



PARK CITY COUNCIL MEETING MINUTES
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

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

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

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

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

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

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

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

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

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

Council Member Parigian moved to approve the City Council Meeting minutes from 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 and

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

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

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

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

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

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

Mayor Worel opened public input.

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

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

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

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

Mayor Worel closed public input.

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

Council Member Dickey moved to approve the Bonanza Flat Conservation Area 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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESULT: APPROVED

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

EXCUSED: Board Member Rubell

ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

2025 LEGISLATIVE BILL TRACKER							
2.6.25							
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance
Budget/Finance							
Procurement	HB12	Division of Purchasing and General Services Amendments	Rep. Peterson, Val	Sen, McKell, Michael	Clarifies that an award is selection of a vendor, but does not mean the acceptance of any terms or conditions in relation to a contract. Restricts the execution of specific contracts including contracts which hold harmless the vendor; grants the vendor unilateral authority to modify the contract; in the event of a dispute, restricts the procurement unit from being defended by the attorney general or other counsel of their choosing; is inconsistent with state law.	1.21.25 House Passed; 2.5.25 Senate 3rd Reading Calendar;	
Fees	HB20	Municipal Ordinance Amendments	Rep. Shepard, Lisa		Allows governing bodies to assess Civil penalties not to exceed the max Class B misdemeanor fine unless a fine for the same violation was imposed 3 or more times within the past 12 months.	2.5.25 House Committee;	Supported by ULCT
					Tourism Tax Discussion Anticipated - No Bill Language Available		PCMC Legislative Platform Policy (PCMC Policy) #1 or 5
Public Safety							
School Safety	HB40	School Safety Amendments	Rep. Wilcox, Ryan		Regulates school safety including communication devices, building standards (such as bulletproof film on windows), and required security personnel to complete mental health assessments. Supported in concept but the ULELC- ongoing discussions to refine inspection and training language.	1.30.25 House 3rd Reading Calendar;	Supported by Utah Law Enforcement Legislative Committee (ULELC)
Substance Control	HB54	Hemp Amendments	Rep. Dailey-Provost, Jennifer	Sen. Vickers, Evan	Eliminates background check requirements for licenses and requires video surveillance systems at retail locations.	2.4.25 House Passed; 2.5.25 Senate Committee	
School Safety	HB104	Firearm Safety in Schools	Rep. Shipp, Rex		Requires law enforcement agencies to provide firearm safety instruction to students K-6 annually, once in middle school, and one in high school.	1.23.25 House Committee;	
School Safety	HB128	Dangerous Weapon at School Amendments	Rep. Gwynn, Matthew		Clarifies that the crime of possessing a dangerous weapon on or about school premises applies to both minors and adults	1.30.25 House 3rd Reading Calendar;	Supported by ULELC
Public Safety	SB138	License Plate Reader Amendments	Sen. Owens, Derrin		Allows government entity to use information obtained from automatic license plate readers for law enforcement purposes.	1.28.25 Senate Committee;	Supported by ULCT
Social Equity							
Pronouns	HB250	Public Employee Gender-specific Language Requirements	Rep. Peck, Nicholeen	Sen. McCay, Daniel	Prohibits school districts from disciplining teachers who, in good faith, use the name and pronouns of a student that coincide with their biological gender, regardless of the individual's or the parents' preference.	2.4.25 House Committee;	Opposed by PCMC Policy #8
Inmate Medical Resources	HB252S1	State Custody Amendments	Rep. Lisonbee, Karianne	Sen. Owens, Derrin	Prohibits the Utah Department of Corrections from initiating surgical or hormonal treatments to help transgender prison inmates transition. Mental healthcare may be provided to individuals suffering from gender dysphoria. Restricts inmate placement in secure care and youth rooms by birth gender.	2.3.25 House Passed; 2.5.25 Senate Committee	Opposed by PCMC Policy #8
Student Housing	HB269S1	Privacy Protections in Sex-designated Areas	Rep. Gricius, Stephanie	Sen. Brammer, Brady	Requires individuals in student housing in higher education facilities to reside in facilities that correspond with their birth certificate and the individuals must have undergone primary sex characteristic surgery.	1.28.25 House Passed; 2.5.25 Senate 2nd Reading	Opposed by PCMC Policy #8

2025 LEGISLATIVE BILL TRACKER								2.6.25
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	
Housing, Building, Land Use, and Licensing								
Housing	HB37	Utah Housing Amendments	Rep. Dunnigan, James		Allows municipalities to implement a residential development overlay zone allowing single family dwellings on small lots (5,400 sf or smaller); diver housing options (duplex, triplex, four-plex, townhome, etc.); or a combination thereof. Minimum of 8 units per acre. Legislative body may require up to 5 years of owner occupancy, sold for no more than 120% AMI, or rented to 80% AMI max. Requires additional info in the moderate income housing report.	1.24.25 House Committee;		
Building	HB58S1	Building Inspector Amendments	Rep. Peterson, Thomas		Identifies qualification for Building Officials including 6 yrs experience as an architect, engineer, inspector, or plans examiner; active license; 40 hrs. training. Requires the Uniform Building Code Commission to collect data- stakeholder feedback and prepare an annual report. Eliminated the requirement for building inspectors to be nationally certified and for the Commission to establish qualifications. Add additional provisions outlining unlawful conduct for building inspectors. *anticipated substitute language will address plans examiners	1.29.25 House 2nd Reading;	Supported by ULCT; Supported by Utah Code Officials Legislative Affairs Committee (COLA)	
Housing	HB88	Housing Policy Amendments	Rep. Ward, Raymond	Sen. Fillmore, Lincoln	Identifies an accessory dwelling unit, internal or external, on a 4,000 sf lot containing a detached single family dwelling, is a permitted use in a residential zone of an urban municipality. The accessory dwelling unit can not be required to have larger setbacks than the single family home or have a larger setback than required for safety of the adjacent neighbor consents in writing. Urban Municipalities may not prohibit the use of modular units in a residential zone. *also see HB90	1.28.25 House Committee;	Opposed by PCMC Policy #6; Opposed by ULCT	
Housing	HB90S1	Zoning Amendments	Rep. Ward, Raymond	Sen. Fillmore, Lincoln	Established that a detached single family dwelling on a lot of at least 6,000 sf is a permitted use in a residential zone in urban municipalities (in 1st or 2nd class county). Summit Co is 3rd class. *also see HB88	1.30.25 House Committee;	Opposed by PCMC Policy #6; Opposed by ULCT	
Housing	HB149	Single Family Home Ownership Amendments	Rep. Clancy, Tyler		Prohibits institutional investors (partnership, corporation, LLC, etc.) from purchasing single family homes. Exception for affordable housing nonprofits, family trust (majority are related and a "TRUST" as defined by the IRS) or family LLC (up to 5 related individuals). Must alienate the home within 1 year of purchase.	1.21.25 House Committee;		
Housing	HB151	Home Sales Amendments	Rep. Bennion, Gay Lynn		Restricts a single family home buyer in a first class county from purchasing until the listing is 30 days old unless the purchaser signs an affidavit of intent to occupy the home as a primary residence for at least 1 year. The affidavit must be recorded on the property. Allows for sellers with exigent circumstances or a renter resides in the home.Prohibits the bulk sale (two or more single family homes) foreclosed single family homes in one transaction.	1.21.25 House Committee;		
Building	HB175	Home Construction Amendments	Rep. Ward, Raymond	Sen. Musselman, Calvin	Amends the International Residential Code to include 3- and 4-family dwellings.	2.3.25 House 2nd Reading;		
Sign Regulations	HB198	Highway Expansion Impacts on Signage Amendments	Rep. Peterson, Val		Removes the current max distance from the interstate or highway billboards can placed if it must be relocated due to highway construction or widening.	1.24.25 House Committee;	Opposed by ULCT	
HOAs	HB217	Homeowners' Association Amendments	Rep. Walter, Neil		Establishes the Office of Homeowners' Association Ombudsman and provide advisory opinions.	1.27.25 House Committee;		

2025 LEGISLATIVE BILL TRACKER								2.6.25
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	
Housing	HB255	Local Land Use Modifications	Rep. Chew, Scott		Authorizes an owner of at least 50 contiguous acres of agricultural land in a county of the third, fourth, fifth, or sixth class to create a new lot that, after the division, is separate from the remainder of the original 50 contiguous acres of agricultural land. Requires the minor subdivision lot to be at least 500 feet from another minor subdivision lot within the same divided agricultural property.	2.4.25 House Committee;	Supported by ULCT	
Short Term Rentals	HB256	Municipal Zoning Amendments	Rep. Walter, Neil		Clarifies that a municipality or county that regulates short-term rentals may use a listing on a short-term rental website as evidence that a short-term rental took place so long as the municipality or county has additional information to support its position that a property owner violated a municipality or county ordinance. Allows a municipality or county to provide notice to a short-term rental website indicating that a listing or offering violates business licensing requirements or zoning requirements. Provides that a short-term rental website is not obligated to remove a listing or offering unless it has received notice from a municipality or county. Provides that a municipality or county that imposes transient room tax on short-term rentals may provide a listing or offering on a short-term rental website to the county auditor as evidence that a short-term rental owner may be subject to the transient room tax.	1.31.25 House 2nd Reading;	Supported by PCMC Policy #2; Supported by ULCT	
HOAs	HB262	HOA Board Education Amendments	Rep. Acton, Cheryl		Establishes educations requirements for HOA board members- 1 hour per calendar year.	2.4.25 House Committee;		
Building	HB313	State Construction and Electrical Standards Amendments	Rep. Peterson, Thomas		Amends the State Construction Code to align with the updated International Residential Code and National Electrical Code.	2.5.25 Committee Passed;	Supported by COLA	
Land Use- Gravel Pit	HB355	Critical Infrastructure Materials Amendment	Rep. Snider, Casey		"Gravel Pit Bill" Requires critical infrastructure operators to file a declaration of the material use. The operator with a vested use is presumed to have a right to expand, must provide written notice to the legislative body who holds a public hearing.	2.4.25 House Committee;		
Housing	HB360	Housing Attainability Amendments	Rep. Whyte, Stephen	Sen. Fillmore, Lincoln	CHA Bill. Repeals the sunset date for the Education and Mental Health Coordinating Committee, Utah Housing Corporation Act, and Utah Seismic Safety Commission. Authorizes government entities to grant land with or without considerate of moderate income housing. Allows OPMA flexibility when discussing city-owned land. Establishes a definition for GRANT. See SB181	1.31.25 House Committee;	Supported by ULCT	
Land Use	HB368	Local Land Use Amendments	Rep. Whyte, Stephen	Sen. Fillmore, Lincoln	"Land Use Task Force Consensus Bill" which came out of the interim discussions. Eliminates cost for noticing land use amendments. Gives cities notification that they are receiving land and you must agree/accept it. Development right transfers. Development standards are clarified and must be approved legislatively. Cities must have a public hearing in a land use appeal. Cities are required to complete expedited, limited review for identical plan reviews. Bonds must be released when improvements are approved. Cities have 3 days to review a permit application for completeness and moving it to plan review. Landscaping plan not required if the City does not have landscaping requirements.	1.31.25 House 1st Reading;	Supported by ULCT	

2025 LEGISLATIVE BILL TRACKER							
2.6.25							
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance
Housing	SB23	First Home Investment Zone Amendments	Sen. Harper, Wayne	Rep. Whyte, Stephen	Clarifies owner-occupancy requirements in a first home investment zone to be 80% household median county income and housing priced 80% of the zip code median home price. Requires 30 housing units per acre, at least 51% of the developable area be within the zone, and that 50% of homes are owner occupied in a home investment zone. Clarifies how extraterritorial homes may be included in density and owner-occupancy requirements for a first home investment zone.	1.21.25 Senate Passed; 1.30.25 Substitute; 2.5.25 House Passed; 2.5.25 House to Senate	Supported by ULCT
Housing	SB26	Housing and Transit Reinvestment Zone Amendments	Sen. Harper, Wayne	Rep. Whyte, Stephen	Amends the median gross income for a certain percentage of proposed dwelling units within the housing and transit reinvestment zone to the 60 and 80% county median gross income for households of the same size. Limits the collection of a tax increment for a housing and transit reinvestment zone project may be triggered no more than three times per project. S1 clarifies how to address if there is an overlapping reinvestment project area plan already collecting tax	1.21.25 Senate Passed; 2.4.25 House Committee;	Supported by ULCT
Building	SB58	Mobile Crane Amendments	Sen. Musselman, Calvin		Tower Cranes are allowed to carry a live load over affected and with airspace approval, not a load can not travel over affected land without permission. Mobile Craned requires an owner of real property on which a >3,500 lbs. per sf mobile crane will be used to obtain a geotechnical report and build a structural pad if the geotechnical report states that the property cannot support the maximum crane load. Establishes a presumption of negligence in a civil action for failure to comply.	1.31.25 Senate 2nd Reading Calendar;	
Housing	SB104	Boundary Line Amendments	Sen. Musselman, Calvin		Modifies the process for proposing a boundary adjustment (agreement between two property owners, not subdivision amendment). The land use authority shall approve the adjustment if no additional lots are created, does not impact the ROW. The boundary adjustment is effective immediately upon recording. Municipalities may allow for administrative land use decisions for subdivisions of 10 or fewer parcels.	1.23.25 Senate Committee;	Opposed by PCMC Policy #6; Opposed by ULCT
Housing	SB152	Local Land Use Regulation Restrictions	Sen. Blouin, Nate		Prohibits municipalities and counties from requiring a garage on one and two family dwellings	1.29.25 Senate Committee;	Opposed by PCMC Policy #6; Opposed by ULCT
Land Use	SB179	Local Regulation of Business Entities Amendments	Sen. Musselman, Calvin		Requires local governments to adopt an ordinance governing how they will evaluate new and unlisted business uses. Requires an approval/denial decision to be made on new business use authorization within 60 days.	2.5.25 Senate Committee;	Opposed by ULCT
Housing	SB181	Housing Affordability Amendments	Sen. Fillmore, Lincoln	Rep. Whyte, Stephen	CHA Bill (Commission on Housing Affordability) Identifies the max dimensions that a municipality may required for indoor and outdoor parking spots; municipalities must allow 2 tandem parking to meet parking requirements; restricts the municipalities' ability to regulate parking spot locations; prohibit municipalities from requiring on-site paved parking for single family homes. Consolidates the Olene Walker State Housing Fund and the private activity bond program. Also See HB360	2.3.25 Senate Committee;	
Infrastructure	SB195	Transportation Amendments	Sen. Harper, Wayne	Rep. Christofferson, Kay	Requires Cities to provide a plan to connect roads that deadend due to a canal.	2.5.25 Senate Committee;	

2025 LEGISLATIVE BILL TRACKER								2.6.25
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	
Water Management & Environmental Sustainability								
Water	HB0045	Irrigation Amendments	Rep. Shipp, Rex		Requires owners and operators of ditches and canals to maintain them or be liable for damages or injuries caused.	1.24.25 House Committee;		
Water	HB81	Fluoride Amendments	Rep. Gricius, Stephanie	Sen. Cullimore, Kirk	Prohibits adding fluoride to public water systems.	1.30.25 House 2nd Reading;		
Water	HB274	Water Amendments	Rep. Snider, Casey		Allows municipalities to set different water rates based on water conservation. Requires Impact fee plans intending to acquire water interest through a long-term water conservation efforts to include cost of the long-term conservation effort, the estimated increase in capacity, and the time period when the water conservation is realized. Retail water suppliers must consider water conservation when setting rates.	2.4.25 House Committee;		
Water	SB92	Golf Course Amendments	Sen. McCay, Daniel	Rep. Hawkins, Jon	Requires USU to study water use on golf courses in the state. The data would be compared to other states to create a master plan for state-owned golf courses and recommend methods to conserve. A report will be provided to the Legislative Water Development Commission by June 30, 2028. Some private courses may have concerns about this info being shared/public.	2.5.25 Senate Passed; 2.5.25 House Committee;		
Public Records, Open Meetings & Elections								
Election	HB109	Municipal Election Amendments	Rep. Abbott, Nelson	Sen. Grover, Keith	Prohibits a 5- or 6-member municipal council from establishing more restrictive procedures for the dismissal of the municipal manager beginning on the day on which a municipal election is held and the councilmember-elect begins their term.	1.29.25 House Passed; 2.3.25 Senate Committee;	Opposed by ULCT	
Election	HB205	Ballot Counting and Ballot Drop Box Modifications	Rep. Thurston, Norman		Requires mailed ballots to be received by the election official before the polls close on election day. Requires at lease one ballot drop box to be located no more than a 60-minute drive from 95% of registered voters in a jurisdiction.	1.23.25 House Committee;		
Elections	HB213	Voting Revisions	Rep. Shipp, Rex		Beginning in 2026, voters would have to request a mailing ballot unless they area covered by the Uniform Military and Overseas Voters Act.	1.23.25 House Committee;		
Election	HB291	Mayoral Recall Election Amendments	Rep. Abbott, Nelson		Establishes a process to submit a petition to recall a mayor for a high crime, a misdemeanor, or malfeasance. Requires the clerk to respond in 5 business days, accept or reject the petition. If accepted, recall petitions shall contain signatures of 50% of the registered voters who voted in the last race for mayor.	1.24.25 House Committee;	Opposed by ULCT	
Election	HB300	Amendments to Election Law	Rep. Burton, Jefferson		Requires voters returning a mail-in ballot to return it in person and show ID. This would require drop off locations to be staffed by 2 poll workers during specific hours.	1.29.25 House Committee; 2.4.25 Committee Favorable; 2.5.25 House 2nd Reading Calendar;		
Election	HB315	Elected Official Vacancy Modifications	Rep. Stoddard, Andrew		Clarifies the process for filling a elected official vacancy. Before filling a vacancy, the municipal legislative body must give public notice, interview, identify a game of chance (equal chance of winning) to be used in the event of a tie.	1.31.25 House 2nd Reading;	Supported by ULCT	
Election	SB53	Election Code Amendments	Sen. Musselman, Calvin	Rep. Gricius, Stephanie	Aligns the deadline and voter signature process for mayor and council candidates of a new municipality with existing municipalities.	1.21.25 Senate Passed; 2.5.25 House Passed;		
Election	SB54	Appearance of Candidate Name on Ballot	Sen. Pitcher, Stephanie		Allows candidates to use a middle name, nickname, or initials on a ballot. In most cases, this requires the legal first and last name.	1.31.25 Senate Circled;		

2025 LEGISLATIVE BILL TRACKER							
2.6.25							
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance
Elections (RCV)	SB127	Municipal Elections Amendments	Sen. Weiler, Todd		Extends the expiration of Municipal Alternate Voting Methods Pilot Project (aka Rank Choice Voting) from January 1, 2026 to January 1, 2036.	1.29.25 Senate Committee;	Supported by PCMC Policy #2
Economic Development, Open Space & Trails							
Fire Mitigation	HB48	Wildland Urban Interface Modifications	Rep. Snider, Casey		Allows the county to assess a fee to property owners in the wildland urban interface (WUI) and use the fee for prevention, preparedness, and mitigation. Insurers may only use WUI boundaries identified by the Division of Forestry, Fire and State Lands. Local municipalities and counties shall adopt the Utah Wildland Interface Code to be eligible for funding.	2.3.25 House 2nd Reading;	
Employers	HB214	Employer Verification Amendments	Rep. Walter, Neil		Amends the requirement for employers with 150+ employees to use the e-verify system (verified through Homeland Security and Social Security Administration) to 5+ employees.	2.5.25 House Committee;	
Solar Power	HB241	Solar Power Plant Amendments	Rep. Jack, Colin		Establishes solar power plant minimum lot sizes, setbacks, heights, proximity to cropland and forests. Must have a permit and decommissioning plan.	2.3.25 House Committee;	
Fire Mitigation	HB307	Wildfire Funding Amendments	Rep. Snider, Casey		Merges several existing funds into the Utah Wildfire Funds.	2.4.25 House 2nd Reading;	
Open Space	HB309	Wildlife Amendments	Rep. Snider, Casey		Political subdivisions owning more than 500 contiguous acres may not prohibit hunting within their boundaries, regardless of an existing conservation easement. However, they may prohibit the use of firearms.	2.3.25 House Committee;	
Fire Mitigation	SB97	Emergency Shelter Amendments	Sen. Plumb, Jen		Each City or County's emergency operation plan must designate one animal shelter for personal animals.	2.4.25 Senate Circled;	
Other							
County Classifications	HB176	County Classification Amendments	Rep. Brooks, Walt	Sen. Ipson, Don	Modifies the population requirements for county classifications. As drafted, Summit County would move from a third class county to a fourth class county. Summit Co is evaluating the impacts including their inclusionary housing ordinance, TRT and other taxes. Substitute- Keeps all counties in their existing classifications except Washington County.	1.31.25 House Committee;	
Labor Unions	HB267	Public Sector Labor Union Amendments	Rep. Teuscher, Jordan	Sen. Cullimore, Kirk	Public employers may not bargain or enter into a bargaining contract with a labor organization/union. Agreements in effect on May 7, 2025 apply until expiration. A public employee may direct a public employer to deduct up to 3% of wages to union dues. The employee may start or end union membership at any time. Labor organizations/unions who received direct payroll dues shall provide an annual report to the Labor Commission. Discussions are ongoing and the impacts to the Fraternal Order of Police is still unclear.	1.27.25 House passed; 1.30.25 Senate 2nd Reading Calendar;	
Public Health	HB294	Infectious Disease Procedures Amendments	Rep. MacPherson, Matt		Individuals may not be required to wear face coverings in public areas or areas regulated by the state. Prohibits local health departments from issuing "orders of constraint" (aka stay-at-home orders for the broad public). Health departments could petition the court to issue a notice of restrictions- specific to individuals.	2.3.25 House 2nd Reading;	
Olympics	HB321	Utah Olympics Amendments	Rep. Hawkins, Jon		Shifts the Olympic Bid Committee to the organizing Committee to reflect the award of the 2034 Olympics.	2.4.25 House Committee;	

2025 LEGISLATIVE BILL TRACKER								2.6.25
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	
Olympics	HB331	Olympics Amendments	Rep. Hawkins, Jon		Prohibits the sale of any Olympic Facility (building or land) which is intended to be used for the 2034 Olympics without first meeting certain criteria including obtaining permission from the Committee, Governor, and Legislature.	2.5.25 House Committee;		
Municipal Classifications	HB379	Population Data Amendments	Rep. Gricius, Stephanie		Clarifies that Utah Population Committee (UPC) population estimates for municipalities are to be used as basis in formulating state funding contributions. Census Bureau will continue to be used when the UPC estimates are not available. The UPC can request info from local governments for performing their duties (if it can be reasonably obtained).	2.4.25 House Committee;		
Utah State Retirement	SB20	Utah Retirement Systems Amendments	Sen. Harper, Wayne	Rep. Acton, Cheryl	Allows an employer to pay member contributions that exceed the currently required contribution for Tier II public employees and pay the employee required contributions.	2.5.25 Senate Committee;		
Broadband Services	SB165	Municipal Broadband Service Amendments	Sen. Fillmore, Lincoln		Subjects municipal broadband service to certain provisions including requiring voter approval for revenue bonds that fund municipal broadband infrastructure unless certain requirements are met. Municipalities with existing broadband services are grandfathered.	2.3.25 Senate 2nd Reading Calendar;	Opposed by ULCT	

Bonanza Flat Conservation Area

2025 Update



Background

- Leveraged funding sources for acquisition
- Leveraged State, private and public funding for trail and trailhead infrastructure and Transit to Trails Program.
- Conservation Easement held by Utah open lands – managed under BFAMS
- Significantly reduced parking and safety issues



2024 Summary

- Completion of the “Bonanza Loop Trail”
- Pine Canyon Crossing
- Transit to Trails at capacity
- Trailheads full and consistent overflow days
- First year of Parking Dept. assistance
- Continued monitoring and data collection to inform management in 2025



2024 Challenges

Parking:

- Days in fall exceeded 100 tickets/day
- Overflow days - new roadside impacts
- Roadway Queuing
- Some BCC lots began paid parking

Vandalism/Trespass:

- Cut locks
- Fences cut/moved
- Motorized use violations



What we heard on June 6, 2024

Council Meeting

1. Advance a Paid Parking Management Plan
2. Define a local use program, for locals already paying for Bonanza Flat
3. Enhance Transit to Trails to give more free access
4. Continue with land conservation and trail mitigation strategies

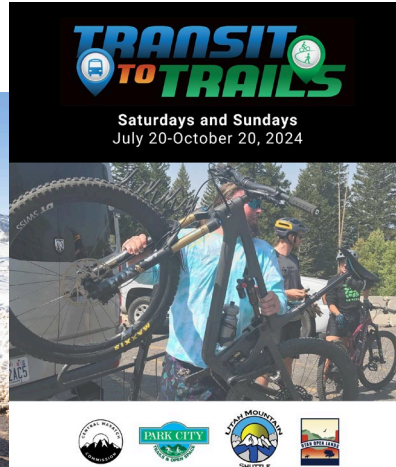
Plan for 2025

Enhanced Transit-to-Trails

- **Objective:** Improve transit access by increasing carrying capacity and bus frequency to address demand and provide more local users access through transit.
- **Key Elements of Proposed Service:**
 - Expand transit service hours and frequency to accommodate a broader range of users, reduce congestion, and improve safety concerns. The current Purple route would extend up the trailheads during the following times:
 - July 3 – October 20th
 - Friday to Monday (two additional days vs. 2024 T2T)
 - 6am – 6pm (seven additional hours vs 2024 T2T)
 - 15 Minute Frequency (doubled frequency vs 2024 T2T)
 - Free service

Enhanced Transit-to-Trails

- Conceptual program details:
 - Conduct outreach to promote the expanded service and its benefits.
 - Enhance user data collection and customer feedback to inform future transit service changes.
 - Proposing a rental fleet, so we can learn and adjust service after first pilot year
 - Dynamic program in first pilot year, transitioning private vendor to public transit
 - Funding source: existing purple service and T2T, Flagstaff transfer fees, parking revenue to pay for capital and operating



Current Parking Challenges:



Paid Parking Management Plan

- **Objective:** Reduce road and trailhead congestion, enhance user enjoyment, improve safety, and promote sustainable transportation options like carpooling and public transit.
- **Key Elements:**
 - Install PCMC parking kiosks and Text2Park signage at all parking areas and use license plate recognition (LPR) systems for day-to-day enforcement.
 - **Provide Locals Parking Pass:** opportunities for 84060 locals with car registration or proof of property ownership for free parking pass
 - Hourly rates to promote management of the parking

Paid Parking Management Plan

- Goals for the parking management:
 - Scenario A: Flat \$5 hourly rate
 - Scenario B: \$8 hourly rate on weekend and \$5 per hour on weekday
- *Reevaluate to ensure meeting demand and program goals. Ability to adjust pending compliance and system performance

Parking at the “Y”

- **Objective:** Utilize existing parking space at the "Y" to reduce overflow parking in nearby areas.
- **Key Elements:**
 - Designate 15 paid parking stalls, in addition to 5 existing ADA-compliant stalls.
 - Install temporary ADA-compliant restroom facility for protection of watershed conservation value.
 - The increase of 15 stalls at the "Y" plus the 5 ADA-compliant stalls will bring the total to 137 parking spaces out of the 175 approved for BFCA.
 - Continued Coordination with Wasatch County Public Works and Public Safety officials.

Next Steps

Proposed Council actions for BFAMS include:

1. Enhancing the Transit to Trails (T2T) Program through adoption and operation by Park City Transit
2. Launching a Paid Parking Program at several trailheads managed by Park City Parking Department
3. Initiating a Pilot Program for the Y Area Adjacent Parking

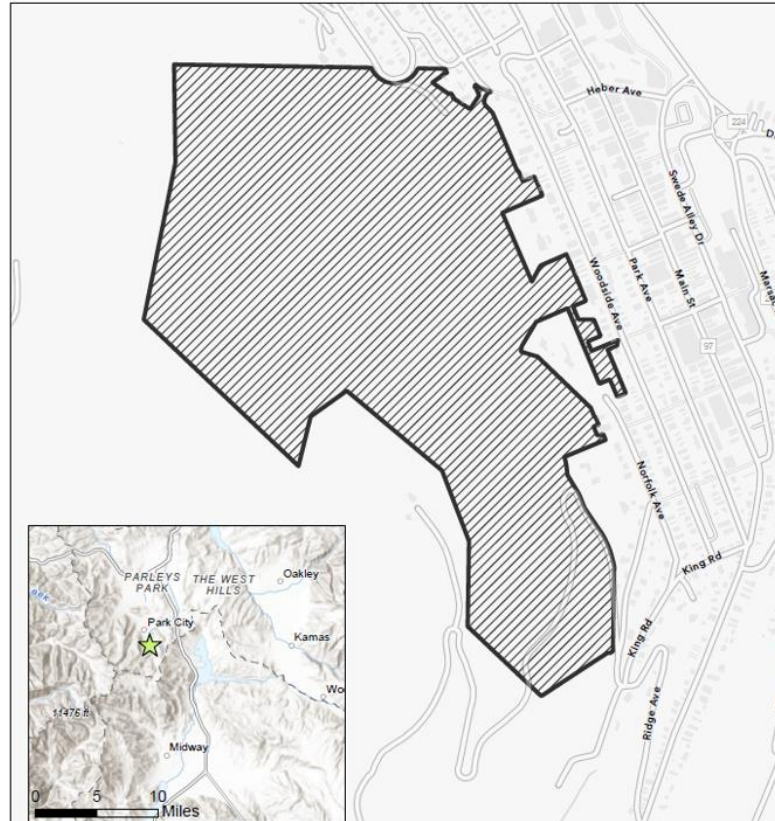
An aerial photograph of a mountain town covered in snow. The town features numerous small, colorful houses and larger buildings, all with snow-covered roofs. The surrounding landscape is a vast, snow-covered mountain slope. The title text is overlaid on the top half of the image.

Treasure Hill Conservation Easement



Conservation Easement Map

PROPERTY MAP



December Work Session Review

- Reviewed ski resort operation section
 - Evaluated ski resort operations with easement objectives
 - Defined Summit Land Conservancy's role
- Encroachments
 - Discussed various encroachments
 - Received Council feedback
 - Reviewed landscaping plan provisions

New Updates

- Modified ski resort operations in sections 6 and 9 of Exhibit C in the CE
 - Bolstered the notice provision
 - Allows feedback from Summit Land Conservancy on future proposals
 - Removed SLC's right to approve or deny changes
- Modified encroachments in section 20 of Exhibit C in the CE
 - Added a clause that allows existing encroachments to remain “based on evidence of a legal right to exist in their current location.”
 - Limited scope, existing encroachments are documented

Summit Land Conservancy's Request

Requested additional language in sections 6 and 9 in Exhibit C

Section 6 Roads

6. ROADS. The construction of new roads and the improvement or expansion of old roads for the purpose of public vehicular access or access to lands adjacent to the Property is prohibited. The construction of temporary unpaved roads necessary for the construction of ski resort operation improvements pursuant to the modification of Existing Rights described in section 9 of this Exhibit C is permitted upon prior written notice to the Conservancy. **In the event the Property is owned by a New Owner as defined in Section 9(D) of this Exhibit C, the construction of new and/or temporary roads and improvement or expansion of old roads is permitted upon prior written notice and approval of the Conservancy.** Roads built pursuant to this section shall be designed and constructed to minimize impacts to the Conservation Values, and disturbed areas shall be remediated and re-vegetated upon completion of the construction of the ski resort operation improvements.

Request Continued

Requested additional language in sections 6 and 9 of Exhibit C

Section 9 Ski Resort Operations

D. Requirement for Conservancy Approval. In the event the Property is owned by an entity other than the Park City Municipal Corporation (“New Owner”), New Owner shall provide written notice to the Conservancy prior to any modification of the Existing Rights related to ski resort operations or any changes to ski resort operations, including those modifications or changes described in subsection A above. Notice to the Conservancy must be provided prior to any jurisdictional planning application. The Conservancy will have the right to allow or deny modifications or grant or deny changes to ski resort operations based on consideration of the requirements outlined in subsection C of this Section 9. The Conservancy shall inform New Owner of the Conservancy’s decision regarding the proposed modifications or changes in writing within 30 days of receiving the New Owner’s notice.

Questions?

