



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

February 27, 2025

The Council of Park City, Summit County, Utah, met in open meeting on February 27, 2025, at 2:45 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss litigation at 2:48 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Parigian, and Toly

EXCUSED: Council Members Ciraco and Rubell

CLOSED SESSION

Council Members Ciraco and Rubell arrived at 2:53 p.m.

Council Member Toly moved to adjourn from Closed Meeting at 3:25 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

WORK SESSION

SR-224 Bus Rapid Transit (BRT) Alignment Update:

Alex Roy and Tim Sanderson, Transportation Department, presented this item. Roy reviewed they were answering questions posed at the last discussion of this item. Roy reviewed the history of work done on the SR224 BRT project. He displayed travel congestion data and noted most of the congestion in the winter months was from Canyons to Ute Boulevard. After BRT was implemented, travel times would be reduced by six or seven minutes from Canyons to the Fresh Market segment. Council Member Rubell asked if this included lane widening and signal enhancements, to which Roy affirmed and noted there were elements of signal priority in the model. Council Member Rubell asked if there was impact analysis on the road widening aspect. Roy indicated they didn't explore that. Council Member Rubell asked if any benefit would be achieved if the road was not widened. Roy stated if transit was not hitting signal priority, then the time savings would not be as significant and thought signal priority only had limited

benefits. Council Member Rubell thought signal priority made sense if transit didn't have to stop but regular traffic did. He asked when the time savings data was analyzed, to which Roy stated two hours of rush hour each way. Sanderson indicated the model assumed that traffic would worsen by 2050.

Council Member Toly asked if the modeling considered park and rides and other developments like the Canyons' parking garage or the proposed SR248 park and ride. Roy stated modelers used a statewide approach and it didn't consider parking reductions on a granular scale.

Roy indicated most of the widening on SR224 would be on the east side in order to accommodate these lanes. They added a four-foot buffer for snow storage along the route. Roy reported the ridership for Thaynes Canyon Drive and Snow Creek Drive as 1914 and 380 respectively. He felt these stops would benefit the community because they were close to the golf course, Hotel Park City, and the shopping center. They looked at the Park Avenue/Deer Valley Drive/ Empire Avenue intersection and he showed three alternatives. Roy noted the dual left turns option had a slightly higher benefit.

Council Member Ciraco asked if all lanes would benefit from the traffic signal priority, to which Roy affirmed. Council Member Toly referred to the Park Avenue/Deer Valley Drive/Empire Avenue intersection and asked if they wanted Council direction. Roy stated they would like to hear the Council's opinion. Council Member Toly asked how they imagined changing the through lane on Park Avenue to just residential drivers. Roy indicated they wouldn't limit it to just residential, but there would be signs discouraging use by nonresidents. Council Member Toly asked if there needed to be two right-turn lanes. Roy stated right-turn lanes didn't have the same congestion as other lanes. Council Member Toly did not want the cross streets to Park Avenue to become cut-through streets, to which Roy stated traffic management would come up with mitigation for that. Council Member Toly asked if there would be a conversation on changing Deer Valley Drive configuration. Roy indicated they could look at that but not in this project. Council Member Toly asked for the team to look at the streets holistically, especially since work needed to be done to improve SR248 as well.

Council Member Parigian asked for 2025 travel times on SR224, to which Roy stated he would get those figures. Council Member Parigian asked how long the proposed phase-in bus lane would be from Thaynes to the white barn. Roy thought the taper would begin just before the bus got to Thaynes, just north of SR248. Council Member Parigian asked what the advantage would be to having it that far north. Roy thought there was less right-of-way so there would be less impact to the neighborhood and land. He added this concept was created when the bus was going to Bonanza Park, but now that plan had changed.

Council Member Parigian referred to the Thaynes bus stop going south and asked where the stop would be located. Roy stated it would be located after the Thaynes intersection if going south and after Snow Creek going north. Council Member Parigian asked if they analyzed why people would stop there. Roy indicated it was a higher stop on the corridor, which was a consideration. The other consideration was that this would be a critical stop for transferring to Old Town or other points. Council Member Parigian questioned the validity of the travel times estimated in 2050. Roy indicated the modelers used a state standard and he agreed since it was so far out, it might not be completely accurate. Council Member Parigian thought it would be more accurate estimating for 10 years out.

Council Member Rubell stated the timing model was based on best case and worst case. He asked how this would impact the local movements. Roy indicated they could look at that. Sanderson asserted signal priority would only hold the light as a bus approached so there would not be a significant impact. Council Member Rubell asked what the regular buses would do. Sanderson indicated the other routes would not be changed and they would use the same bus stops as BRT would. Council Member Rubell asked if the regular bus would use the BRT lane, to which Sanderson affirmed. Council Member Rubell thought that use would slow down BRT. He also noted that currently bikes and buses used the shoulder and asked if the BRT would be a safety issue. Roy indicated bikes could still use the BRT lane. They were also looking at widening the trails. He acknowledged the BRT lane was not as wide as the current shoulder. Council Member Rubell asked how the road would impact landscaping and the trail by the hotel. Sanderson stated it would impact the landscaping. Council Member Rubell asked if the General Plan would need to be changed. Roy stated he could talk with the Planning Director about what the impacts would be and asserted most of this was in the UDOT corridor and it might not have the same requirements. Council Member Rubell asked if the median by the white barn would remain to which Roy affirmed, and noted they might have some breaks in the median for public safety and streets crews.

Council Member Rubell asked about snow storage in heavy winters. Roy indicated he talked to the Public Works Department and they asked for the buffer to be as wide as possible, and that was a compromise for shrinking the footprint of the road. Council Member Rubell referred to the narrower lanes and asked if it would be a problem for resort shuttles and sprinter vans. Roy added the snow was normally hauled off and they could look at that for this road. UDOT set safety standards, and they felt comfortable with these lane widths. Sanderson indicated the narrower lanes were generally safer for vehicles. Council Member Rubell asked about wildlife mitigation for the road. Roy noted the road width would increase by 10 feet so animals would have farther to cross. They were open to considering wildlife mitigations with the partners of this project.

Council Member Ciraco referred to the 2050 travel times and asked how the travel time would decrease by 50% when the speed increased by 10%. Roy indicated he would talk

with the modelers and find out. Council Member Rubell noted this model was a perfect case scenario.

Council Member Rubell did not support the widening of SR224 and stated there was a significant benefit from Kimball Junction to the white barn, but the benefit diminished going into the City. This had more risks to wildlife, and it would make it harder to use the extra entrance. They couldn't quantify the widening. He preferred to look at things using value and impact. He didn't want seven lanes. He wanted to collaborate with High Valley Transit (HVT) to look at the project for the impact value, he thought they could do a lot better. He didn't want it to go to SR248. He hoped they could look at changing the solution for the best fit for the community.

Mayor Worel expressed concern regarding funding for the project. She asked if the federal funding would change if the scope was modified. She stated the Council wanted to bury power lines and work on SR248 and she hoped for funding for those projects too. She wanted to have a discussion with UDOT to see how much of the scope could be changed without affecting federal funding. Council Member Dickey agreed and stated he didn't know what traffic would look like in 2050. The data showed there wasn't a problem getting to the white barn now. He also didn't want to jeopardize the relationship with UDOT. He supported talking with UDOT. Council Member Ciraco agreed to speak with UDOT as well. The UDOT right-of-way was there, and it didn't need to be completely built out now. Council Member Toly was concerned about the funding as well. She asked what it would look like if the road was not widened.

Council Member Parigian agreed with Council Member Rubell and asserted he wanted a small town feel and character. He didn't think this project fit the City's goals. He felt a project got better each time it was refined, and he hoped the partners would agree. Council Member Rubell stated they had been asking the same questions for three years. He hoped HVT and the county would agree, and they could go to UDOT with the benefits of the revised plan. Council Member Ciraco asked to see data reflecting the benefit on the 2.5-mile segment of the corridor from the Canyons to Thaynes Canyon Drive.

Council Member Toly thought they needed to figure out safety for people who took pictures of the white barn. Matt Dias summarized they would do additional analysis and put together a delegation to visit UDOT partners. Canice Harte, Summit County Council Member, stated everything he heard was reasonable and he was happy to partner with the City and explore all options.

Land Use Appeal Authority Review:

Margaret Plane, City Attorney, and Mark Harrington, Senior City Attorney, presented this item. Plane indicated the most important question for the Council's consideration was if they would like the Planning Commission to initiate a review and consider changes of the appeal process and reconsider Park City Code 15-1-18. If the Council was favorable

to that, she would want to know what specific matters the Planning Commission should look at. Currently the City had three land use authorities: Planning Commission, Board of Adjustment, and Appeal Panel. The Council asked her to connect with the board chairs, including the Historic Preservation Board (HPB). There was informal feedback within the boards, and generally the chairs understood the Council's intent to shift appeals to a separate entity. Currently, there were no pending appeals to be considered so it was a good time to discuss the makeup of the board. As Plane met with the chairs, there was some discussion on replacing the Appeals Panel with professionals and a desire to know what that would look like. They also discussed public hearings as part of the appeal process, and it was felt those should be removed from the hearings. There was a bill in the legislature that proposed to do away with public hearings for appeals as well. They discussed standings and there were mixed opinions. Regarding HPB, they felt they had expertise in design reviews and were qualified to handle appeals. The Board of Adjustment was currently handling design appeals, and they felt confident in continuing to do that.

Council Member Toly asked why HPB was removed from the HDDR reviews 10 years ago. Harrington stated it was a conflict between the desired role the HPB wanted to have in the pre-application process, and if they did that then they couldn't also sit as the appeal panel. They were given the option, and they chose to participate in the HDDR process, but now they don't do that.

Council Member Parigian asked what the history was for three-person panels and why was it considered instead of five or seven members. Harrington indicated that came as a result of a dialogue for an alternate appeals process when the Council was the appeal authority as well as the applicant, and also in other appeal situations. He noted a three-person panel was common.

Council Member Rubell noted the conflict with having the Council as the appeal authority was when the Council wanted to do a backroom deal, like negotiating outside the regular process. It might be appropriate in some cases, but not all. He asked how to get feedback from the Planning Commission when something violated the LMC, yet was consistent with the Council's strategy and the Council had the ability to modify the LMC to reflect the Council's strategy. He thought that was a cleaner process than using an appeal authority. Harrington stated a backroom deal was limited to land acquisition or buyout. But full transparency was in the front and the best thing to do was keep alignment code-wise with the Council and Planning Commission. Prioritizing code changes when the Council saw a conflict would be the first step.

Council Member Rubell asked how they could get to a better operating environment to get proposed code changes to the Council for a quicker processes, so the vision of the Council was realized. Then if there were appeals, they would be contrary to the Council's goals, not just contrary to the LMC. Plane clarified if the application met code,

it should be approved. If the question was unclear, the tie would go to the property owner.

Council Member Rubell felt there was a lot of opportunity to update the code to reflect the evolution of the City and the Council's goals. There were gaps that had a huge impact. He wanted to know what they could do to expedite some areas of the code to reflect today's Council goals. Plane thought that was important to staff and the boards, but she wasn't prepared to discuss that tonight. Council Member Rubell asked to bring back this discussion at a future meeting. Council Member Toly asked to clarify that if the Council was the appeal authority, then they couldn't listen to Planning Commission meetings or have conversations on the issue with the public. Harrington stated they weren't prohibited from listening to meetings, but they shouldn't talk about it.

Council Member Rubell asked if they could come back and discuss areas of the LMC that were not strategically aligned with the Council's goals. The Council supported that discussion. Council Member Toly stated the Planning Commission had been going through the LMC. Rebecca Ward, Planning Director, stated the purpose of the General Plan was to find opportunities to update the code. Each year the Planning Commission went through the General Plan and made recommendations to update code. They had a prioritization work session for the code in early 2024 and a staff comms was sent to the Council in April 2024. They wanted to focus on updates for the Bonanza Park area and she noted several other code sections that were being prioritized. They were also directed by the Council to develop childcare opportunities. There were several code amendments that were drafted and ready to present to the Council. They had pending 2024 amendments in progress and now because they were working on the General Plan, they could recognize comprehensive updates to the LMC and that would initiate that process. If there were areas of the code not being addressed, they could schedule a work session.

Council Member Dickey indicated he knew the Planning Commission had been working on code, applications, and the General Plan, so he didn't want to highlight it if Ward didn't think there was a problem. Council Member Rubell stated the commissioners were frustrated and he felt there was an opportunity to have a conversation to expedite the process and align strategies. These discussions could inform the strategic levers that the Planning Commission felt were unclear. He thought there was reason to be frustrated. Mayor Worel indicated the Planning Commission chair discussed this with her and there were areas the Planning Commission needed policy direction on. She would work with Ward and Chair Hall to see what policy direction they needed from the Council to move forward.

Council Member Rubell asked why the Planning Commission had to consider code changes. Harrington stated it was in the code. Council Member Rubell asked if there were any applicants to fill the appeal panel open seat, to which Plane stated there were none.

Council Member Dickey asked if the process could be more efficient if the City used a hearing officer. Harrington stated it was a narrow set of criteria for appeals and was an administrative decision, not legislative. The Board of Adjustment considered variances, and it was based on fairness. Council Member Dickey asked if the other appeal boards were removed, would BOA still exist for variances. Harrington stated the Council had authority to move everything to one authority but there weren't any comments about moving variances when they talked with the board chairs. Council Member Dickey thought it was strange to have a de Novo review without a public hearing. He favored on-the-record reviews.

Council Member Ciraco favored on-the-record review process. He thought the Planning Director had expertise in the process but felt there was merit to having a professionally trained hearing officer. Council Member Toly supported a hearing officer and then looking at having the HDDR return to HPB. If there was no conflict of interest, it should go back to them. Council Members Ciraco and Dickey agreed.

Council Member Parigian favored reviewing the standard of review. He thought the boards were working, but he was concerned with only having three members on the Appeal Panel. He leaned toward keeping it local because they were vested in the outcome.

Council Member Rubell stated he hoped to see ways to preserve the strategy of the Council without making it hard for people to do things that fit that strategy for their own property. He wondered why the Planning Commission wasn't the appeal authority and felt that could eliminate layers of government. The current appeal set up was for Snow Park so the Council could negotiate. Now the question was if Council should give away its authority so they could do certain things. He thought if the code was right, the front door was easier to go through because it was transparent. He favored terminating the Appeal Panel and sending it to the Planning Commission for a recommendation and then giving the appeal authority to the Council. Council Member Dickey stated having the Council as the appeal authority was a challenge and he felt it with Washington School House. He stated the goal was to allow people to do what they wanted that aligned with the Council's goals that the code allowed. He thought the hearing officer would do it better. They hadn't talked about settlement authority, and he thought the Planning Commission should discuss all these things and report back with their opinion. Council Member Rubell asked what the channel was for the hearing officer to give the Council feedback on the major LMC provisions involved in the appeal.

Council Member Parigian stated the LMC had options and asked how a hearing officer would get that done without being here. Plane stated if there was an appeal, the hearing officer would be provided with the recordings and transcript and would then review the code and would make a determination about whether there was an error or if the code was correctly applied. Council Member Parigian clarified the hearing officer could not overturn the logic. Harrington affirmed and stated the ordinance could be nuanced with

the level of discretion it gave in terms of presumptions and who had which. The hearing officer would not be re-doing discretionary decisions.

Council Member Ciraco asked if Council Member Rubell wanted the Council to be the appeal authority so they could be held accountable. Council Member Rubell stated yes, but if there was feedback from a hearing officer that could consider the code, that could check the box and give greater understanding in the global settlement authority and how that played into the process. Council Member Ciraco agreed with Council Member Rubell.

Mayor Worel thought it would be beneficial to have a hearing officer review. In her experience, most Council members didn't have the expertise to make a decision. It would be helpful to have an expert weigh in on the appeal. She noted the Council could review the hearing officer's ruling as an additional layer if Council so desired, but in general, the Council didn't have the expertise. Plane indicated Salt Lake City had many hearing officers that heard land use appeals. Oftentimes the hearing officer's written decision was flexible and stated that they interpreted the code a certain way, but if the Council saw it conforming to what the applicant argued, then the Council could amend the code following the Planning Commission recommendation and review process. The Council agreed to initiate a review with the Planning Commission.

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell stated they talked about the needs for Public Works and Transit at the Ironhorse facility at the retreat. He asked when that would come back for discussion and noted he also wanted to talk about the Vail/Bonanza property. Matt Dias

stated there was not a date set, but he would meet with staff and get back on that. Council Member Rubell asked when Council would discuss the City Manager road map that they didn't get to at the retreat. He also asked to have a discussion on enterprise funds because Golf was an enterprise fund, but the MARC and ice arena were not enterprise funds. He wanted to discuss whether it was appropriate for some recreation facilities to be subsidized while others operated as enterprise funds. Dias indicated that would be part of the budget process since that would be a budget policy. Council Member Rubell asked if the enterprise discussion was time sensitive for enacting something before the budget was passed in June. He asked that to come back as a staff communications report, so it wouldn't be too late to discuss it in this budget cycle.

Council Member Toly also asked when Council would talk about the City Manager work plan, to which Dias stated that would be scheduled for one of the March meetings. Council Member Ciraco displayed a photo of SR224 in 1975. He reminded people that the BRT was now being discussed and how the road used to be, and the rural area was something that people loved.

Mayor Worel stated Nicholas Janssen in Park City High School was named one of 5,000 candidates in the Presidential Scholars Program. She noted the Lessons in Leadership event would be held on March 7. She also indicated she attended the first steering committee meeting for the 2034 Olympics and she looked forward to working with the group.

Staff Communications Reports:

1. November Sales Tax and December Budget Monitoring Report:

Council Member Rubell indicated the November Transient Room Tax (TRT) was down 75% from the budgeted amount and asked for some insight on the number. Jed Briggs, Budget Manager, indicated they looked at when the money was received and noted there were issues with when the numbers were released. The December, 2024 numbers were released late, which made this year's November number look less. He stated most sales tax numbers looked very even. Council Member Rubell asked if it would correct itself next month, to which Briggs affirmed.

2. Property Tax Assessments:

Council Member Rubell wanted to understand why some properties paid less tax if others had increased since it was a closed system. Briggs stated the county pinpointed different neighborhoods to review, and data showed which neighborhoods went up and which ones went down. The value was impacted by home sales in neighborhoods. There were also other entities that had taxes within the property tax statement. These entities increased their taxes and that would cause a tax increase. Council Member Rubell asked for a joint Council discussion on this topic. Mayor Worel stated the March joint meeting was full but they could add it to the next joint meeting.

Council Member Toly indicated the tourism tax was up 4% this year. She knew there were a lot of impacts that hit residents and asked if the City could lower its property tax percentage. Council Member Rubell noted that two GO bonds expired which lowered property taxes, but other entities filled that gap when they raised their taxes. He wanted to discuss this with the county. Dias indicated that the City did a lot of work to be transparent in its budget. Council Member Dickey understood how property tax worked and he didn't have an issue with it, but he was in favor of reducing the City's property tax. The Council requested this on a future agenda.

3. 2025 Legislative Session Update:

Council Member Rubell stated they were going to tie some issues to the Legislative Policy Platform and he hadn't seen that yet. Margaret Plane stated two bills came out that she wanted to discuss: SB333 Olympic Venue Bill allowed the creation of major sporting event venue zones. It would be like a community reinvestment area (CRA) and local government would still have control which would allow them to impose specific taxes that could be implemented in a zone and then dedicated to use as increment to benefit that zone. One tool would allow the City to implement a 15% accommodation tax. There wasn't clarity on how the taxes could be stacked. It was a complicated bill.

Plane referred to SB337 and indicated it would develop a Beehive Development Agency, and it would be governed by a five-member board. The CEO would recommend significant community impact projects (SCIPS) to meet objectives they would establish. The SCIPS would not need local consent so they would be exempt from Land Use Management and Development Act, Condominium Act, and others, and they would be entitled to property and sales tax increment up to 75% for 25 years.

Council Member Rubell stated nothing on the list had a gray area regarding the Legislative Policy Platform. Matt Dias didn't think the process was different than other years. They had some of Council at the legislature with staff and they all were advocating on numerous issues.

Council Member Ciraco asked about the bill which would allow the county to impose tourism taxes. Dias stated it was being contemplated in a couple places, such as in SB 333. This stated a county of a certain class would have access to an additional resort community sales tax. Council Member Ciraco asked if there would be an implication to the City's tourism tax. Dias didn't think there would be an impact because it wouldn't affect an incorporated area. Plane indicated there was a line in the bill that would give one county a broader ability, and pursuant to the Legislative Policy Platform they were reviewing it with Council.

4. Senior Center Feasibility Update:

5. 2024 Golf Capital Improvements:

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.

Sean Parker, 84060, indicated the senior center was one thing where the Council could think strategically. He suggested Bonanza Park for a senior center. He thought many things in a community center would be in a senior center. He noted the Kimball Art Center (KAC) would be at Bonanza and the seniors would like to be near that. Developer-led projects needed profits. Having a City priority would reduce the profit. He thought this could be a signature building and asked Council to think more strategically.

Debbie Stafsholt distributed a handout regarding parking at the senior center, MaWhinney Lot, lower Library Field, and the main library and read library attendance statistics that showed an average of 684 visitors per day. She indicated when there were events at the library all the parking was filled and there were cars parked on the street. She hoped the City would research the appropriateness of the senior center in Old Town.

Kelly Perkins, 84060 represented Park City Cycling Club and stated he was interested in the SR224 BRT discussion. He stated widening the road didn't necessarily make it safer. He wanted the road safe for cyclists. Safe roads got bikes off sidewalks and bike paths. Cleaning the shoulders would make cycling safer.

Patricia Stokes, 84060 volunteered at the Park City Library and was chair of the Board of Trustees. She was a member of the senior center as well. She was grateful the Council was considering a new senior center. She indicated 60% of the seniors who came to the center did not live in 84060. She thought of the ripple effects of bringing people to Old Town and suggested putting the senior center in the 5-Acre Bonanza parcel or at Quinn's Junction on the Gordo property.

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

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

Council Member Toly moved to approve the City Council Meeting minutes from February 6, 2025. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

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:

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

RESULT: APPROVED

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

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:

Hans Jasperson, Budget Analyst, presented this item and stated a City goal was to create a transparent process for granting funds to nonprofit organizations. He reviewed the requirements for committee members. The amendments presented today would prohibit an elected official from serving on a committee. Another change would require a committee member with business dealings with an organization applying for funding to recuse themselves from participating. He noted some good people were serving on this committee and he was inspired by their dedication.

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

Council Members Ciraco and Rubell felt this process went smoothly and they thanked Jasperson.

Council Member Rubell moved to approve Ordinance No. 2025-02, an ordinance amending Section 2-8-19, Nonprofit Services Advisory Committee, of the Municipal Code of Park City. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

VII. NEW BUSINESS

1. Deer Valley Development Company Public Infrastructure District (PID) Request:

Jed Briggs, Budget Manager, Randy Larson, Bond Counsel and Special Counsel to help with the public infrastructure process proposed by Deer Valley, and Wade Budge, counsel for Deer Valley, were present for this item. Larson stated a PID was a separate governmental entity organized to allow for separate funding. It had no land use authority and no ability to provide services. A PID was discretionary, and it was up to Council to decide whether to allow it or not.

Budge requested moving forward with their application for a PID for the Deer Valley area. On December 14, 2023, the Council approved a letter of intent with Deer Valley on the Snow Park project. Last night, the Planning Commission approved the parking structure for Deer Valley. Now they wanted to discuss how to finance the parking structure. PIDs were formed as stand-alone entities, and this one would only be on Deer Valley-owned property. They submitted a petition for a PID. A governing document would accompany a PID. A PID would facilitate public improvements that had a public benefit. This PID would finance the parking structure and the multi-modal center, it would operate within parameters of governing documents. It would impose a property tax only on the petitioner's property boundary within the PID area, and future unit buyers within the PID would be notified of the PID. The City would have no financial liability.

Budge noted the public/private partnership agreement (PPPA) and indicated he hoped to proceed with that, but tonight the PID would not be up for action, they just wanted public comments. The PPPA needed to be in place soon because on April 2, they would go to Planning Commission to seek plat approval. Plat approval was contingent on the transfer moving forward.

Council Member Parigian asked how a PID helped Deer Valley. Budge indicated project improvements that could go to the bond market would give them a better interest rate. A PID was tax exempt from federal income tax. Council Member Ciraco clarified this was Deer Valley's property, but it would eventually be developed with condos and they would pay the PID. Council Member Rubell stated there was a tax equity issue. The report indicated the mill levy could be three times the City's current mill levy. Deer Valley was not going to seek that and he asked what they were looking for. Budge indicated they hadn't gone to the bond market and they wanted to bond for the right amount. Since the total amount had not been determined, they went with the state default. He said the risk was put on the people buying the bonds but there was no risk to the City. Council Member Rubell noted there was risk to the City since the City could put a bond on the ballot and it could receive a mixed response because some residents were paying the

PID tax already. He reviewed the PID process and asked if it was guaranteed by the investor. Larson stated in this market of bonds, the default risk was transferred to the bondholders.

Council Member Rubell asked if the PID could be in the PPPA as part of the whole deal. Budge stated without the PID, there would be a transit stop on Doe Pass Road and that was the wrong location. They analyzed the parking structure and felt the PID was needed in order to fund the \$15 million for other transportation projects in the community. Council Member Rubell asked if they would list all the financing tools they would use in the PPPA.

Council Member Rubell asked if the PID governing board was public, to which Larson affirmed and stated the members were property owners in the district. Council Member Rubell asked if the PID would have a budget to which Larson affirmed.

Council Member Parigian asked if Deer Valley would have three PIDs, to which Larson affirmed and explained they wanted the PIDs to be issued close to the phase of construction being worked on.

Mayor Worel opened the public hearing.

Sean Kelleher 84060 stated there were two levels of taxes, one the City would get on the property and one the petitioner paid for the improvements. He thought the bond deal was \$400 million and the City would save the property owner \$12 million the first year. He wanted the City to realize the leverage points it had to approve the PID. He also sent the Council the following eComment: "KSL, the nominal owner of Alterra, placed their entire Alterra asset in a new private equity fund (a "Continuation Fund"). This Continuation Fund matures in 10 years, meaning that KSL will be highly motivated to sell the asset right around the time of the Olympics coming to town. The investors in the Continuation Fund - one of which is an Asian government - are the real owners of Alterra and will force this sale on KSL. Here's what the Chief Investment Office of KSL told the press around the time of the Continuation Fund completion: "We see strong organic growth in the business, minor volume growth, ability to grow ancillary revenues, and ability to grow pricing in excess of inflation". Besides the "happy" news that we should expect higher ticket prices over the next few years, KSL is telling us that Alterra is a very attractive asset and they expect strong earnings going forward. So if they're telling PCMC that they need the PID to make Snow Park work, it's just not consistent with their public comments. I know the development costs for Snow Park sounds like a lot of money, but in the world of private equity and institutional debt financing it's really not. KSL could put these plans in front of a dozen Wall Street lenders and get \$1 billion pretty quickly. That said, there's no question that financing via the PID instead of private lenders will save KSL tens of millions. So what PCMC's cut of the savings should we grant them the PID? The point to all this is just to clarify the real interest & intent of Alterra/KSL; to make sure that City Council knows what leverage it may have in

negotiations; and to protect the community when KSL liquidates Alterra in 2032-34, just as the Olympics comes to town). So: I'm no PID expert, but I believe the Creating Entity (i.e., PCMC) can impose additional specific restrictions on the PID. For example, PCMC & Alterra/KSL have an LOI from 2023 outlining some very nice things that Alterra/KSL is pledging to do, but, to my knowledge, are not yet contractually obligated, like affordable housing; how about PCMC makes those pledges a little more concrete in exchange for the creation of the PID? Also, my understanding of the PID property taxes is that the PID charges incremental property taxes on top of PCMC/Summit County's standard property taxes. If so, PCMC should require that PCMC/SC have a "super-senior" claim on all property taxes collected from the future PID property owners. That way, any property tax delinquencies hit the PID, not PCMC/SC. This protects the City when the inevitable downturn comes (remember the post 2002 Olympics real estate market?) and PCMC is left holding the bag. Since KSL/Alterra will deny that they intend to sell the property by 2034, let's call their bluff and get a cut of the sale price if the property is part of a definitive agreement to sell in the next 10 years. This isn't just to be obstreperous; new investors will inevitably create new costs for PCMC and we should be compensated for that risk. Additionally, PCMC should charge an annual management fee for the PID, reflective of a portion of the money KSL is saving via PID financing. Finally, what do all of us locals get to deal with this mess for the next decade? Here's two pretty simple requests: 1. substantial fines, paid by Alterra, for construction vehicles operating outside of approved hours, parked in restricted areas like residential streets, etc.; 2. "locals passes" that allow the purchase of multiple days of passes for substantial (like 75%) discounts during the construction period. 3. traffic mitigation strategies, such as temporary traffic lights at key intersections (similar to what's been installed at the Old Town traffic circle)."

Sean Parker 84060 thought those basis points could be spent on mitigating traffic. That was an example of public benefits and was something the City should be looking for. He also thought the letter of intent (LOI) was narrowly negotiated. He hoped the City would use its leverage for public benefit.

John Stafsholt 84060 indicated the City had a transportation problem, but the thing that worked was the eight lanes of drop-off parking. With this proposal, eight lanes were being reduced to two lanes. He asserted the City had the leverage to control what was best for the community.

Mayor Worel closed the public hearing.

Council Member Rubell agreed with some of the comments and he asked that the PPPA include all the financing tools in the development before approval. The plat was dependent of the agreement. Before approval, he wanted to see the full picture and see them honor the agreement.

Council Member Ciraco stated Deer Valley was a good partner with the City so far and he looked forward to continuing the dialogue. The Council wanted to make a deal that would benefit the residents. Council Member Dickey stated the Council did the right thing by voting to approve the LOI last year. He noted the PID was part of that and the City was protected by virtue of the plat and the road vacation. The risk to the City was any plat could be approved but that risk was very low. He supported moving forward with the PID and the agreement when the time came. Budge indicated in the governing document that the City gave to Deer Valley was tied to the development plan that got approved last night so they were tied to that plan.

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):

Virgil Lund, Planner, presented this item and reviewed the history of the parcel. The applicant requested an extension to the sunset clause for an additional two years and to allow an additional tipping site on the Bransford parcels. Lund also requested the final plat review be shifted from the City Council to the Planning Commission.

Doug Ogilvie, Empire Pass Master Owners Association (EPMOA) stated they would benefit from the tipping site. He requested an amendment to Condition of Approval 2 to state "except for any approved tipping sites." Council Member Parigian asked for more information on tipping sites. Ogilvie explained there were separate activities on the Bransford property. Some tipping sites were full, and they were looking for other sites. This site was a gully and they would fill and revegetate it. The EPMOA charged for tipping and all the dirt had to be certified clean. Lund stated the tipping site was an amendment to the Flagstaff Development Agreement Technical Report 15, so it would go back to the Planning Commission for final review and action.

Anne Bransford indicated this was a great example of neighbors working together on the mountain. Council Member Ciraco asked why this rezone needed to be extended for two years. Bransford stated two years ago they received 107 inches of snow, and it took a long time to melt. They were in litigation with Extel for two years and it was settled in June. They also had conservation orientations with Summit Lands, and they were working on the property. Council Member Ciraco asked if this could be completed in the next two years. Bransford stated there were challenges but they were moving forward.

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

Council Member Dickey felt it was bad policy to request a rezone for open space and not a plat approval simultaneously. That said, he felt this request was reasonable.

Council Member Parigian moved 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) with the amendment to Condition of Approval 2 to read “except for any approved tipping sites.” Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

3. Bonanza 5-Acre Site Request for Proposal Update:

Michelle Downard, Resident Advocate, and Jed Briggs, Budget Manager, presented this item. Downard reviewed the City was seeking a development partner with best possible terms. The RFP was revised and refined. The key changes included a long-term lease for one dollar per year for at least 60 years. Briggs stated the City would contribute \$30 million for public benefit features such as underground parking, low AMI housing, and public spaces. Downard indicated the RFP would be published tomorrow and the response deadline would be March 31st.

Council Member Dickey expressed concern with the scoring and the description that the project should meet code as well as proposed code changes. He felt that would be confusing to a developer. Downard stated the intent of the RFP was to let the responder know they must comply with code. There was a possibility that the code would change and if it did, they would have to comply with that. Council Member Dickey wanted to clarify that or not mention the code. He was more interested in what a developer proposed. Council Member Rubell suggested stating it should comply with code except for building height which they would allow to 45 feet, as well as parking strategies. Matt Dias stated they called out future zoning to make sure applicants were aware of it.

Council Member Toly referred to the scoring and criteria and asked if the review committee would be looking at the existing code for Number Three, to which Council Member Dickey affirmed, but noted he wasn't concerned about the code. Council Member Ciraco clarified four stories was available with underground parking and low AMI % housing. Ward stated under the current code there was flexibility for additional height with certain criteria and there was no limit on what the ask could be. The Council agreed to stick with the 45-foot height limit. Dias indicated Section W was Land Use and Zoning which stated the City would consider building heights up to 45 feet. They wanted to change the zoning to the existing Land Management Code. Downard updated the scoring to say LMC.

Council Member Dickey referred to market-rate commercial and asked that the RFP specify that it would be small to medium size with no tenant over approximately 3,000 square feet. That number was struck from the document. Council Member Ciraco requested language for a local retail experience. Council Member Rubell noted there

should be language that promoted rent control. Council Member Toly was against subsidized rents for commercial. Dias stated whatever proposal was accepted, the Council would do the final negotiations. Council Member Rubell suggested stating they wanted a variety of commercial rental price points.

Council Member Dickey referred to the \$30 million contribution towards the total cost of the project and thought it was covered by TRT revenue. Briggs explained there was TRT bonding capacity and options for Council to consider. He reviewed the Council originally considered funding the entire project. Then they decided to have a public/private partnership and would contribute less. The Council had the ability to increase the amount they wanted to bond for. The \$30 million represented how much a parking garage, open space, and lowering the AMI for affordable housing might cost.

Council Member Parigian stated they just picked the \$30 million randomly and they didn't know what everything cost. Mayor Worel indicated they needed to go into a project with a budget. The \$30 million didn't include the land so the City actually invested more than \$30 million. Dias explained this amount would drive additional scope into the RFP, but negotiations would continue after a proposal was accepted. It was decided to put "approximately \$30 million."

Council Member Dickey stated the City had many projects that produced no revenue so this project had a number in order to daylight the actual cost of the project. He wanted a proper budget for this project and compare it to other City priorities. He was prepared to support it, but didn't want to vote on this without first comparing the contribution to other project needs. Dias noted historically, the budget allocated 100% of TRT funds to the Bonanza Park 5-acre site so this was not a random allocation.

Council Member Rubell stated the challenge was that the project would not be free and give the City everything they wanted. The Council should demonstrate they wanted to commit to meet the City's goals. He proposed removing the scoring criteria based on the finances by including a number. They wanted the best project for what the City could afford. The Council agreed to deemphasize the cost in the scoring.

Regarding the location of the Kimball Arts Center, Council Member Dickey did not want to dictate where to put the building. Council Member Toly referred to scoring on residential units and wanted to score on affordability. The Council agreed. Council Member Toly asked for the timeline after March 31st. Downward stated the scoring committee would meet, review, and score the RFPs. They would identify those for interviews. Ultimately, they would bring a recommendation to Council to enter into negotiations. Dias stated they would give Council an update after the RFP closed.

Council Member Toly referred to the RFP language regarding "uses of each building include a target tenant mix." She asked if an anchor tenant would be in each building

and she felt an anchor tenant was a chain store. The Council agreed to remove that sentence.

Council Member Parigian stated the Kimball Art Center was given .785 acres in the LOI and he requested to remove the word “approximately”. Also, 20% of units could be 20% of square footage and he wanted that worded differently. The Council preferred to keep the language at 20% of units. Council Member Parigian suggested adding 30% AMI to current development goals, to which the Council agreed.

Council Member Rubell stated the Council had wanted to get the project moving for the last two years. He was concerned about the resource capacity, and he wanted to see progress. He didn't think revising the RFP would delay the process and he felt being more specific was the right thing to do.

Dias stated they would put out the revised RFP with these latest changes. He indicated the scoring committee would recommend the top scorer. He asked if the Council accepted that or if they wanted the top two. Plane stated if the Council wanted to see the top two, then that would need to be in the RFP. The Council would use the same criteria to make the final selection. Council Member Dickey asked if there were multiple rounds of scoring. Grant Herdrich, Procurement Manager, stated there would need to be a plan that the committee's score would be cancelled and then the Council would score anew or the scoring could be cumulative. Council Member Rubell asked if the Council could interview the top two applicants and have new scoring based on the interview. He thought that would benefit the respondents because they would know the Council supported them. Herdrich recommended the Council use scoring to select the winner. Plane stated they could interview and score the applicants in a public meeting or a closed meeting. Council Member Toly preferred interviewing and scoring in an open meeting. Dias stated this would be as close as possible to the scoring of the committee. Plane noted the packet would be nonpublic because it would be a competitive disadvantage to release it publicly.

Council Member Dickey requested three years of audit financials in the RFP. The Council agreed.

Dias reviewed the two finalists would be sent to the Council from the scoring committee. The Council would replicate the process of the committee. They would score the technical and interview together and then make a decision.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

LAND USE APPEAL AUTHORITIES



Questions

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?

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.



Appeal Authority	Appeals Heard
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.

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.

Standard of Review

De Novo Review

Authority hears the issue on appeal all over again. Said another way, the appeal authority steps into the shoes of the original decision maker.

On the Record Review

Authority reviews the evidence, law, and reasoning of the original land use authority and determines if the decision was legally correct.

Authority looks at the favorable and unfavorable evidence in the record and decides whether a reasonable mind could reach the same result.



Standing

LMC § 15-1-18(D)

STANDING TO APPEAL. 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.

Standing

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).

Questions

Is the use of multiple appeal authorities working? Is appeal authority appropriately allocated?

Should the standard of review be revisited?

Should standing be revisited?

Other process questions could include: call up authority; final action process; public hearings?



SR 224 BRT Project



SR 224 BRT Project

Introduction/History

The SR224 BRT project represents 10 years of Summit County, Park City, and High Valley Transit working together to create regional transportation solutions on SR-224.

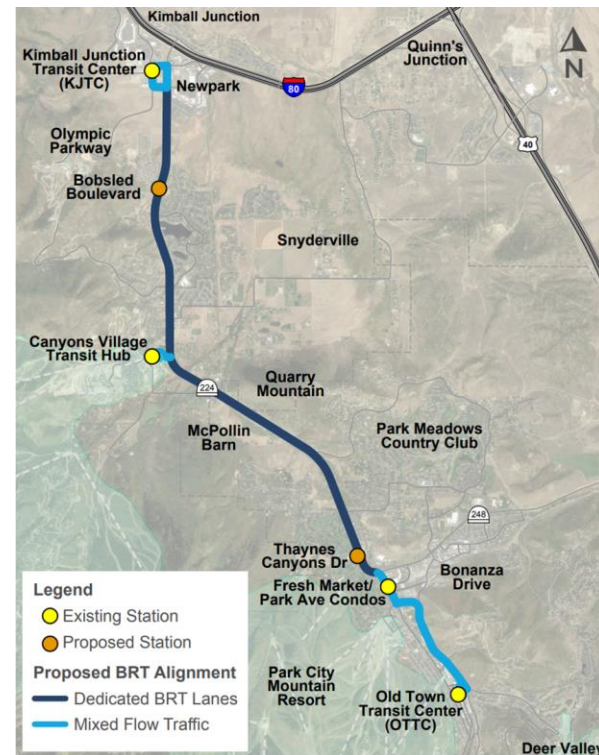
2012- Initial SR-224 Corridor Study

2018 - S.R. 224 Valley to Mountain Transit Alternatives Analysis (AA) Study advanced side-running bus rapid transit (BRT) on S.R. 224. The terminus of the route during this was the 5-Acre Site. The AA Study was adopted by the Park City Council.

In the early stages of planning, Park City's Transportation Director and City Council at the time supported dedicated and uninterrupted BRT lanes into town, yet may not have understood the need or extent of proposed widening.

2021 - OTTC was selected as the terminus of the BRT line, and adopted by Park City Council and Summit County Council

2022 - HVT applied for the FTA RAISE grant. The application included bus-only lanes on S.R. 224 between Olympic Parkway and S.R. 248 (Kearns Blvd)



SR 224 BRT Project

Introduction/History

2022 - \$25M was awarded to HVT for the S.R. 224 BRT project from a FTA RAISE grant

2022 - HVT applied for a UDOT TTIF grant on XX

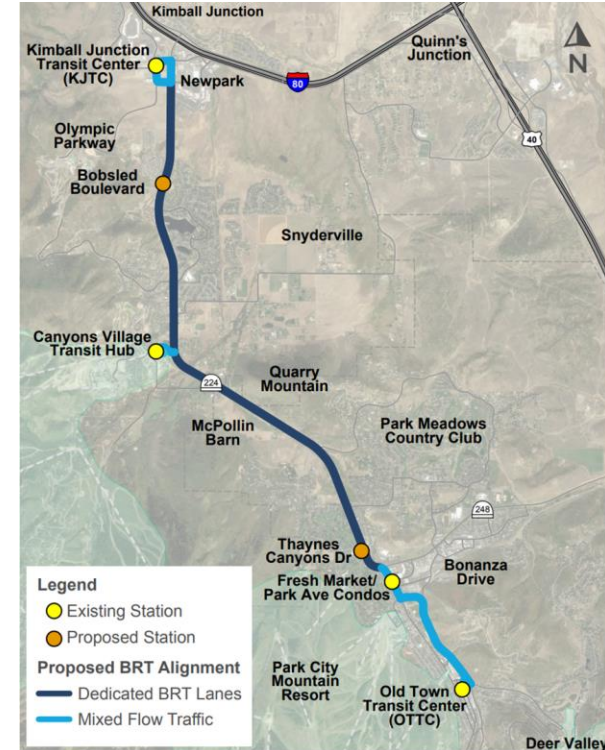
2022 - \$30M was awarded to HVT from UDOT TTIF. The TTIF grant uses the FTA RAISE grant as matching funds

2023 - FHWA approved a Categorical Exclusion (Environmental)

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 and at the Park City Council meeting on December 6.

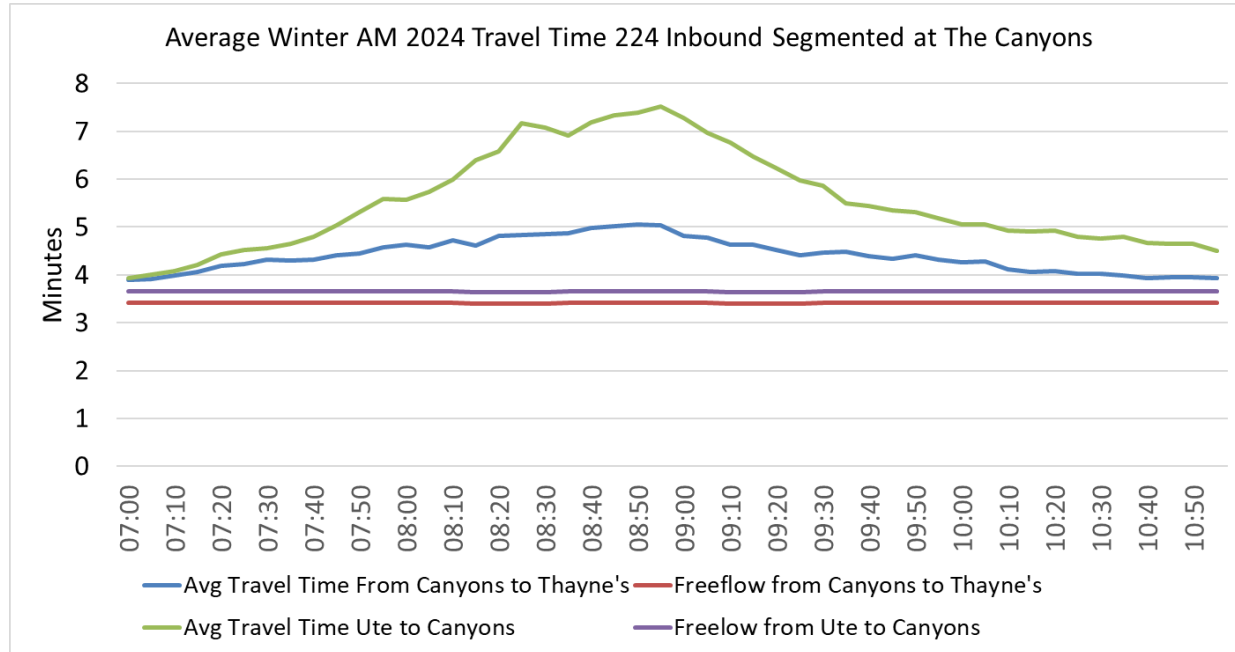
2025 – TODAY

2025 – Discussions with HVT regarding funding and MOU



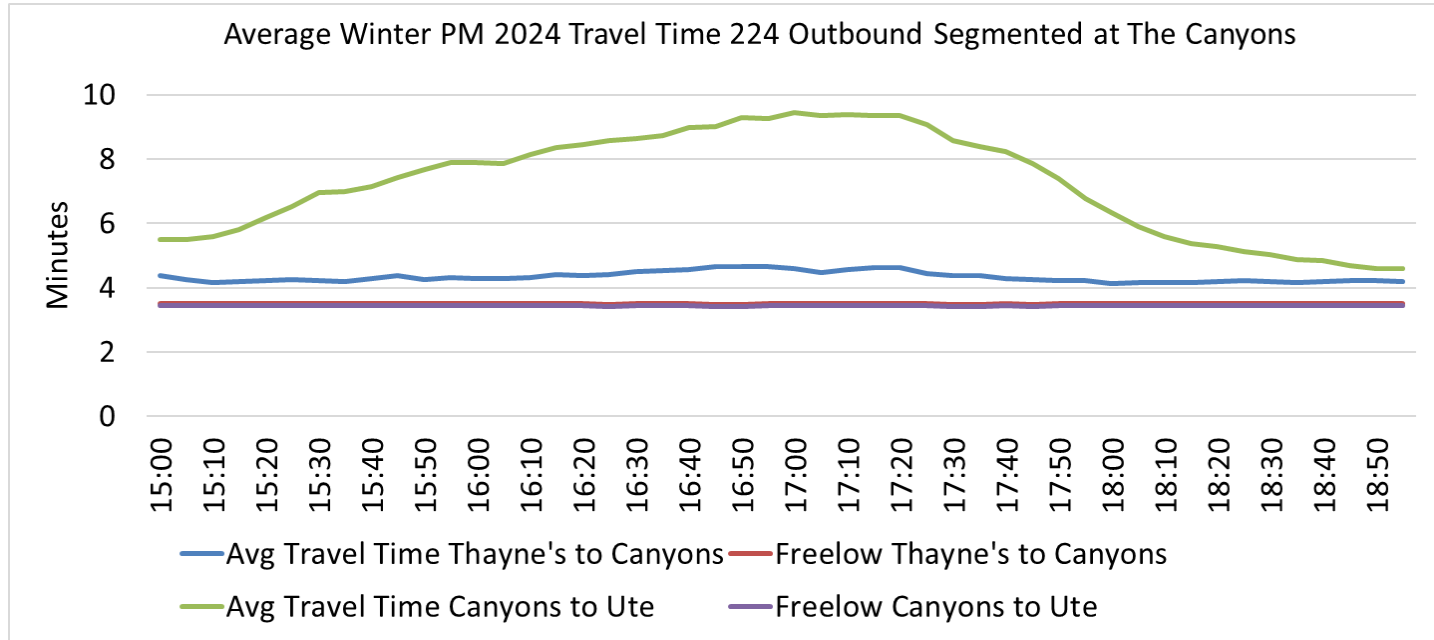
SR 224 BRT Project

Existing Traffic Travel Time



SR 224 BRT Project

Existing Traffic Travel Time



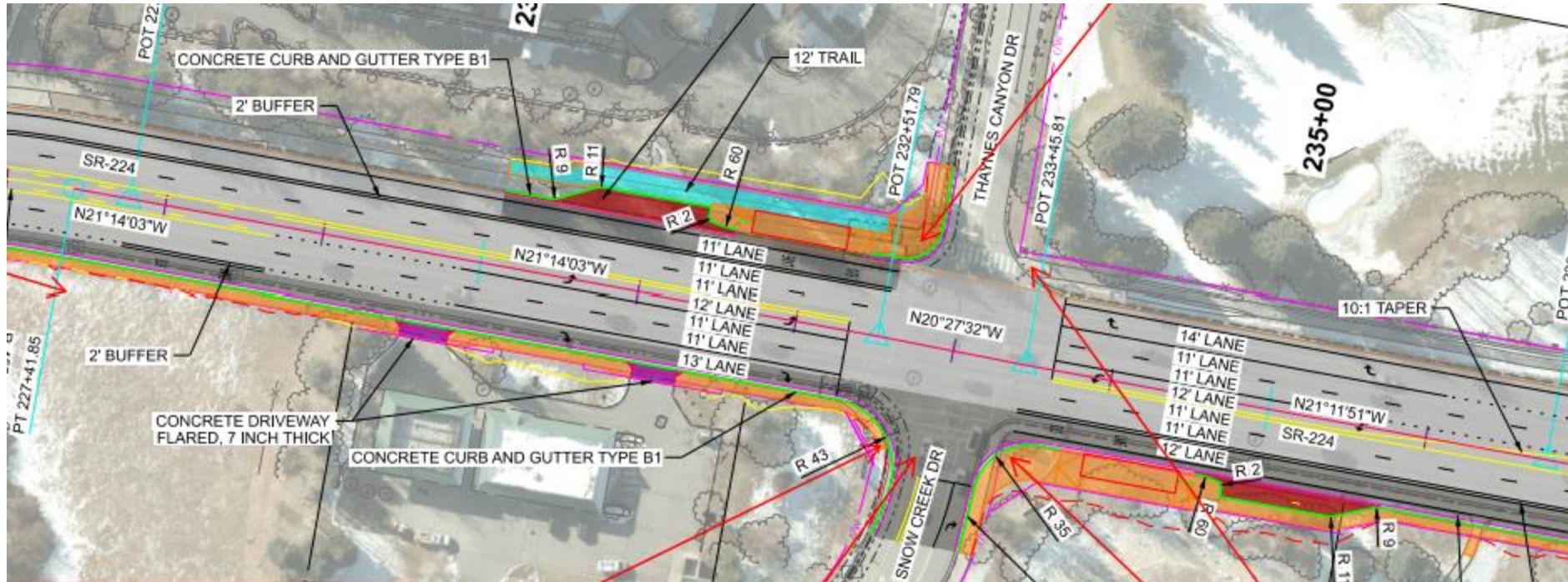
SR 224 BRT Project

2050 Transit Travel Time Fresh Market to Canyons

	Transit Travel Time Existing Layout (Canyons to Fresh Market)	Transit Travel Time Existing Layout (Entire Corridor)	Transit Travel Time BRT Layout (Canyons to Fresh Market)	Transit Travel Time BRT Layout (Entire Corridor)
2050 AM SB	11:48	28:37	6:53	18:01
2050 AM NB	11:45	31:44	5:46	17:06
2050 PM SB	16:31	33:28	8:16	19:31
2050 PM NB	12:01	45:16	6:26	34:47

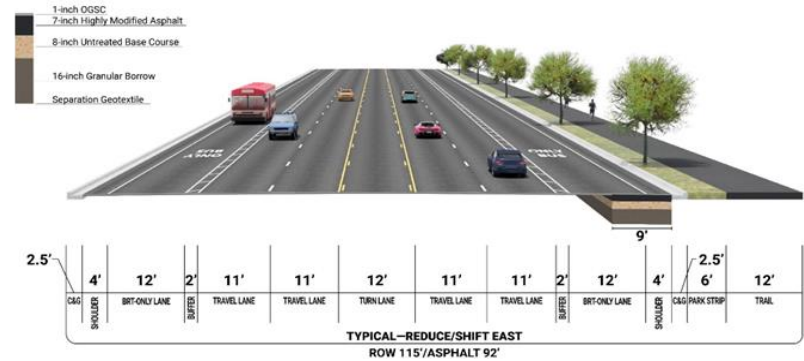
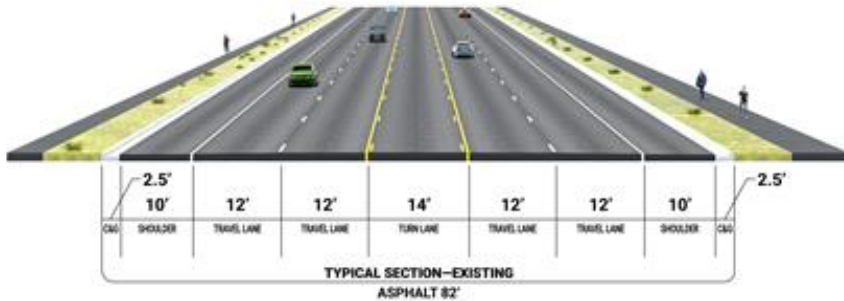
SR 224 BRT Project

Concept Design Footprint



SR 224 BRT Project

Existing and Draft 30% Design (Reduced)



SR 224 BRT Project

Concept Design Footprint

9'-10' Feet of New Pavement (not including sidewalk)



Pink Line: Edge of
Pavement



Pink Line: Edge of
Pavement at
intersection

SR 224 BRT Project

Transit Signal Priority

Transit Signal Priority can:

- Reduce delays for transit riders,
- Improve schedule adherence,
- Increases reliability competitive

Transit Signal Priority works by extending the green light or shorten the red light, allowing the transit vehicle to pass.

UDOT is evaluating new transit signal priority technologies.

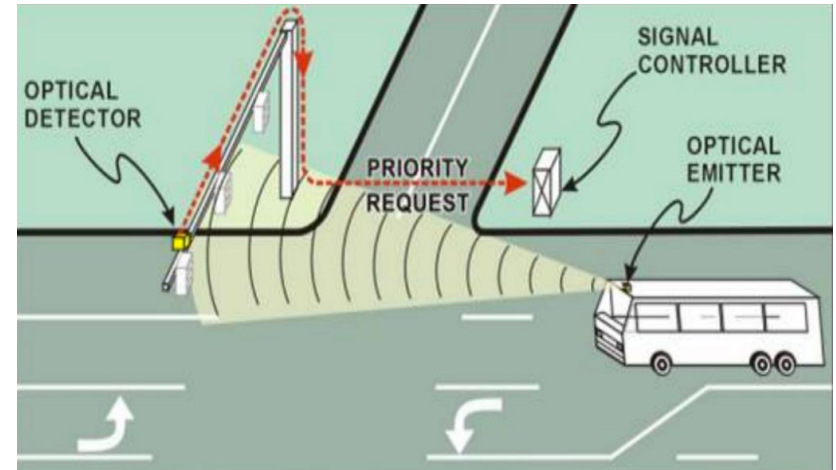


Image: NYSDOT

SR 224 BRT Project

Thaynes Canyon Drive / Snow Creek Drive stops

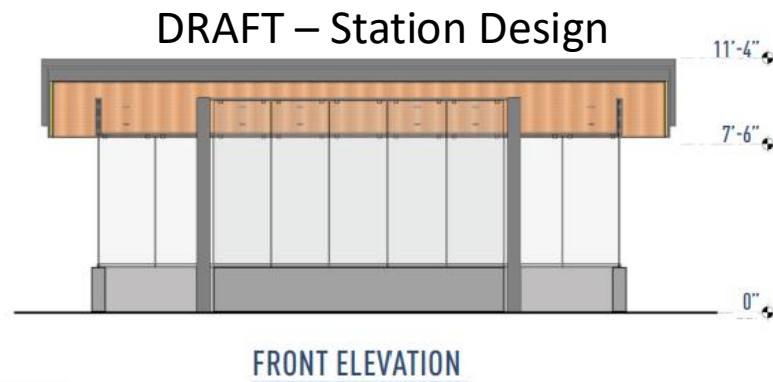
Ridership:

- 1,914 for Thaynes Canyon Drive & 380 for Snow Creek Drive

Other Considerations:

- Proximity to the Golf Course, Hotel Park City and the shopping center
- Equal stops in Park City and Summit County
- Stops may have been more critical in prior alignment

Three workshops of general BRT station design



SR 224 BRT Project

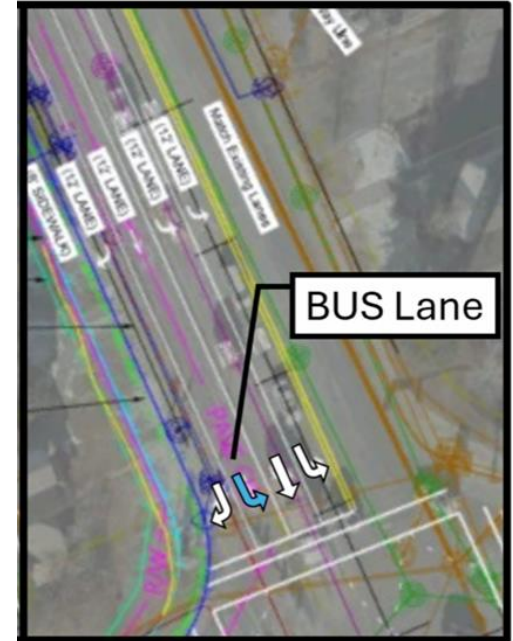
—— Park Ave./Deer Valley Drive/Empire Ave. Intersection ——
(Box of Rocks)



Existing



Dual Lefts



Dedicated Bus Lane

SR 224 BRT Project

Discussion and Feedback

- 9'-10' widening of S.R. 224 from near White Pine Canyon Road tapering north of SR-248
- BRT stations at Thaynes Canyon Drive / Snow Creek Drive
- Box of Rocks intersection alternatives



SR 224 BRT Project

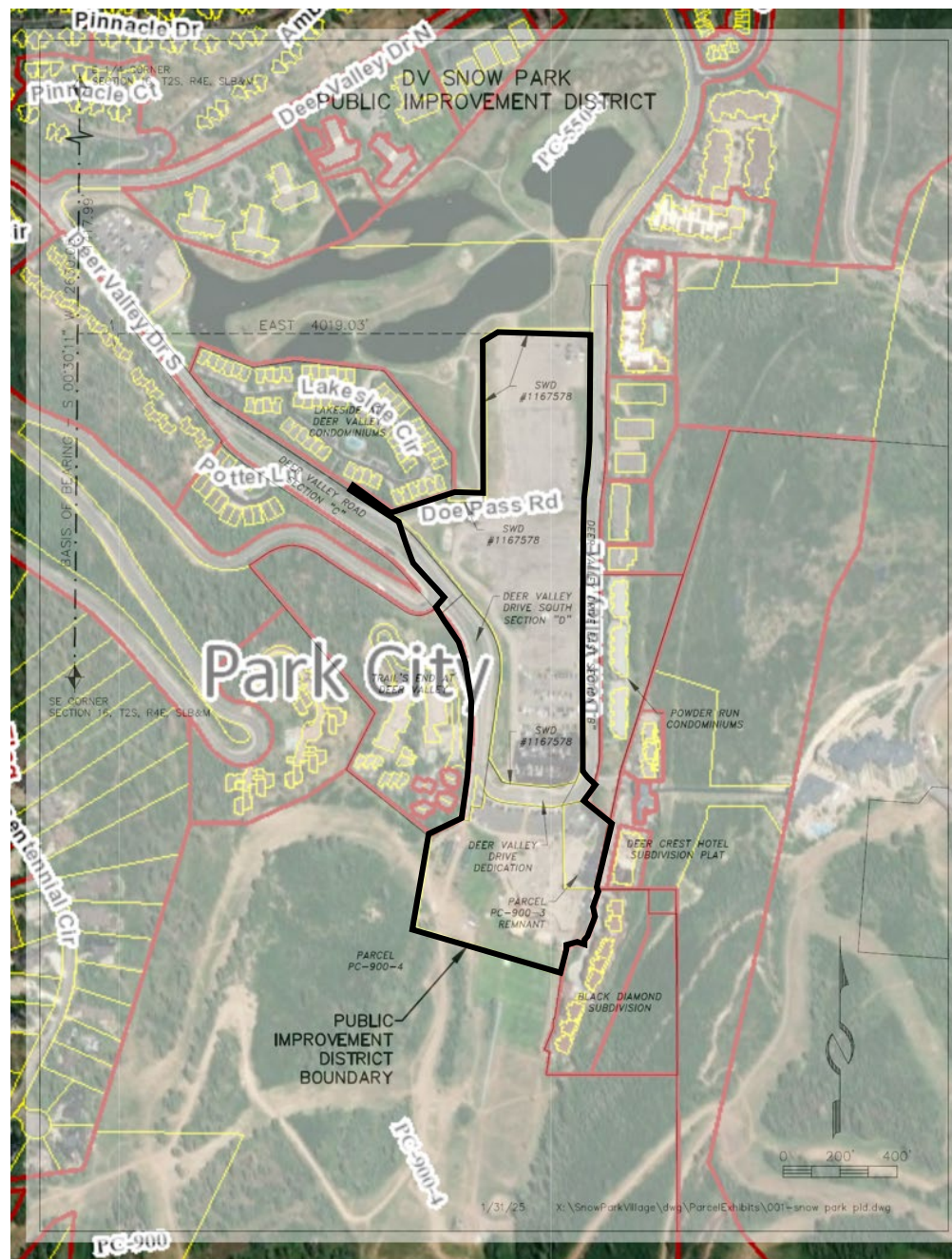
THANK YOU



DV Snow Park – Public Infrastructure Districts

2/27/2025

Public Infrastructure District Boundary



Key Points

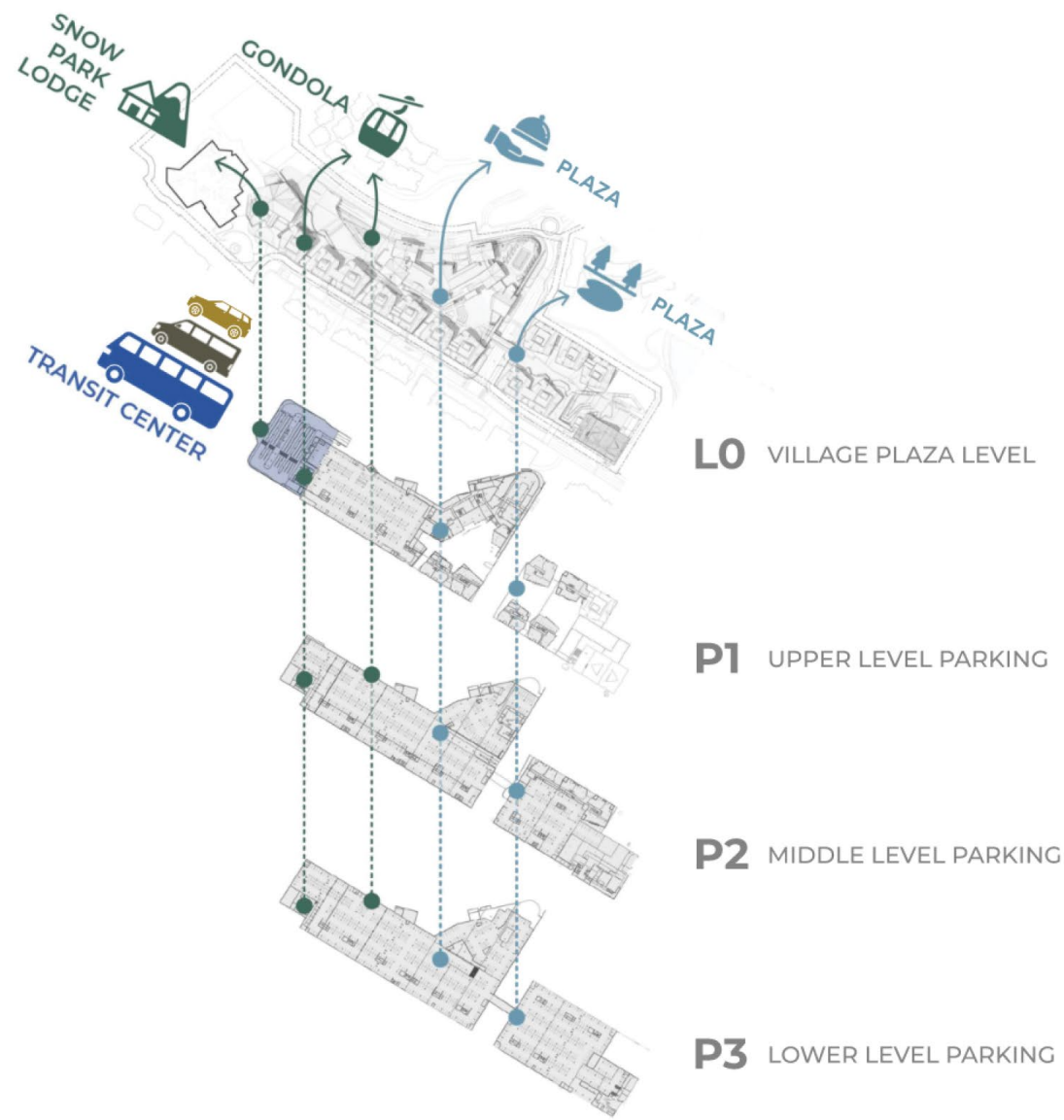
1. PIDs to finance parking structure and multi-modal center.
2. PIDs will operate within parameters of Governing Documents.
3. PIDs will impose a property tax levy only on petitioner's own property boundary within the PID area.
4. Unit buyers within the PID boundary will be notified of the PIDs.
5. City has no financial liability.

Multi-Modal - Transit Center



Multi-Modal - Transit Center

Diagram use: to represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements



DV Snow Park Public Improvement Districts

Thank you!

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Parcels PCA-S-79-B, PCA-S-79-C

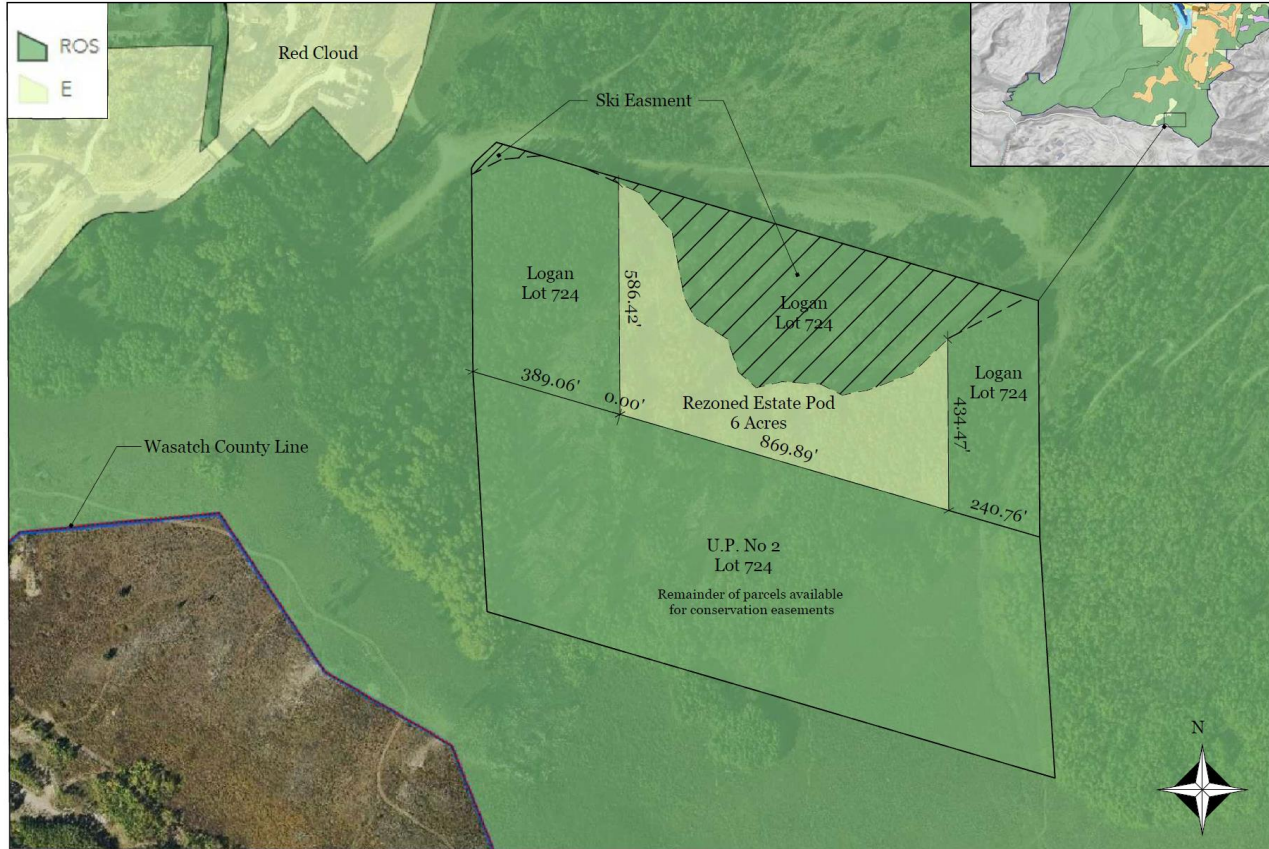
Amendment to Ordinance 2023-03



BACKGROUND

- In 2021, the Bransford's requested a rezone for six acres within Parcel PCA-S-79-C from ROS to Estate to allow for a two-Lot Subdivision and two Single-Family Dwellings.
- The Staff report outlines the detailed history of the re-zone application and a summary of each Planning Commission and City Council meeting.
- The City Council approved the rezone request (Ordinance 2023-03) on April 27, 2023.
- The Planning Commission forwarded a positive recommendation to the City council on February 12, 2025.

BACKGROUND



REVISIONS		REMARKS	
NO.	DATE	BY	REMARKS
1	06/12/12	...	...
2	07/15/12	...	...
3	...	...	...
4	...	...	...
5	...	...	...

Bransford Land Company
Logan/U.P. No 2

Rezone Map



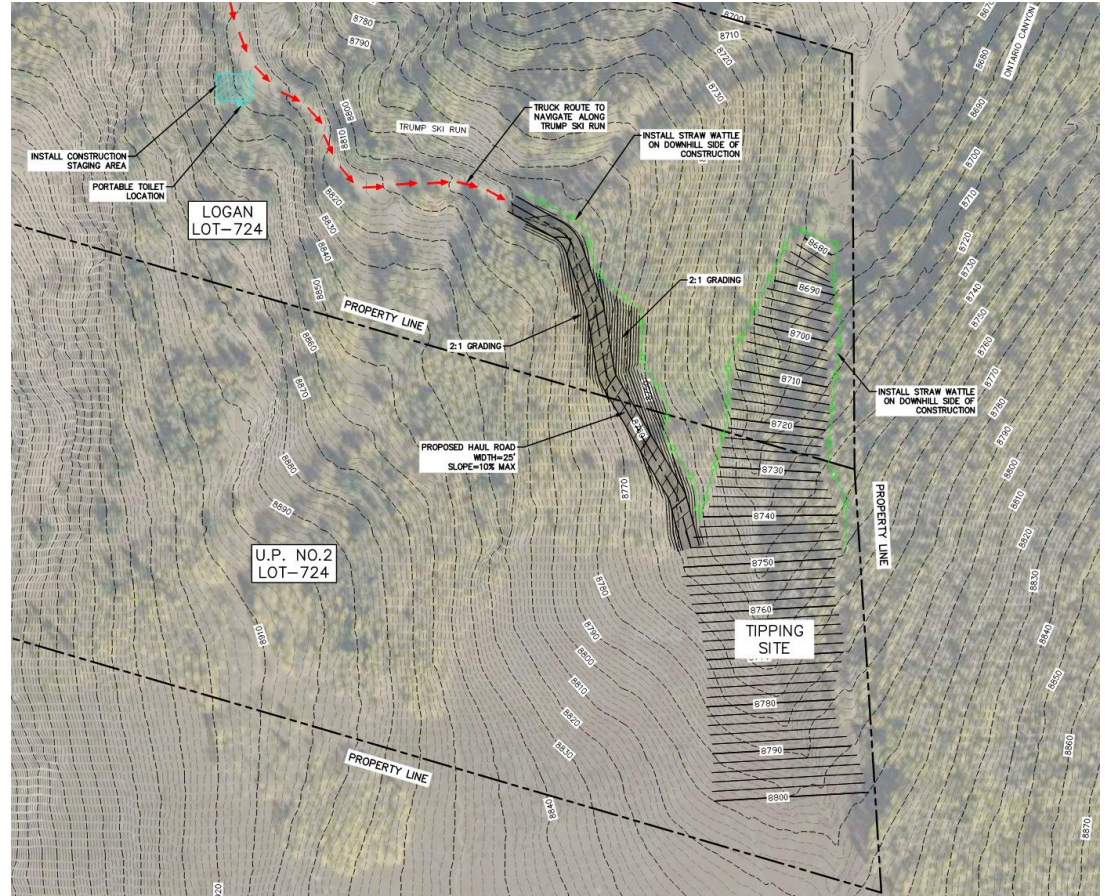
Ordinance 2023-03

- The Applicant proposes to amend Condition of Approval 13 to extend the rezone approval for two years.
- The zoning will revert back to ROS on April 27, 2025, if the extension is not granted.



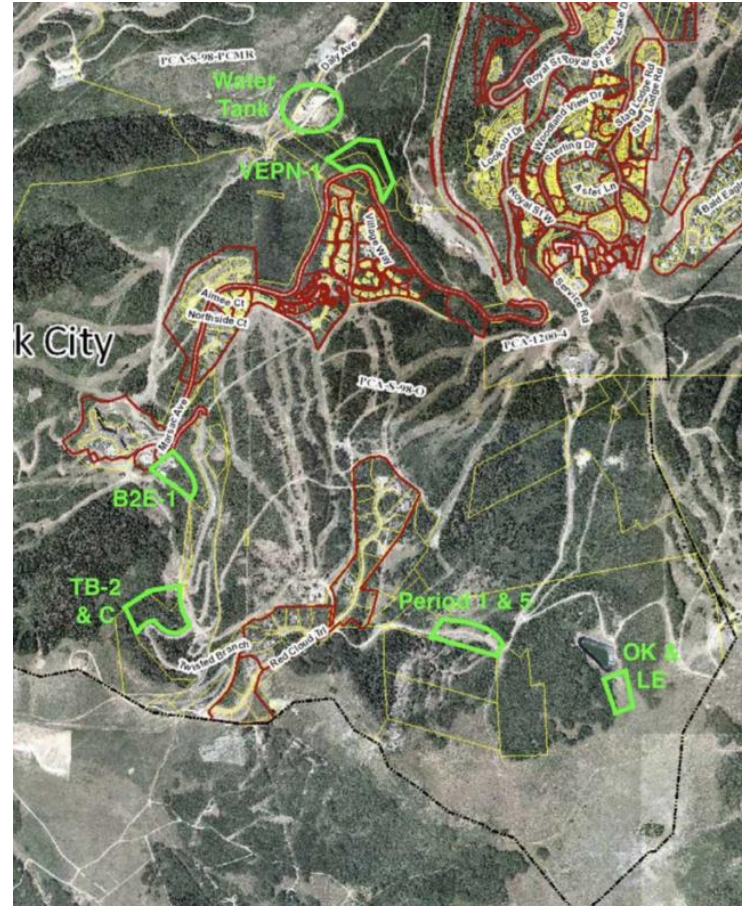
Ordinance 2023-03

- Amend Conditions of Approval 3, 4, 7, and 8 to allow 46,000 cubic yards of excavated materials on the Bransford's Parcels.



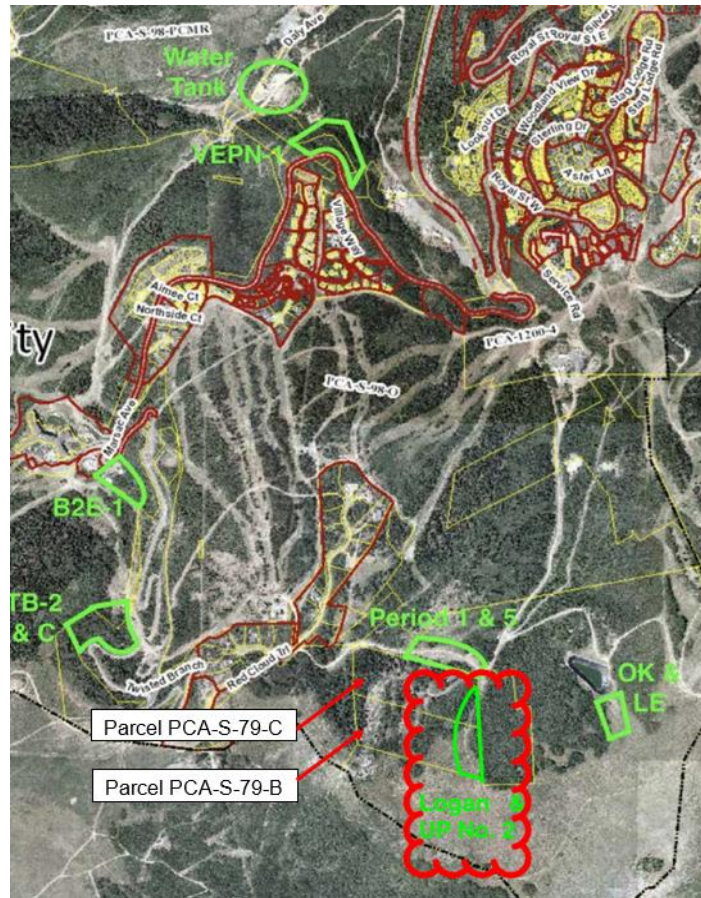
— Tipping Site Request —

- Existing tipping sites shown in green.



— Tipping Site Request —

- Section 2.10.4.2 of the Flagstaff Development Agreement requires the Applicant to keep all excavated materials within the Annexation Area



FINAL ACTION

- **Rezone Extension Request:** Consider approving Ordinance 2025-03 to amend Conditions of Approval to extend the sunset clause for two years and to allow an additional tipping site on the Bransford Parcels.
- **Subdivision Final Action:** Consider shifting Subdivision final review for the Bransford's parcels from the City Council to the Planning Commission.

Bonanza 5-Acre Site

February 27, 2025

PARK CITY

1884

REFINEMENTS



HOUSING- AMI
RANGE



DISCLOSURE



PARKING



LMC / CODE



PUBLIC GATHERING
AND OPEN SPACE



KIMBALL ARTS
LOCATION



PROPERTY / GROUND
LEASE TERMS



FINANCIAL
CONTRIBUTION

LONG-TERM GROUND LEASE

Recommendation: \$1/year for a minimum of 60 years

Key Features of a PPP Long-Term Ground Lease:

- **Lease Duration** – Typically several decades (30-99 years), allowing investors to recoup investment.
 - Engine House = 99 years. Cline Dahle contemplated 99 years
- **Ownership Structure** – PCMC retains land ownership, while developer finances, constructs, and operates and maintains project.
- **Revenue Sharing** – Public entity may receive lease payments, revenue share, or performance-based fees.
- **Risk Allocation** – Private sector handles financing, construction, and operations while the public sector ensures regulatory compliance and public interest/benefit alignment.
- **End-of-Term Conditions** – At the end of the lease, ownership and control (buildings, infrastructure) usually revert back to public sector, depending on contract terms.

FINANCIAL CONSIDERATION

Public-Private Partnership (P3)

Uses

Private Investment

- Market Rate Housing
- High AMI Affordable Housing
- Commercial Development

Sources of Funding

- Developer Equity
 - Return on Investment (ROI)
- Debt
 - Rent Revenue

Public Benefit

- Low AMI Affordable Housing
- Underground Parking
- Public Spaces

- Potential LIHTC Funding
- \$30M PCMC financial contribution
 - TRT funding dedicated to Bonanza property development (bond capacity)
 - Based on cost estimates of “public benefit”

SCHEDULE

Friday, February 28- Publish Revisions

Tuesday, March 18- Question Deadline

Monday, March 31- Response Deadline



PARK CITY

1884

2025 LEGISLATIVE BILL TRACKER								2.27.25
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; 2.6.25 Senate Passed; 2.11.25 Enrolling		
Fees	HB320	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; 2.18.25 House 2nd Reading	Supported by ULCT	
Taxes	HB456	Transient Room Tax Amendments	Rep. Bolinder, Bridger	Sen. Vickers, Evan	Limits the anticipated statewide TRT rate to 1%; 1.5% to State, 0.25% to rural Outdoor Recreation Mitigation Grant Fund, 0.25% to county of origin. Modified the acceptable uses of TRT revenue at the county level. Increases flexibility for tourism mitigation (public safety, waste mitigation, roads). Creates the Outdoor Recreation Mitigation Grant Fund to address Emergency Medical Service and Search & Rescue needs (4th through 6th class counties). Encourages interlocal relationships between counties and municipalities from revenue sharing and visitor management.	2.21.25 House Circled;		
Taxes	SB333	Major Sporting Event Venue Financing Amendments	Sen. Stevenson, Jerry		This has been referred to as the "Olympic Venue Bill", although it is broader than the Olympics and allows the creation of Major Sporting Event Venue Zones that are either sporting venues or tied to specific types of sports competition. Within a zone, the creating municipality or county can impose specific taxes and use increment for the qualified area. In its current form, municipalities and counties retain local control in the formation of venues and imposition of new revenue sources. This allows counties to levy the resort community sales tax county-wide.	2.26.25 Senate Committee		
Taxes	SB337	Land Use and Development Andments	Sen. Cullimore, Kirk		Creates the Beehive Development Agency which would be governed by a 5-member board (Governor appoints 3, Speaker appoints 1, President appoints 1). The CEO of the GOEO would recommend a "Significant Community Impact Project (SCOP)" that would meet state objectives to the Board for their approval. The SCIP would not need local consent for approval of the project and the SCIP would be entitled to property and sales tax increment up to 75% of the value for 25 years. Since the bill creates a development agency that supersedes local control and all land use law, ULCT is likely to recommend opposition.	2.27.25 Senate 1st Reading		

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Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance
Public Safety							
Public Safety	HB40	School Safety Amendments	Rep. Wilcox, Ryan	Sen. Millner, Ann	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. Enhanced responsibilities for local law enforcement include conducting annual school safety needs assessments, ensuring assessments are submitted annually to the county security chief, and coordinating with each school in our jurisdiction access to school security cameras.	2.18.25 House Passed; 2.21.25 Senate Committee	Supported by Utah Law Enforcement Legislative Committee (ULELC)
Public Safety	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; 2.11.25 Senate Committee	
Fire Department	HB65	Firefighter Cancer Amendments	Rep. Snider, Casey		Expands the list of cancers that presumptively arise as a result of an individual's service as a firefighter. Must have served for at least 8 years.	2.7.25 House 2nd Reading;	Supported by PCFD
Public Safety	HB104	Firearm Safety in Schools	Rep. Shipp, Rex	Sen. McKell, Michael	Requires law enforcement agencies to provide firearm safety instruction to students K-6 annually, once in middle school, and one in high school.	2.19.25 House Passed; 2.21.25 Senate Committee	Supported by ULELC
Public Safety	HB128	Dangerous Weapon at School Amendments	Rep. Gwynn, Matthew	Sen. Musselman, Calvin	Clarifies that the crime of possessing a dangerous weapon on or about school premises applies to both minors and adults.	2.10.25 House Passed; 2.21.25 Senate Committee	Supported by ULELC
Public Safety	HB465	Law Enforcement Agency Amendments	Rep. Snider, Casey	Sen. McKell, Michael	Allows the Dept of Public Safety to enter into an interagency agreement with a first class city's law enforcement agency to increase public safety and adopt standards. Reduces gas tax funds and Homeless Shelter Cities Mitigation funds if they have not entered into an agreement by July 1, 2025. Dept of Public Safety would create rapid response team to respond to public safety event (illegal camping, illegal drug distribution).	2.21.25 House Passed; 2.24.25 Senate 1st Reading	
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; Supported by ULELC
Public Safety Quotas	SB243	Law Enforcement Quote Amendments	Sen. Weiler, Todd		Prohibits awarding state funded grants to entities that violate the impermissible law enforcement quota prohibition. This would restrict proactive policing or requiring officers to make a specific number of stops, including efforts like neighborhood traffic enforcement. While PCPD does not have citation quotas, this bill could impact expectations to make specific numbers of proactive contacts during their shifts.	2.24.25 Sente Passed;	Opposed by ULCT; Opposed by ULELC
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.	2.21.25 House Passed; 2.24.25 Senate 1st Reading	Opposed by PCMC Policy #8
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.	2.4.25 House Passed; 2.20.25 Senate Passed; 2.24.25 Enrolling	Opposed by PCMC Policy #8

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Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	
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; 2.6.25 Senate Passed; 2.14.25 Governor Signed	Opposed by PCMC Policy #8	
Medical Resources	HB521	Transgender Medical Procedures Amendments	Rep. Peck, Nicholeen		Government entities may not use public funds to pay or reimburse for hormonal transgender treatment or sex change characteristic surgical procedure.	2.18.25 House Committee;		
Housing, Building, Land Use, and Licensing								
Housing	HB37	Utah Housing Amendments	Rep. Dunnigan, James	Sen. Fillmore, Lincoln	This Bill is a result of the Political Subdivisions Committee interim negotiations. Amends the Land Ude Development Management Act. Allows municipalities to implement a residential development overlay zone allowing more density such as single family dwellings on small lots (5,400 sf or smaller); deliver housing options (duplex, triplex, four-plex, townhome, etc.); or a combination thereof. Minimum of 8 units per acre. As a result of the density bonus, the 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.	2.21.25 House Passed; 2.24.25 Senate 1st Reading	Supported by ULCT	
Building	HB58S1	Building Inspector Amendments	Rep. Peterson, Thomas	Sen. Musselman, Calvin	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	2.20.25 House Passed; 2.21.25 Senate 1st 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; 2.7.25 House Committee Held	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	2.7.25 House Committee Held;	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;		

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Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance
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.	2.19.25 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.	2.10.25 House Passed; 2.20.25 Senate Passed; 2.24.25 Enrolled	
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.	2.21.25 House Circled;	Opposed by ULCT
HOAs	HB217	Homeowners' Association Amendments	Rep. Walter, Neil		Establishes the Office of Homeowners' Association Ombudsman and provide advisory opinions.	2.24.25 House Circled;	
Housing	HB255	Local Land Use Modifications	Rep. Chew, Scott	Sen. Hinkins, David	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.	2.12.25 House Passed; 2.20.25 Senate 2nd Reading Calendar	Supported by ULCT
Short Term Rentals	HB256	Municipal Zoning Amendments	Rep. Walter, Neil	Sen. Vickers, Evan	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.	2.10.25 House Passed; 2.19.25 Senate Committee	Supported by PCMC Policy #2; Supported by ULCT
HOAs	HB262	HOA Board Education Amendments	Rep. Acton, Cheryl		Establishes education requirements for HOA board members- 1 hour per calendar year.	2.18.25 House Failed	
Building	HB313	State Construction and Electrical Standards Amendments	Rep. Peterson, Thomas	Sen. Musselman, Calvin	Amends the State Construction Code to align with the updated International Residential Code and National Electrical Code.	2.18.25 House Passed; 2.24.25 Senate Committee Favorable	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. Substitute #1 language give the legislative body the authority to require mitigation measure if they can prove by a preponderance of evidence that the expansion will endanger public health, safety, and welfare.	2.21.25 House Circled	Opposed by PCMC Policy #6; Opposed by ULCT

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Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance
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	2.20.25 House Circled	Supported by ULCT
Land Use Identical Plan Review	HB368S1	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. Prohibit cities from having 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.	2.20.25 House Circled;	Supported by ULCT
Building Code	HB422	Municipality Regulation of Open House Amendments	Rep. Walter, Neil	Sen. Musselman, Calvin	Municipalities may not regulate an open house. Defines Open House as an event when a real estate agent, builder, architect, or developer showcase a home.	2.12.25 House Passed; 2.21.25 Senate 2nd Reading Calendar;	Opposed by ULCT
Building Code	HB433	Agritourism Building Amendments	Rep. Kohler, Mike		Buildings that are no more than 1,500 sf and primarily used for agricultural purposes, with some agritourism activity is exempt from State Construction Code, including ADA accessibility.	2.24.25 House Committee;	Opposed by ULCT
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; 2.12.25 Enrolled	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	Rep. Peterson, Thomas	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.	2.10.25 Senate Circled;	

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Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance
Housing	SB104	Boundary Line Amendments	Sen. Musselman, Calvin	Rep. Cutler, Paul	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.	2.19.25 Senate Passed; 2.21.25 House 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 Held;	Opposed by PCMC Policy #6; Opposed by ULCT
Land Use	SB179	Local Regulation of Business Entities Amendments	Sen. Musselman, Calvin	Rep. Peterson, Thomas	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. Substitute language has removed the 60 day requirement.	2.21.25 Senate Passed	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	2.21.25 Senate Passed	Supported by ULCT
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.	2.20.25 Senate Passed; 2.21.25 House 1st Reading	
Stormwater	SB220	Construction Modifications	Sen. Musselman, Calvin	Rep. Peterson, Thomas	Gives municipalities 14 business days to complete initial plan reviews for stormwater compliance and 5 days for subsequent rereviews. Restores municipalities' authority to impose fines from \$100 to \$500 and stop work orders for stormwater violations.	2.21.25 Senate Passed;	
Land Use	SB262	Housing Affordability Modifications	Sen. Fillmore, Lincoln		Requires general plans to be adopted by ordinance. Density overlay and technical clarifications to qualifying mortgage loan, subordinate mortgage loan, and first-time home buyer program. Concerns about lack of flexibility to adjust and possible reimplementation of current GPs.	2.21.25 Senate Circled;	Opposed by ULCT
Water Management & Environmental Sustainability							
Water	HB45	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 Held	Opposed by ULCT;
Water	HB81	Fluoride Amendments	Rep. Gricius, Stephanie	Sen. Cullimore, Kirk	Prohibits adding fluoride to public water systems.	2.7.25 House Passed; 2.24.25 Senate Passed; 2.24.25 Enrolling	
Water	HB274	Water Amendments	Rep. Snider, Casey	Sen. McKay, Daniel	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.	2.20.25 House Passed; 2.20.25 Senate 1st Reading	

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Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	
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; 2.24.25 House Committee;		
Public Records, Open Meetings, & Elections								
GRAMA	HB69	Government Records and Information Amendments	Rep. Gricius, Stephanie	Sen. Musselman, Calvin	Allows party to recover attorney fees if one of the parties acts in bad faith. No changes to the standards to access records.	1.29.25 House Passed; 2.18.25 Senate Passed; 2.21.25 Enrolling		
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; 2.14.25 Senate Passed; 2.19.25 Enrolling	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 Received Fiscal Note		
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	
Campaign Signs	HB292	Political Signs Amendments	Rep. Teuscher, Jordan	Sen. Vickers, Evan	Reduces allowed political lawn signs from 4 ft to 8 ft to 24 in x 18 in. Prohibit attaching a political sign to a utility pole, light pole, electrical utility box, or road sign. Clarifies that removing signs from these locations is not a criminal offense.	2.18.25 House Passed; 2.21.25 Senate Committee	Supported by ULCT	
Election	HB300	Amendments to Election Law	Rep. Burton, Jefferson		Requires voters returning a mail-in ballot to apply to return the ballot by mail or to return it in person and show ID. This would require drop off locations to be staffed by 2 poll workers during specific hours.	2.11.25 House Circled;	Opposed by ULCT	
Election	HB315	Elected Official Vacancy Modifications	Rep. Stoddard, Andrew	Sen. Kwan, Karen	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.	2.10.25 House Passed; 2.20.25 Senate Passed; 2.20.25 Enrolling	Supported by ULCT	
Election	HB332	Voter Registration Data Amendments	Rep. Lisonbee, Karianne	Sen. Brammer, Brady	This would end the state's membership in the nonprofit Electronic Registration Information Center, ERIC, which helps states clear the names of the deceased and nonresidents from voter rolls, with member states sharing voter registration and motor vehicle department data.	2.14.25 House Passed; 2.18.25 Senate 1st Reading		
GRAMA/Data Privacy	HB444	Data Privacy Amendments	Rep. Moss, Jefferson		Updates GRAMA requirements. Establishes a baseline to notify people that info collected may be public record. Requires an internal report about how privacy is protected and managed. Allows cities to require vendor training.			

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Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	
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; 2.7.25 Enrolled		
Election	SB54	Appearance of Candidate Name on Ballot	Sen. Pitcher, Stephanie	Rep. Gricius, 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.	2.7.25 Senate Passed; 2.19.25 House Passed; 2.21.25 Enrolling		
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 Held;	Supported by PCMC Policy #2	
GRAMA	SB277	Government Records Management Amendments	Sen. McKell, Michael		Replaces the State Records Committee with the Government Records Office. The Governor selects the Director with a 4-year term (Utah attorney knowledgeable in records law). Removes the balancing test (interest of access vs. interests favoring restriction access).	2.21.25 Senate Circled;	Supported by ULCT	
Economic Development, Open Space & Trails								
Fire Mitigation	HB48	Wildland Urban Interface Modifications	Rep. Snider, Casey	Sen. McKell, Michael	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.	2.10.25 House Passed; 2.20.25 Senate 3rd Reading Calendar		
Employers	HB214	Employer Verification Amendments	Rep. Walter, Neil		Amends the requirement for employers with 150+ employes to use the e-verify system (verified through Homeland Security and Social Security Administration) to 5+ employees.	2.19.25 House Committee Held		
Solar Power	HB241	Solar Power Plant Amendments	Rep. Jack, Colin	Sen. Hinkins, David	Establishes solar power plant minimum lot sizes, setbacks, heights, proximity to cropland and forests. Must have a permit and decommissioning plan.	2.18.25 House 2nd Reading		
Fire Mitigation	HB307	Wildfire Funding Amendments	Rep. Snider, Casey	Sen. McKell, Michael	Merges several existing funds into the Utah Wildfire Funds.	2.11.25 House Passed; 2.21.25 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. This could impact Bonanza Flat, Round Valley, and Iron Mountain.	2.20.25 House 2nd Reading		
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.	2.20.25 House Circled		

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Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	
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; 2.6.25 Senate Passed; 2.14.25 Governor Signed		
Public Health	HB294	Infectious Disease Procedures Amendments	Rep. MacPherson, Matt	Sen. Harper, Wayne	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.	2.11.25 House Passed; 2.19.25 Senate 2nd Reading Calendar		
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.	2.18.25 House 2nd Reading		
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.	2.19.25 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).	2.7.25 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.	2.21.25 Senate Circled		

Mawhinney / Senior Center Plan Considerations

Area Parking

- Mawhinney parking spots 57
- Park
 - Skate board area 6
 - Gazebo and Barbeque 11
- Senior Center 16 (not including food truck and bus spots)
- Lower Library Field spots 19-22
- Main Library 93 with assorted restrictions.

*These numbers need to be confirmed by the City Parking Department

252,000 Library Visitors for 2024 ($252,000 / 365 = 684$ per day)

*Does not include Daycare numbers or those who only go to Lucky Ones.

424 Auditorium seats

During last Wednesday's Art Class, I counted 16 Senior center slots full, 8 cars parked on side of the road and 15 cars at the lower library field. For a possible total of **39** cars. I have yet to count cars at our lunches.

Senior Center demographics.

I request council consider the value of the Mawhinney Lot to the greater community needs, the Library needs, City Park, Community Center, Skate Park, Main Street, the up-coming Olympic needs, and future Old Town parking needs.