwg\branford\130719-Grading Plan.dwg

SHEET
1
OF
2



STABILIZED CONSTRUCTION ENTRANCE
TYPICAL DESIGN LAYOUT

NOTES:

1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY, OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%.
3. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED.
4. PLACE COARSE AGGREGATE, 1 TO 2 1/2 INCHES SIZE, TO A MINIMUM DEPTH OF 6 INCHES FOR COMMERCIAL PROJECTS, AND 4 INCHES FOR RESIDENTIAL PROJECTS.

MAINTENANCE:

1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF-SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.



(435) 648-8487 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2044 Park City, Utah 84050-2044	STAFF: CONNOR DINSMORE	CMP & SWPPP MINE CLAIM LOT-724: LOGAN & U.P. NO.2 FOR: REDUS JOB NO.: 12-2-18 DATE: 09/05/2024 FILE: X:\Empire.dwg\branford\130719-Grading Plan.dwg	SHEET 2 OF 2
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City Council Staff Report

Subject: Bonanza 5-Acre Site Request for Proposal
Author: Michelle Downard and Matthew Dias
Department: Executive
Date: February 27, 2025

Summary Recommendation

Review and discuss a revised Request for Proposals (RFP) to obtain a long-term development partner for the 5-acre Site in Bonanza Park.

Analysis

On February 25, 2025, the Procurement Official decided to reissue the 5-acre RFP in order to propose several refinements and based on the determination that this action is in the best interest of the City. These changes should help clarify and deepen the City's commitment to a potential long-term partnership.

The draft (Exhibit A) RFP is attached for your review. The most notable or substantive changes include quantifying the City's financial commitment based on a recommendation from the Budget Director, proposing initial terms of a long-term ground lease, enhancing our disclosure expectations, and narrowing the location of the future Kimball Arts Center.

These adjustments should provide all applicants with a clearer framework. Previous applicants are strongly encouraged to reapply.

The revised RFP will follow the standard procurement process, including a scoring committee to evaluate the responses using criteria identified within the RFP. The scoring committee will recommend one respondent to the City Council to consider negotiations. The proposed timeline includes:

- **February 28-** Publish the new RFP
- **March 18-** Questions Due
- **April 1-** RFP Responses Due

Exhibit A RFP for the Redevelopment of a 5-Acre Site in Bonanza Park

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Park City Municipal Corporation (“PCMC” or “City”)

REQUEST FOR PROPOSALS FOR

Redevelopment of a 5-Acre Site in Bonanza Park

DRAFT

Respondents or their agents are instructed not to contact or seek references from City employees, agents or contractors of the City, selection committee members, the Mayor’s office or staff, members of the City Council and Planning Commission, or attempt to externally manipulate or influence the procurement process in any way, other than through the instructions contained herein, from the date of release of this RFP to the date of execution of the agreement resulting from this solicitation. City, in its sole discretion, may disqualify a Respondent for violation of this provision.

REQUEST FOR PROPOSALS ("RFP")

REDEVELOPMENT OF A 5-ACRE SITE IN BONANZA PARK

PCMC is inviting Proposals from persons or firms ("Respondent") to provide redevelopment proposals on an approximately 5-acre site ("Site"), less any area dedicated to the Kimball Art Center project, in the Bonanza Park/Snow Creek Neighborhood. No guarantee of the actual service/product requirement is implied or expressed by this RFP or the resulting agreements.

RFP AVAILABLE: **Friday, February 28, 2025**, on U3P and the PCMC website. Any modifications to the RFP or responses to questions submitted will be added as an addendum to the RFP posted on both websites. It is the responsibility of Respondents to regularly check for addenda.

SITE VISIT: While the RFP is advertised, Respondents may visit the Site during reasonable hours to tour the property. Site visits are optional and PCMC staff will not attend.

QUESTIONS: All RFP questions must be submitted in writing via U3P by **10:00 a.m. on Tuesday, March 18, 2025**, and will be treated as public information. The RFP will not be modified within 5 business days prior to closing.

PROPOSALS DUE: By **10:00 a.m. on Monday, March 31, 2025**. Submit statements electronically through U3P. E-mail submissions will not be considered. The statements will be opened after the submission deadline.

PROJECT LOCATION: Bonanza Park Neighborhood, Park City, UT 84060 (Parcels: PSA-46-A-X; PSA-46-RE-B-X; PSA-46-RE-C-X; PSA-46-RE-D-X; SA-109-G-X-X; KBC-A-X; KBC-B-X; PCA-110-G-1-X; PCA-110-G-2-A-X; PCA-110-G-3-X)

PROJECT DESCRIPTION (brief): Public-private mixed-use redevelopment of an approximately 5-acre Site, less any area allocated for the Kimball Art Center project, located in Bonanza Park off Kearns Boulevard between Bonanza Drive and Park Avenue.

OWNER: Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

CONTACT: Grant Herdrich, JD
Procurement Manager
grant.herdrich@parkcity.org

Statements will remain valid for 120 days after submission. PCMC reserves the right to reject any or all statements received for any reason. Furthermore, PCMC reserves the right to change dates or deadlines related to this RFP. PCMC also reserves the right to waive any informality or technicality in statements received when in the best interest of PCMC. PCMC reserves the right to hold interviews for any qualified Respondents/teams who respond to the RFP.

I. Introduction

Purpose of the RFP

PCMC is seeking a qualified multi-disciplinary team to redevelop an approximately 5-acre Site in the Bonanza Park neighborhood to create a vibrant, mixed-use destination that blends residential, commercial, and community arts elements. The redevelopment should incorporate residential units offered at a range of prices and affordability, including deeply affordable units, in addition to a mix of local and market-rate commercial spaces, including space for artists and public art installations. The City seeks creative financial, phasing, parking, and design strategies to maximize community benefit in compliance with the Land Management Code.

Current Development Goals

Park City desires a locally-focused, mixed-use, and mixed-income development to creatively incorporate housing, local retail, shared parking strategies, and community spaces with consideration for financial tools to maximize community benefit.

Housing should incorporate a range of unit prices and affordability levels, including priority for deeply affordable units. Park City's Workforce Wage is approximately 55% of AMI, and therefore, affordability should reach as low as 30%. Respondents may propose multiple affordability distribution scenarios with the final unit mix agreed upon during negotiations. Market-rate units may be incorporated and should not total more than 20% of all residential units. Housing should be extremely limited on the first floor and only if necessary, to maintain vibrancy of the ground and retail levels in support of public rather than private spaces.

Vibrant first floor retail spaces should include a quality mix of local and market-rate retail and maker/art spaces and support the overall site vibrancy. Market-rate retail should only be included to the extent necessary to support or benefit the Site's financial feasibility and to maximize community benefits. Local spaces should reflect reduced rents in favor of community benefit and may represent a mix of retail and maker/art spaces. Market-rate commercial to be small to medium size with no tenant over approximately 3,000 sq ft to promote a variety of offerings.

Below-ground parking is strongly preferred to maximize areas for community gathering, the pedestrian experience, and connectivity. Surface-level parking is discouraged, although it may be proposed to support limited functional site requirements and it should not infringe on areas for community gathering. The City has a strong desire to incorporate a comprehensive and shared multi-purpose public parking strategy for the overall Site, and explore other creative solutions such as leveraging nearby or adjacent parking areas within walking distance for surge/overflow parking needs. The City is also interested in parking reductions that contribute towards community benefit pursuant to existing LMC criteria or as may be adopted in the pending draft BPMX zoning ordinance.

Community space is a vital component and should support and integrate the Site's vibrancy, including a minimum of 35,000 square feet. This should be designed to support the separation of space throughout the 5-acre Site for multiple small parks and a primary focus on a large central gathering space which can be activated for locally focused events and concerts.

Pedestrian and bicycle pathways, and accessibility and integration should be prioritized within the Site. The site may be accessed from multiple roadways based on applicable engineering standards. An additional internal private vehicle access within the five-acre Site is not required, although the City will consider internal at-grade public transportation access.

The City intends to apply and complete a Voluntary Cleanup Program for the Site with the Utah Department of Environmental Quality. The City will manage and pay for the VCP and will coordinate with the selected developer. Details on the environmental conditions of the Site can be found [here](#).

The City has entered into a construction agreement to reroute and underground the overhead power lines which currently exist on the Site. The 60-foot aerial easement will therefore be removed.

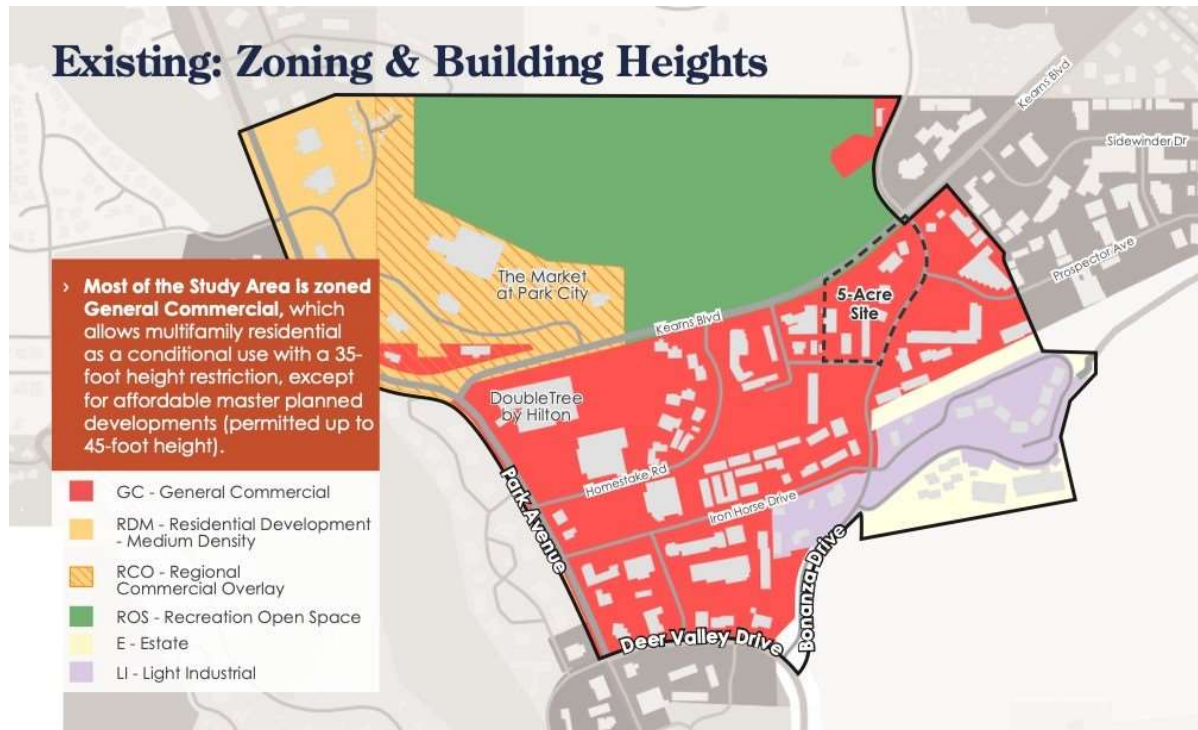
The Site design should contemplate a stand-alone mixed-use building on approximately 0.785 acres for the Kimball Art Center (“KAC”), which is integrated with overall Site functionality, connectivity, and circulation and may only be located along the current alignment of Munchkin Road and Woodbine Way, with a preference towards the corner of Munchkin Road and Bonanza Drive. The overall Site integration should consider outdoor flexible space within KAC’s parcel which may include publicly accessible activations, art installations, and community gatherings. The KAC will be designed in collaboration with and approved by the City, but independently financed and developed.

The Site should consider building efficiency and environmentally focused construction standards.

Current and Future Zoning and Overlays

Current Zoning and Overlays: The Site is currently zoned General Commercial (“GC”), a zoning district that focuses on commercial retail, dining, and hospitality uses by right, allowing for residential uses as a conditional use. Density is restricted via setback requirements, and a building height of 35 feet, or approximately three stories, is allowed for most structures. The City is supportive of 45 ft building heights for qualifying buildings due to the community benefit provided by the development. See the Land Management Code 15-6.1 for additional info.

The Site’s Kearns Boulevard frontage also falls under the Frontage Protection Zone (“FPZ”) Overlay, which impacts the first 100 feet from the right-of-way of Kearns Boulevard. The FPZ restricts new structures, including buildings or signs, within the first 30 feet of the nearest right-of-way off Kearns Boulevard. Sidewalks or trails with pedestrian amenities may be built within this setback. All construction activity, including permanent signs, in the setback area between 30 and 100 feet from the nearest right-of-way line, requires a conditional use permit.



Existing Zoning in the Bonanza Park Small Area Plan Area

Future Zoning: The new Bonanza Park Small Area Plan is the comprehensive document for the impending redevelopment of the City's geographical core in the coming years and is a roadmap to implement the plan through code amendments to rezone the area into the new Bonanza Park Mixed Use District ("BPMX"). Once adopted, it will apply to the Site and the 200-acre Bonanza Park neighborhood and will ensure future growth reflects a more walkable, mixed-use, and human-scale environment. The BPMX is currently under review by the Planning Commission. Meeting discussions can be viewed here to better understand potential future code amendments and the future redevelopment goals for the area.

II. Funding

The City will negotiate with the development team regarding the project program and design specifics, the long-term lease of the property, private financing, funding incentives, and the use of public funds.

Costs to the City, or funding sought from the developer above and beyond the dedication of the approximately 5-acres in a long-term ground lease, is a critical factor in determining project viability and depth of partnership. Proposals should identify the overall projected total project cost, potential funding sources, and any areas specifically targeted for City participation, subsidy or direct financial contribution (list out). We also seek financial contingency plans regarding uncertain or uncommitted funding sources, such as grant funding if not awarded, such as LIHTC, to ensure underlying financial stability.

a. Lease

The City contemplates retaining ownership of the land and anticipates a long-term ground lease of the Site for \$1.00 per year for a minimum of 60 years in order to help accomplish the goals of economic development, affordable housing and other local public purposes as approved by the City Council. Proposals must outline the preferred land ownership structure

(lease and term lengths), a long-term revenue sharing strategy, and property management strategy including ongoing operations, maintenance, and programming.

b. Development Costs

Proposals may also contemplate a City financial contribution of up to \$30,000,000 from the City's Transient Room Tax, which was levied to support the original acquisition of the 5-acre property and support its future development. Proposals must outline the components of the project where the city's financial contribution will be allocated and the timing and terms for when the funds are requested to be disbursed.

The cost response will be evaluated independently, and as such, should be submitted separately from the technical response.

III. Proposal Format & Content

Proposals are intended to provide an understanding of how each development team can help PCMC achieve its vision and execute a successful project. Responses must demonstrate the development team's qualifications, competence, and vision for the Site, and provide the necessary technical detail to address key issues such as Site layout, development program, and financial feasibility. Proposals must provide the requested information in conformity with the requirements found in this RFP. Responses must include:

a. Cover Sheet

b. Cover Letter

Introductory cover letter identifying the firm (and essential team members), contact information for the project managers, the reason for interest in the development, and the vision for the proposed development. The letter must be signed by a principal or authorized officer of the company who may make legally binding commitments.

c. Table of Contents

d. Statement of Project Understanding and Qualifications

Include a statement of the project understanding and a summary of qualifications for performing past development work and ability to meet the community's goals based on the Respondent's skills and experiences.

e. Lead Firm Description

Description of firm, including information such as history, services offered/general experiences, number of employees, location of office(s), and any M/WBE qualifications.

f. Respondent Organization Chart and Roles

Include an organizational chart showing the proposed Respondent structure, including the names of each key subconsultant (architect, engineer, legal, etc.), their role, and the key personnel that would be involved in the project.

Identify all development projects in which any member of your team participated that took place within Park City boundaries. Identify all consulting or professional services provided by any member of your team to PCMC within the past 5 years. In addition, identify and disclose any potential conflicts of interest between PCMC and your development team, and how you propose to address them.

g. Team Resumes

Provide resumes for the key project personnel listed under “Respondent Organization,” including the location of the primary office to which they are assigned, relevant projects they have worked on, and years of experience. Include the resume of the person who will be the day-to-day project manager for the proposed development project.

h. Relevant Project Experience

Include information on past projects from the past 15 years that are comparable to the proposed project in scope, program, scale, or other key functions. Highlight the past project’s location, square footage, general program, total development cost, the use of any public incentives, any sustainable certifications, and overall development timeline. Images of the completed or in-process relevant projects are welcome.

i. References

Include key references along with each individual’s name, company, title, phone number, email address, and project that they were involved with.

j. Creative Ideas and Solutions

Provide a description of creative ways your team has provided affordable, attainable, and/or workforce housing using tools, programs, or methods outside of traditional incentives such as LIHTC, Housing Choice Vouchers, etc., or any creative ideas related to achieving the stated project goals. Describe how those methods may be applicable to the Site.

k. Developer’s Financial Background

Describe your experience with private and public/private project financing mechanisms. Provide a general list of private sources of financing used for recent projects describing the type of private source (private investor, REIT, banks, etc.), public sources of financing/incentives used for recent projects, and past bankruptcies or pending financial litigation involving any firm or principal.

l. Proposed Project Description & Supporting Information

a. Development Description

A description of the envisioned development, including anticipated community benefits. This description should include a general discussion of the types of commercial tenants, if any, targeted for the development.

b. Development Plan, Elevations, & Renderings

A site plan, elevations, and rendering(s) that depict the proposed development and its various features, amenities, and uses. The drawings should include enough detail to ascertain the project layout, uses, roadways, and pedestrian infrastructure. This drawing should include, at a minimum, the following:

i. Land Use(s) Proposed

ii. General characteristics of the Plan:

1. Square feet by general use type. If affordable housing or other space is anticipated, note the number of units and/or square footage of that space.
2. The range of residential unit prices and affordability levels and market rate units- (may include options).
3. Approximate number of parking spaces (surface parking and subterranean structured parking).
4. Proposed number of stories for buildings and parking structures.

5. Uses of each building (residential, office, restaurant, retail, amenities, etc.). Include a target tenant mix including primary anchor tenants and local commercial tenants, local retail, including maker spaces.
6. Circulation patterns and connectivity throughout the Site and its immediate context.
7. Location and type of public amenities, including representative imagery of what is envisioned for the area.

m. Design

Include examples of the types of building design proposed using examples from other projects. In addition, note or include images of unique plan features, buildings, or other design elements and the materials proposed for building construction.

n. Development Timeline

A high-level development timeline should be included from pre-design through completion, including any phasing.

o. Cost Estimate

Provide a general estimate of the proposed project cost broken down by major category (land lease terms, Site development, entitlements, construction, infrastructure, etc.).

In addition, provide an overall project breakdown by funding source, and identify how and when the City's financial support would be utilized. Include a long-term revenue sharing strategy, property management strategy, and contingency plans regarding uncertain or uncommitted funding sources, such as grant funding if not awarded, such as LIHTC, to ensure underlying financial stability.

p. Sources & Uses

List of sources and uses of funds to be used to construct the proposed development. If the use of any Park City Municipal funds is anticipated, include those specifically with amounts.

q. Development Feasibility

Provide a high-level estimate of the project's financial feasibility—both with and without public incentives, if applicable.

r. Proof of Financing Capability

Provide proof of financing capability to complete the project, including financial commitments from lenders, equity partners, or other sources of financing if applicable.

s. Master Developer Designation

If acting as a “master developer” for the entire Site, identify the proposed components of the development that a sub-developer would execute.

t. Public Incentives

Identify any public incentives—including, but not limited to, tax increment financing, property tax abatement, special taxing districts, cooperation agreements, etc., sought to complete the proposed development. Describe the intended uses for those funds.

u. Economic Impact

Include, at a minimum, basic economic impact information, including the number of temporary full-time and full-time equivalent development jobs created during the development period and the average wage of those jobs; the number of permanent full-time and full-time equivalent jobs created upon project stabilization and the average wage of those jobs; and the total expected amount of annual retail and restaurant sales upon project stabilization. Include an approximate estimate of any anticipated spillover economic activity (number of new full-time or full-time equivalent jobs, estimated annual wages, and spending) that could occur due to the new development.

v. Fiscal Impact

Include an analysis of the fiscal benefits to Park City, including types and estimated amount of property, sales, hospitality, or other tax revenues generated annually upon stabilization of the project, services provided, or other key benefits to the public.

w. Land Use & Zoning

The proposal should show how the proposed project complies with existing zoning. The City is willing to consider building heights up to 45 feet with demonstrated community benefit pursuant to the existing LMC criteria for MPDs or AMPDs, or as may be adopted in the pending draft BPMX zoning ordinance.

x. Additional Supporting Information

The proposal should include, at a minimum, a site plan along with a 3-dimensional model, axonometric drawing, or other three-dimensional diagram to understand the overall size, form, and spatial impact of the proposed project. The submission may also include any other information or visuals that would illustrate the full vision for the proposed redevelopment of the Site (elevations, example imagery, renderings, etc.)

Submittals should be a maximum of 55 pages (excluding section dividers) and in a font no smaller than 11 points.

V. Evaluation Criteria

	Total Points Available	Points Awarded
Proposed Project		
1. Team qualifications, past work, references, and project clarity.	150	
2. Demonstrates an understanding of the City's project vision and goals <u>including a locally-focused, mixed-use, and mixed-income development.</u>	100	
3. Demonstrates creativity in designing a mixed-use development incorporating housing, commercial, ground-level vibrancy, below-ground parking, open space which can be activated for outdoor events including concerts, and connectivity with consideration for financing tools, phasing, and long-term programming <u>while complying with existing zoning requirements unless specifically mentioned otherwise in this document.</u>	100	
4. Vendors' estimated <u>total</u> cost to the <u>City excluding the value of the ground lease of the Site.</u> This is the total <u>amount of financial support</u> expected <u>from the City.</u> The cost should be considered with the visual aesthetics, housing amounts, AMI mix, outdoor spaces, commercial real estate, <u>the long-term revenue sharing strategy, property management strategy,</u> and other considerations.	<u>90</u>	
5. Demonstrates financial capacity and technical ability to execute a project of a similar scope and cost including effectively leveraging funding	80	

sources. <u>Assesses the project's economic and fiscal impact on the city, ensuring long-term sustainability and value.</u>		
6. <u>Maximize the range of residential unit prices and affordability levels, while minimizing market rate units.</u>	80	
7. Demonstrate an ability to incorporate vibrant retail space, including a quality mix of market-rate retail, <u>local retail and</u> maker/art spaces.	40	
8. Demonstrates an ability to enhance connectivity from the Site to surrounding neighborhoods, including trails, public transportation access, and facilities.	<u>40</u>	
9. Demonstrates a commitment to sustainable building standards in their past projects and shows plans to incorporate it in their proposed project.	20	
Grand Total	<u>700</u>	

PCMC reserves the right to reject any statements for any reason and statements lacking the required information will not be considered.

VI. Response Evaluation Process

Stage 1: Initial Review

In the initial phase of the evaluation process, a PCMC representative will review all responses timely received. Non- responsive or non-responsible responses, or responses not conforming to RFP requirements or unable to meet the mandatory minimum requirements will be eliminated from further consideration.

Stage 2: Technical Response Evaluation/Interviews

All remaining responses will then be evaluated by an evaluation committee appointed by PCMC against the response evaluation criteria stated in the solicitation.

The evaluation committee shall notify those Respondents to be given further consideration and interviewed. Respondents scoring over 65% of the total points will move on to the interview phase. The interview requirements and format will be provided to the finalists in advance.

Stage 3: Interview

Information for the interview will be provided to all respondents meeting the minimum scores in Stage 2.

After interviews are scored, the evaluation committee will tally the cumulative final scores from the stage 2 Technical Responds and the stage 3 Interviews to arrive at a consensus score by the following method: an average of the individual scores.

Additional Stages: PCMC may determine additional stages are beneficial and may add additional technical stages or host additional demos or interviews at PCMC's discretion.

~~VI.~~ VII. Government Records Access and Management Act.

All submittals will be treated as public records in accordance with the requirements of the Government Records Access and Management Act, Title 63G, Chapter 2 of the Utah Code ("GRAMA") unless otherwise designated by the Respondent pursuant to Utah Code § 63G-2-309, as amended. The burden of claiming an exemption from disclosure shall rest solely with each Respondent. Respondent shall submit any materials for which Respondent claims a privilege from disclosure marked as "Confidential" and accompanied by a statement from Respondent supporting the exemption claim. PCMC shall make reasonable efforts to notify Respondent of any GRAMA requests for documents submitted under an exemption claim. Respondent waives any claims against PCMC related to the disclosure of any materials pursuant to GRAMA. Please note the following:

- a. Respondent must not stamp all materials confidential. Only those materials for which a claim of confidentiality can be made under GRAMA, such as trade secrets, pricing, non-public financial information, etc., should be stamped.
- b. Respondent must submit a letter stating the reasons for the claim of confidentiality for every type of information that is stamped "Confidential." Generally, GRAMA only protects against the disclosure of trade secrets or commercial information that could reasonably be expected to result in unfair competitive injury. Failure to timely submit a written basis for a claim of "Confidential" may result in a waiver of an exemption from disclosure under GRAMA.
- c. For convenience, a Business Confidentiality Request Form ("BCR Form") is attached to this RFP as **Attachment 2**. Respondents must submit a completed BCR Form at the time of submission of any statement.

VI. Ethics.

By submission of a statement, Respondent represents and agrees to the following ethical standards:

REPRESENTATION REGARDING ETHICAL STANDARDS: Respondent represents that it has not: (1) provided an illegal gift or payoff to a city officer or employee or former city officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees of bona fide commercial selling agencies to secure business; (3) knowingly breached any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 3.1 of the Park City Code; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a city officer or employee or former city officer or employee to breach any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 3.1 of the Park City Code.

VII. Selection Process

Proposals will be evaluated on the criteria listed in Section IV, Contents of Statement and Evaluation Criteria, above.

The selection process will proceed on the following anticipated schedule.

RFP Release	Friday, February 28, 2025
Clarification Questions Due	Tuesday, March 18, 2025, at 10:00 a.m. (MT)
Submissions Due	Monday, March 31, 2025, at 10:00 am (MT)
Evaluations Conducted by the Selection Committee	Tuesday, April 1, 2025, through Wednesday, April 23, 2025
Interviews Conducted (in-person and hybrid)	Monday, April 7, 2025, through Wednesday, April 23, 2025
Negotiations with Development Team	Beginning the week of May 5, 2025

VIII. PCMC Required Agreements

Should the PCMC select a development team from the RFP process, the successful Respondent will be required to enter negotiations with PCMC with the expectation the parties will enter into an Exclusive Negotiation Agreement (ENA) with regard to the proposed development. After additional negotiations—including, but not limited to the terms of a ground lease of the property, the proposed project's scale, the program mix, the inclusion of public amenities, the project's general architectural design, and the financial participation of PCMC—the Respondent will enter into a Pre-Development agreement with PCMC, and other related agreements as necessary including a ground lease at financial close. Respondent must be authorized to do business in Utah at the time of Pre-Development Agreement execution. If Respondent's address is within the 84060 zip code, a valid PCMC business license is required.

IX. General Provisions

- a. No Representations or Warranty. It is the responsibility of each Respondent to carefully examine this RFP and evaluate all of the instructions, circumstances and conditions which may affect any statement. Failure to examine and review the RFP and other relevant documents or information will not relieve Respondent from complying fully with the requirements of this RFP. Respondent's use of the information contained in the RFP is at Respondent's own risk and no representation or warranty is made by PCMC regarding the materials in the RFP.
- b. Cost of Developing Statements. All costs related to the preparation of the statements and any related activities are the sole responsibility of the Respondent. PCMC assumes no liability for any costs incurred by Respondents throughout the entire selection process.
- c. Equal Opportunity. PCMC will make every effort to ensure that all Respondents are treated fairly and equally throughout the advertisement, review, and selection process. The procedures established herein are designed to give all parties reasonable access to the same basic information.
- d. Statement Ownership. All statements, including attachments, supplementary materials, addenda, etc., will become the property of PCMC and will not be returned to the Respondent.

- e. Modification of RFP. PCMC reserves the right to cancel or modify the terms of this RFP and/or the project at any time and for any reason preceding the contract execution. PCMC will provide written notice to Respondents of any cancellation and/or modification.
- f. Financial Responsibility. No statement will be accepted from, or contract awarded to, any person, firm, or corporation that is in arrears to PCMC, upon debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the PCMC, or that may be deemed irresponsible or unreliable by PCMC. Respondents may be required to submit satisfactory evidence demonstrating the necessary financial resources to perform and complete the work outlined in this RFP.
- g. Local Businesses. PCMC's policy is to make reasonable attempts to support local businesses by purchasing goods and services through local vendors and service providers, subject to Federal, State, and local procurement laws

X. Attachments

Attachment 1 – Business Confidentiality Request Form

DRAFT

Attachment 1 – Business Confidentiality Request Form

REQUEST FOR PROTECTED STATUS

(Business Confidentiality Claims under Utah's Government Records Access and Management Act ("GRAMA"), Utah Code § 63G-2-309)

I request that the described portion of the record provided to Park City Municipal Corporation be considered confidential and given protected status as defined in GRAMA.

Name:

Address:

Description of the portion of the record provided to Park City Municipal Corporation that you believe qualifies for protected status under GRAMA (identify these portions with as much specificity as possible) (attach additional sheets if necessary): _____

The claim of business confidentiality is supported by (please check the box/boxes that apply):

- ☐ The described portion of the record is a trade secret as defined in Utah Code § 13-24-2.
- ☐ The described portion of the record is commercial or non-individual financial information the disclosure of which could reasonably be expected to result in unfair competitive injury to the provider of the information or would impair the ability of the governmental entity to obtain the necessary information in the future and the interest of the claimant in prohibiting access to the information is greater than the interest of the public in obtaining access.
- ☐ The described portion of the record would cause commercial injury to, or confer a competitive advantage upon a potential or actual competitor of, a commercial project entity as defined in Utah Code § 11-13-103(4).

REQUIRED: Written statement of reasons supporting a business confidentiality claim as required by Utah Code § 63G-2-305 (1) –(2) (attach additional sheets if necessary):

NOTE: The claimant shall be notified if the portion of the record claimed to be protected is classified as public or if the determination is made that the portion of the record should be disclosed because the interests favoring access outweigh the interests favoring restriction of access. Records claimed to be protected under this business confidentiality claim may not be disclosed until the period in which to bring the appeal expires or the end of the appeals process, including judicial appeal, **unless the claimant, after notice, has waived the claim by not appealing the classification within thirty (30) calendar days.** Utah Code § 63G-2-309(2).

Signature of Claimant:

Date: