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

April 24, 2025

The Council of Park City, Summit County, Utah, met in open meeting on April 24, 2025, at 2:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property, procurement, and personnel at 2:02 p.m. Council Member Parigian seconded the motion.

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

CLOSED SESSION

Council Member Rubell arrived at 2:05 p.m.

Council Member Ciraco moved to adjourn from Closed Meeting at 3:15 p.m. Council Member Parigian seconded the motion.

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

WORK SESSION

3:20 p.m. - Discuss the Park City Housing Resolution and 5-Year MIHP Amendments:
Sara Wineman and Rhoda Stauffer, Housing Department, presented this item. Stauffer reviewed the Moderate Income Housing Plan (MIHP), which was required by the state, and indicated they wanted to modify the plan by changing the focus from area median income (AMI) percentage to workforce wage (WFW), update the affordable master planned development (AMPD) language and establish a numerical goal equal to 15% of the workforce living in the City limits. Council Member Rubell asked for clarification on B and E of MIHP Goal Two. Stauffer read B: Change zoning classifications to allow for the development of affordable housing. Stauffer stated this was required for Bonanza Park and Clark Ranch to provide affordable housing. Council Member Rubell wanted an assurance this wouldn't be a blanket zoning to make neighborhoods denser. Stauffer

noted all zoning amendments would require Council approval. Stauffer read E: Change the land management code (LMC) to incentivize development of affordable accessory dwelling units (ADU). Wineman stated the Planning Commission was discussing which areas could accommodate these units. Council Member Toly referred to Implementation Strategies Goal One, State Strategy L, and noted the Studio Crossing fees had not been waived and it should be removed.

Wineman reviewed the Housing Resolution revisions, and indicated the definitions were updated for income targets for affordable rental/for-sale and attainable for-sale, and a definition added for WFW and the associated calculations. Under Fee Waivers, there was a proposed sliding scale for City contributions. A City exemption from housing obligations was added for City capital projects, and unit size maximums were eliminated and minimums were reduced.

Council Member Ciraco asked that the resolution still refer to AMI, but figure out the AMI percentage that was equal to the 100% WFW for the purpose of housing development and applying for LIHTC funding. Council Member Toly supported that. Stauffer stated she could figure that, but she wouldn't put an actual AMI percentage in the resolution or the resolution would have to be updated annually. Council Member Parigian asserted the goal was to transition to WFW. Stauffer stated they would have to transition to AMI when working externally, but for the City's governing document, she hoped to calculate the target in WFW. Council Member Toly suggested updating the housing resolution annually to reflect the 100% WFW as an AMI%. The majority of Council agreed to clarify that 100% WFW equals a certain AMI%, which in 2025 would be 60% AMI.

Council Member Toly asked if the resolution should even consider a fee-in-lieu. Stauffer stated there was a fee-in-lieu item later on the agenda this evening so at times that option was feasible. Council Member Parigian asked about the proposed maximum unit size changes. Wineman stated the minimum sizes were in line with LIHTC standards. They omitted the maximum size since developers didn't build units bigger than they had to. Wineman noted the current housing obligations were being built right at the minimum square footage. Stauffer added that the affordable units had to be approved by the City, and large units would not be approved, but noted she would not delete the maximum sizes since there were concerns.

Council Member Rubell referred to the subsidy chart and asked if it was better or worse to be prescriptive in the subsidies or to have a range that was more generic in order to obtain optimal projects. The variable was housing type. Wineman asked if he wanted to change to unit types instead of WFW. Council Member Rubell thought the subsidy should be generic and proposed saying the City would provide a subsidy up to 20% of unit cost and up to 100% of fee waiver based on the project's fit to the strategic goals of the site. Lower WFW targets would get higher subsidies and fee waivers. Council Member Parigian indicated the City was only required to build 235 units to reach the 15% goal if all the other projects in the pipeline were realized. Wineman noted that at the retreat, the Council decided to keep the 15% goal, but nothing was stopping the City from exceeding the goal. Council Member Ciraco stated he knew the City should do more, but they didn't have limitless resources, and there would be a time where the resources would diminish. He preferred assigning a number goal instead of a percentage goal in the future.

Stauffer reviewed the next step was to send the MIHP to the Planning Commission to review, and then it would come back to Council with the Planning Commission's recommendations on June 5th for the Council's approval. Council Member Rubell asked to change the target goal language from being in the pipeline to being completed. Stauffer indicated direction at the retreat was that only entitled projects would be counted. She would revise her graph and noted there were a lot more than 235 units needed in that case.

4:10 p.m. - Proposed FY26 Capital Budget:
Jessica Morgan, Robbie Smoot, and Jed Briggs, Budget Team, presented this item. Smoot reviewed the February sales tax distribution was down 2.7% based on the distribution date, but the actual filing period numbers came in as the highest revenue February in reporting history. With current projections, they were moving forward with projects and purchases.

Smoot reviewed the capital improvement projects (CIP) process and this year they made changes to ensure the Council's visions were achieved. They used impact fees to pay for the Police Department parking lot expansion. They moved the Park Avenue Reconstruction Project to help fund the senior center and then senior center money was allocated for other projects since that was a fungible resource. They repurposed $7.5 million for these priorities. Smoot reviewed the sales tax revenue sources and where those funds were spent.

Briggs reviewed the SR248 corridor project and indicated some of the repurposed project funds were allocated to this project. This showed the City's commitment to alleviating traffic in this corridor. He noted federal funding got a lot of these types of projects done, but they required a local match. This funding would help prepare the City when those requests were made.

Morgan stated the PC MARC Aquatics replacement had a higher budget and funds were allocated for that. They also requested upgraded locker rooms and a gymnasium renovation. The Ice Arena requested a lobby upgrade and a container for the outdoor ice rinks. She stated IT requested computer equipment replacement including in-gear replacement.

Smoot reviewed there was a request for McLeod Creek Bridge replacements with some of the cost coming from the Council of Governments (COG) and the rest from the City. Another request was Chambers Avenue landscape improvements on the buffer strip. Troy Dayley, Public Works Manager, indicated the Quinn's Dog Park Improvements request was accelerated so it could be done before the dedication.

Smoot explained the recurring capital projects including Empire Pass snowplowing, traffic calming, and walkability maintenance. Morgan added the Police Department would be budgeting equipment replacement, training, and cloud storage.

Council Member Ciraco referred to the IT request and asked if more people worked from home because of space constraints. Scott Robertson, IT Director, stated they had hoped to go through a network replacement cycle after COVID, but there were many manufacturing challenges with high rates of failure. They were advised by their vendor to wait on that. Another part of post-COVID was that there was now a requirement for increased processing power to meet a lot of video feeds going through the City, both in the firewall and the network. Council Member Ciraco thought the cost could be driven by space issues as well. He also referred to Quinn's Dog Park and confirmed the dedication would be for renaming the dog park. Troy Dayley stated that dedication was moved up to July. He also noted Chambers Avenue did not look good and they were going to landscape it with shrubs and an irrigation system.

Council Member Rubell referred to the recreation requests and asked if it was in the map for cost recovery or if it was in addition to that. Briggs stated cost recovery was part of operations. For capital projects, cost recovery was not considered. Council Member Rubell didn't understand the thought of not recovering those softer capital projects. Council Member Toly asked if Council Member Rubell thought the cost recovery should be lowered or if fees should be raised. Council Member Rubell stated one of those options should happen for transparency. Council Member Ciraco agreed. Council Member Toly asked what other things at the MARC would need to be replaced in the next few years. Ken Fisher, Recreation Manager, stated the track and fitness flooring as well as equipment were big expense items that needed to be replaced.

Matt Dias, City Manager, clarified there should be additional attention given from an accounting perspective and a future discussion should take place on how much of those projects should be covered from the General Fund or other sources and then try to recover more from patrons. Fisher indicated they focused on the operating side for cost recovery and noted it didn't include capital costs. User fees didn't include maintenance or snow removal. To go further, if they were an enterprise fund, they weren't including IT, HR, and the other costs associated with running the department. Dias indicated those costs could be figured. Council Member Toly was open to seeing it laid out like a small business. Council Member Parigian was fine with what the majority of Council wanted to do with this. Mayor Worel indicated there was support for Council Member Rubell's suggestion.

Council Member Rubell referred to the future park and ride project and noted $15 million was from the Deer Valley letter of intent (LOI) and the City allocated another $10 million, but the City hadn't gotten to the point of moving forward so he didn't know why we set aside so much. Dias indicated they repurposed money from other road projects for something significant. He knew a future corridor project would cost a lot and he wanted to be prepared, but it was up to Council's discretion. Council Member Rubell asked if the $10 million could stay in the transportation account and not allocate it to a specific project, to which Dias affirmed. Collins stated having this money ready would allow the department to be nimble on both the grant side and the location, which would require significant investments. Council Member Rubell stated this project already had $30 million allocated with the additional $10 million over and above that. Council Member Toly asserted putting the extra money into this project showed the community the City was serious about this project. Council Member Ciraco wanted to leave the $10 million in the Transportation capital account. Mayor Worel summarized the majority of the Council did not want to move that amount into the park and ride project. Council Member Parigian agreed $5 million should stay in Transportation and he wanted the other $5 million to go to the senior center. Briggs stated a staff report would be presented at next week's meeting and noted they could continue that discussion.

Council Member Parigian asked what issues required a $600,000 renovation of a locker room. Fisher indicated that was an estimate, but they wanted to make it nice. He noted steam rooms were expensive. Council Member Parigian didn't see anything wrong with them. Fisher added they had received complaints on the locker sizes. Council Member Parigian didn't want to fill up the landfills with good lockers. Fisher indicated there were broken tiles and general wear and tear. Council Member Toly suggested replacing the steam room with saunas. Fisher noted a sauna was less maintenance, but a survey noted the members preferred steam.

Council Member Parigian asked about the Kearns Boulevard multipurpose trail. It was indicated this would be a 12 foot multiuse path with a 3 foot landscape buffer along Kearns Blvd from Park Avenue to Bonanza. John Robertson stated utilities would need to be relocated. They were at the high-level study at this point. Council Member Parigian didn't understand why this trail would need to connect Homestake Road to Kearns. Robertson explained they had easements along Kearns for the project and it would tie in close to Homestake as it went to Park Avenue.

Smoot discussed Additional Community Resort Tax projects and noted the Kearns trail was one of those and they recommended funding the design process. There was also the Ability Way Road Improvements project and it needed additional funding. The Transient Room Tax (TRT) projects included soils remediation for the Bonanza area. Briggs stated they were budgeting $30 million via a bond for the Bonanza area as well.

Projects from the Transportation Fund would include leasing vehicles for the Transit 2 Trails program. Additional funding would be needed for trailhead improvements and access improvements like turnaround areas. They were also purchasing an additional four buses and chargers. They recommended replacing a Toyota Tacoma for Bonanza enforcement with a Ford Lightning Electric Vehicle.

Morgan reviewed the Water Fund adjustments, including the final completion of the Main Street Waterline Replacement project. Because of water rate changes, adjustments were made to reduce capital and operations expenses for mininginfluenced water (MIW) treatment and Quinn's Treatment Plant. She indicated the Lower Park RDA budget would go to the 10th Street Retaining Wall project and they requested an additional amount to replace the stairs. Golf requests were for a new golf cart fleet. They were also repairing and replacing features on the green. Morgan noted they were also in discussions with consultants for a course renovation.

Council Member Parigian asked if $305,000 was for the Transit 2 Trails bus lease, to which Smoot affirmed. Council Member Parigian referred to Golf and asked about the irrigation project plan. Vaughn Robinson stated they currently didn't have an irrigation plan. They estimated the irrigation would need to be replaced in the next three years. Council Member Parigian referred to the Lower Park RDA and asked if more funding was available for senior center funding. Smoot stated the original funding came from the General Fund, so they took the funding out of the General Fund and then used Lower Park Avenue RDA money for the senior center. Council Member Parigian asked how to fund that project since there weren't enough funds in the RDA. Smoot indicated the rest could come from the General Fund.

Council Member Rubell asked if the bus service to Empire would replace the current Transit 2 Trails, to which Smoot affirmed. Bill DeGroot, Transit Manager, stated once they were able to lease the buses and receive delivery mid-summer, it would be a Transit option instead of a private option. Council Member Rubell referred to the golf cart request and asked if it was part of the enterprise fund, which covered operations and capital projects, to which Briggs affirmed.

REGULAR MEETING

I. ROLL CALL

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

II. APPOINTMENTS

1. Appointment of Dalton Gackle, Douglas Stephens, Katie Noble, and Randy Scott to the Historic Preservation Board for Three-Year Terms Through May 1, 2028:

Rebecca Ward, Planning Director, stated Noble was being appointed for her first term, and Gackle, Stephens, and Scott were being reappointed.

Council Member Parigian moved to appoint Dalton Gackle, Douglas Stephens, Katie Noble, and Randy Scott to the Historic Preservation Board for Three-Year Terms Through May 1, 2028. Council Member Toly seconded the motion.

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

2. Appointment of the Following to the Board of Adjustment: Ruth Gezelius to a Three-Year Term Ending in June, 2028, and Ginny Schulman to a Four-Year Term Ending in 2029:
Rebecca Ward indicated the board member term lengths were adjusted so they would end on staggered years.

Council Member Toly moved to appoint Ruth Gezelius to a three-year term ending in June, 2028, and Ginny Schulman to a four-year term ending in 2029. Council Member Parigian seconded the motion.

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

III. PRESENTATIONS

1. Consideration to Approve Resolution 03-2025, a Resolution Recognizing May 2025 as Mental Health Awareness Month in Park City:
Linda Jager, Community Engagement Manager, stated the resolution reflected the City's commitment to support mental health services. Aaron Newman, Summit County Director of Health, stated there were over 16,000 people in Summit County who were in active behavioral healthcare. Children in the school system were also receiving these services. Anna Frachou, Mental Wellness Director, stated they had a great social media campaign, and 10 events scheduled throughout May.

Mayor Worel thanked Newman for all his work on mental health. Council Member Toly stated this was a topic dear to her and she had witnessed family members who struggled with it. She encouraged kindness in the community.

Council Member Ciraco understood the epidemic of mental health issues with young people today. He spent time and resources to this effort and asked the community to be kind.

Council Member Toly moved to approve Resolution 03-2025, a resolution recognizing May 2025 as Mental Health Awareness Month in Park City. Council Member Ciraco seconded the motion.

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

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

<u>Council Questions and Comments:</u>
Matt Dias, City Manager, introduced Heather Sneddon and Jodi Emery, the new Deputy City Managers. He reviewed they would be getting up to speed and meeting staff and board members. He also noted their prior experience that made them great fits for the municipality. Emery and Sneddon expressed excitement for this opportunity.

Council Member Rubell referred to the Golf fees and stated he wanted the Council's support to communicate what they were proposing at the golf course. He felt there was misinformation that was distributed. He noted during the Golf fee discussion, most of the focus was on 18-hole rounds and he noted some users focused on 9-hole rounds. Council Member Toly wanted a discussion on the golf leagues as well and look at a daily rate for league play. Council Member Rubell stated that was better for the fee discussion. Council Member Toly stated another missing part was the workforce being able to use the course at a discounted rate. The Council agreed to discuss this further.

Council Member Ciraco stated he made a mistake supporting ranked choice voting. With additional research, he found concerns with voting tabulation software and asked if the Council wanted to revisit this discussion. Mayor Worel asked Michelle Kellogg, City Recorder, if the City could take back the resolution to participate in ranked choice voting. Kellogg explained the resolution could be rescinded but it must take place by April 30th, so a special Council meeting would need to be held. Council Member Ciraco requested a special meeting. Council Member Parigian indicated he was against ranked choice voting so he favored a special meeting. Council Member Toly thought the people were planning on ranked choice voting and was against revisiting it. Council Member Rubell agreed with Council Member Ciraco due to the new information they received, other jurisdictions pulling out, and the software issues. Mayor Worel stated the majority of the Council wanted a special meeting to discuss ranked choice voting.

Margaret Plane asked if the Council wanted to include experts in the software tabulation and the other information mentioned to be present at the meeting. Council Member Toly supported having experts in attendance. Council Member Ciraco stated he read the annual report from RCVC that indicated they had discrepancy in their vote counting, so if experts were brought in, he would want to see them representing both sides of the issue. He thought City elections could be close and he didn't want to create a path that would bring more distrust to the process. Council Member Rubell stated this was a directive and not a request for research so he didn't want software experts to present at the special meeting. Council Members Parigian and Ciraco agreed with Council Member Rubell.

Staff Communications Reports:

1. City Council Protocols:

2. Community Engagement Quarterly Update:

3. Main Street Area Plan Progress Update:
Council Member Rubell stated during the retreat there was a lot of conversation on the scope, but this report did not consider that discussion. He asked that the report be clarified. Chris Eggleton, Economic Development Director, stated the directive at the retreat was lengthy and supportive and they were trying to implement that in as short of time as possible. Council Member Rubell stated the Council wanted the scope limited, but the report brushed over that. Eggleton stated the work done would be limited to the direction given at the retreat.

V. 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.

Sheree Anshel 84098 stated she supported City businesses and recreation facilities and she wanted to express concern that the City wanted to impose a 100% increase to golf fees for nonresidents. She felt the City should strive to enhance a community and not divide it based on zip code. She thought this was a slippery slope that would poison the community.

Andrew Cross and Donna Cross 84060 via Zoom indicated there was a letter in the paper in support of the Yarrow Development and he hoped to see a world class place as the City prepared for the Olympics. He thought the City was being dogmatic in interpretation of the code for this development. He understood the need to keep the small town feel, but that development was world-class and the developers were contributing to affordable housing and parking.

Dean Focal 84098 stated he paid taxes to the school district and fire district, and didn't understand why the City wanted to discriminate against its citizens. He read a golf flyer that reported the highest annual revenue for golf. He thought this was unfair to establish an attitude against those residing outside of 84060. He also noted there was no military discount.

Dave Dudick, 84060 Men's Golf League President, represented the men's and women's golf leagues which comprised over 600 fee based users, stated golf was an enterprise fund that ran on user fees. The leagues were going to lose players because of the fee increase. The leagues supported the golf course through fees and the golf shop. He thought offering season passes and cheaper punch passes was enough preferential treatment for 84060 golfers. He felt the fee base in the past supported the course well. All league players felt the fee increase was detrimental to the golf course and the community with the loss of user fees because the fee schedule would price users out of play.

Andrea Waldmann 84098 Women's 18 Hole League Board Member, read a letter from the league president.

Mayor Worel closed the public input portion of the meeting.

Council Member Rubell wanted to clarify facts. He stated the City limits did not include 84098 and taxes from residents in 84098 did not come to the municipality. Water was paid by residents within the municipality. There were capital injections from the City. He thought it was a small increase in a fee. The plan was intended to expand the discounted golf rate to all league members. Mayor Worel noted the fee discussion would come back on May 15 for those interested in learning more.

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute an Agreement with Model 1 Commercial Vehicles, Inc. in a Form Approved by the City Attorney's Office for an Operating Lease for Transit Cutaway Buses for a Total Contract Value Not to Exceed $345,240:

2. Request to Approve Resolution 04-2025, a Resolution Proclaiming May 2025 as Frontline Worker Appreciation Month:

3. Request to Approve Resolution 05-2025, a Resolution Proclaiming May 2025 as Wildfire Awareness Month:

4. Consideration to Approve Resolution 06-2025, a Resolution Prohibiting the Use of Ignition Sources, Open Flames, and Fireworks in Park City:

Council Member Rubell moved to pull Item One from the Consent Agenda. Council Member Ciraco seconded the motion.

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

Council Member Toly moved to approve Consent Agenda Items Two through Five. Council Member Parigian seconded the motion.

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

1. Request to Authorize the City Manager to Execute an Agreement with Model 1 Commercial Vehicles, Inc. in a Form Approved by the City Attorney's Office for an Operating Lease for Transit Cutaway Buses for a Total Contract Value Not to Exceed $345,240:
Council Member Rubell asked what the net impact was for Transit 2 Trails, specifically asking if it would be more or less expensive. Bill DeGroot, Transit Manager, stated in previous Council discussions the Council wanted the public transit option with other stops. This contract would initially lease those buses to execute that service to make sure they could perform that service. Council Member Rubell asked if Transit 2 Trails budget would be absorbed into this. Luke Cartin, Lands and Sustainability Director, indicated that through the Bonanza Flat Active Management Plan, they were moving to a paid parking system with free parking for residents. They were also rolling Transit 2 Trails into the City's Transit system, which was $80,000, and using the parking revenue to offset that cost. Julia Collins indicated once the program got running, the paid parking would cover all the cost for running up to Bonanza Flat. The lease agreement was to understand what was needed to get up there. Council Member Rubell clarified this plan included the previous Transit 2 Trails, Purple bus service, and parking revenue. Cartin noted passengers would no longer need a reservation to get up there.

Council Member Rubell moved to authorize the City Manager to execute an agreement with Model 1 Commercial Vehicles, Inc. in a form approved by the City Attorney's Office for an operating lease for transit cutaway buses for a total contract value not to exceed $345,240. Council Member Toly seconded the motion.

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

VII. OLD BUSINESS

1. Discuss Proposed Bonanza Park Land Management Code Amendments:
Rebecca Ward and Alec Barton, Planning Department, Erik Daenitz, Zions Public Finance, and Sarah Hall and Bill Johnson, Planning Commissioners, were presented for this item. Ward stated the small area plan established six goals and these LMC amendments would facilitate achieving those goals. Barton reviewed the draft code included Tier A and Tier B enhancements. Tier A addressed deed-restricted affordable housing, reducing on-site parking and placing at least 90% underground, and establishing critical street connections. The draft code allowed up to 45 feet tiered

height. Tier B included project enhancements, such as a car/bike share program, trail connection, transit improvements, sustainability plan, childcare facility, incubator space for locals, and significant outdoor public space. The program requirements to qualify for increased building height up to 45 feet were two Tier A enhancements or one Tier A and at least Two Tier B enhancements. A project could qualify for reduced setbacks if additional enhancements were provided. These enhancements would need Planning Commission and City Council approval.

Ward referred to the frontage protection zone (FPZ), comprising Park Avenue, Kearns, and Deer Valley Drive, and noted height illustrations to a maximum of 35 feet or 45 feet with enhancements. Daenitz discussed the feasibility of the mixed used zoning district. He felt the City would promote and incentivize redevelopment in the zone. There were positive returns for landowners, especially if residential assets were developed in the district. He stated the increased height would add density and that was attractive. Parking reductions up to 25% would be additional cost savings and that was cashflow on the backend. There was a challenge for feasibility with future landowners because of the high land cost. He showed three scenarios using mixed use with all scenarios having underground parking. All the scenarios had a two Tier A enhancement. He stated all the scenarios had a negative rate of return with investors because of the high land cost, but the existing landowners had a high feasibility. He stated the scenario most profitable to a single investor was to implement a public infrastructure district (PID) so a levy could be implemented.

Council Member Toly asked if the scenarios included a certain lot size, noting there were 24 landowners in this area. Daenitz stated he figured parcels with three acres for housing, four acres for commercial, and three acres for a hotel. Ward indicated the incentives in the code could also apply to projects that were under the MPD threshold. Council Member Rubell stated a major development in that area wouldn't be able to redevelop even if the proposed code was in place. He asked if this proposal would accomplish what the Council was trying to accomplish. Ward indicated the draft code made this zone General Commercial, and nightly rentals would be allowed. There was a project proposing nightly rental condominiums and that would be allowed with some conditions. Also the code clarified where height was allowed on the site, in order to provide clarity to the applicants on the front end. It clarified the FPZ and noted it was intended to bring additional height into the neighborhood. Council Member Toly asked what height would be needed, or what nightly rental numbers would be needed, or what FPZ would be needed to make a project feasible. Daenitz ranked additional height/density as the top priority for developers, then nightly rentals, then FPZ. Height for pure market feasibility with zero setbacks was 72 feet. The 30% open space requirement would add another story to 84 feet in height. Council Member Toly asked what it would take to get someone to develop in this area. Daenitz stated the top incentives were additional height, parking reductions, partnerships, nightly rentals or a boutique hotel. He noted the more tools given allowed more flexibility.

Council Member Rubell asked why they should implement the code if the code was unrealistic in accomplishing the goal. Ward stated the current code was more restrictive than the draft code. Currently, an applicant could request additional height but not density. This draft could increase height and density. As long as the project enhancements were met, they could get a 45-foot height as long as it wasn't in the FPZ. The draft code reduced setbacks as well. Currently applicants could request a parking reduction because this was an area that was walkable and pedestrian friendly. The new code would give a more generous parking reduction. Nightly rentals were currently allowed. The new code would allow hotels and prohibit nightly rentals in residential units. Council Member Rubell asked for a complete table showing the existing code and the proposed code changes and felt this would help the Council understand where there was relaxing or tightening of the code. He also asked to outline the levers that Daenitz referred to and discuss ways to mitigate and promote what was trying to be accomplished.

Council Member Toly asked for assurance that development could happen here. The City needed to be conscious of how this code would affect current landowners. Johnson asked for clear direction regarding the code.

Mayor Worel opened the public hearing.

Mary Wintzer 84060 stated she was a general partner for Wintzer Wolf Properties and a property owner in the Iron Horse district and had 22 business owners in their complex. They were in the business of growing businesses. These code changes would affect their ability to successfully function and many of the changes would act as a disincentive to develop. They owned the last large piece of land in the area and she felt they were being singled out to fulfill the City's desire for this area. She stated the new code would take 20 feet of their property for trails. She thought the path for ebikes should be on the street. She stated the new code changes would increase costs for them and their small business owners.

Jim Doilney 84060 stated he served on the Citizens Open Space Advisory Committee (COSAC) from 2014-2020 and they helped acquire open space. He asked that Bonanza Park be preserved as the City's open space and suggested at least 60% of it be kept free of buildings. He said all the proposed uses were going to happen someplace else anyway, but a park would never happen there.

Jamie Peters 84060 owned two units at Homestake condos to house staff for the local ski shop businesses. She wanted Homestake included in the Bonanza Small Area Plan. The existing code allowed nightly rentals, but the HOA prohibited nightly rentals. The proposed zoning change would take away the condo policy to deny nightly rentals. Homestake was old and needed significant renovations. She knew the City's goal for affordable housing but applying new restrictions to existing communities seemed inequitable. She asked the Council to exempt Homestake Condos from the proposed code and allow them to retain their current rights.

Peter Tomai 84068 stated this would create a downzone of the area and raise building costs. If they wanted to create a walkable and livable community, it would require affordable housing and opening up the ground plane, which meant going on a smaller footprint and higher. He thought open space should be an internal concept and not next to a highway.

Wade Budge representing Wintzer Wolf Properties, stated he thought the Council should consider if the nightly rental concept was appropriate for this area. Also, it was true less parking could be a benefit, but structured parking should be factored in. He was concerned with the owners' 8.2 acres with regard to two proposed trails, and that was an impact they alone would carry, and they wouldn't be shared with the neighbors. He thought there could be improvements on Iron Horse instead. He also asked for code language to protect the existing businesses in that area.

Lisa Plane 84060 owned two properties in Prospector and Old Town, and she suggested that the new senior center be considered for Bonanza Park.

Greg Friedman 84060 Claimjumper Condos, noted these condos were the employee housing for Park City Mountain Resort. He stated any redevelopment in the area would be required to have underground parking and retail on the first floor. He felt that was a deterrent to redevelopment. The current zoning allowed for a 35-foot height. With a 45-foot height, he was concerned someone could apply for a CUP and build even higher.

Mayor Worel closed the public hearing.

Questions for the Council's consideration:
Feasibility: Are there additional considerations the Council would like staff and the Commission to evaluate prior to the Commission's formal recommendation to Council?
Project Enhancements: Does the Council find that additional clarity on project enhancement criteria is needed?
Is Council supportive of the Commission forwarding a recommendation to Council for project enhancements?

Council Member Parigian was not concerned with developers, but he wanted to make life better for residents and thought there could be room to add more open space and room for FPZ around the perimeters of the area. Regarding nightly rentals, that was the money maker in the project. He expressed concern about regulating those. Johnson asked for feedback on the tiered structure of the project enhancements. Council Member Parigian didn't like it being changed every two years. He thought the tiers needed help, especially the Tier Two items. He indicated there should be another Tier One item, such as childcare, local incubator space, etc. He supported the Commission forwarding a recommendation to the Council.

Council Member Rubell asked what the Commission needed from the Council to drive the direction of the code changes. Johnson asked if the Council wanted to circle back on any items that had been discussed. Council Member Rubell asked them to bring back a list of things Council should make decisions on. Johnson noted the Commission stayed true to the small area plan and the FPZ. He noted they couldn't look at spot areas, but they looked at the 200 acres as a whole in making their decisions. Council Member Rubell felt the code was unrealistic and the numbers didn't work. The code as presented wouldn't result in any development. He thought the variables needed to be looked at, and which ones could be implemented to make the area developable. Hall stated the community responded that they didn't want more traffic, but with residential development there would be more traffic. The Commission couldn't please everyone, but they were giving an up-zone, residential use by right, clarifying the FPZ, and allowing for more density. Council Member Rubell wanted responsible redevelopment and he wanted to understand what the levers were in order to give the Commission strategic direction so that the code could be shaped to follow it. He wanted a code to incentivize redevelopment and not inhibit it. Ward asked if the levers - nightly rentals, parking reductions, flexibility in the FPZ and reevaluating the open space - within those components, the Commission would evaluate the feasibility so they could see the impacts as they changed the levers. She asked if there was support for a certain percentage of nightly rentals, exploring the impacts of FPZ or looking at reduced parking. Council Member Rubell stated he was open to all those discussions.

Council Member Ciraco stated the community wanted a vibrant mixed-use neighborhood with a lot of amenities that didn't pay for itself. It was never communicated to the community that they couldn't get it all. The economic data said we weren't as close as we needed to be to make this feasible. He felt two years of work would be wasted if the Commission didn't get guidance from the Council. They needed to figure out what would be acceptable to the community. He wanted feasibility to be addressed. Hall asked if nightly rentals versus a boutique hotel worked for him. Council Member Ciraco affirmed and stated he wanted the Double Tree Hotel to stay and adding another one or two hotels could work. There wasn't an answer to nightly rentals at the moment. He thought 25% parking reductions was good, but wondered if it could be better. Regarding FPZ, he thought the 30 feet next to Kearns Boulevard could be better used on the south with more sun exposure.

Council Member Toly asked if the model thought through soil issues, to which Daenitz stated no. Regarding traffic, she felt there would be more residents living in this area which would create more interior traffic. She favored parking reductions, but not with the unintended consequences of pushing parking into other areas. She preferred nightly rentals sprinkled around the area instead of a hotel. She thought having nightly rentals could take away from workforce housing in that area. She was open to looking at nightly rentals, height, and parking reductions. She asked for examples of the levers that worked with the models presented as well as the unintended consequences. Johnson noted the capacity would double the population within this 200 acre area so that was one consequence.

Mayor Worel indicated the next step would be to come back to discuss the different levers and where the Council would land with regard to those levers. Ward asked if the Council wanted the next discussion to focus on the feasibility and the levers of the draft code, or did they want a full overview of the proposed zone. Council Member Toly wanted a robust conversation. Council Member Ciraco agreed and wanted to focus on the levers with the consultant's input. Council Member Rubell was fine with discussing the levers. Council Member Parigian stated the levers were the key. He wanted to talk about the incentives to get developers to develop. Daenitz stated there was a version where you fit the model to the code or the other extreme was to fit the code to the model. He thought there was a middle option and he could work on some examples.

Mayor Worel summarized the majority of the Council wanted to come back to discuss levers. Dias stated the Council wanted to discuss the parking, FPZ, height, setbacks, open space, and density levers that would promote more opportunities and to lean into the economic models presented by Daenitz. He asked if that was uncomfortable to the Planning Commissioners. Hall stated they discussed this code over five meetings and this code was what they were comfortable with. If the Council determined this wasn't enough, they would need to hear what the Council wanted more of. Dias recommended that Council have a work meeting to discuss these levers and the Commissioners were welcome to attend and give their input. Council Member Rubell stated this was what the Council wanted to discuss months ago. It was indicated Daenitz presented to the Council two years ago at the beginning of the process. Council Member Toly asserted the presentation hit her with the reality of what needed to happen.

Johnson reviewed the presentation they received from Daenitz and noted the financing tools were not part of the presentation. He noted their role was to look at the code from a land use perspective. Dias proposed having a work session on May 22nd and the Planning Commissioners were invited to attend. Council Member Parigian wanted a second opinion on the models. Council Member Rubell didn't want to be asked about efficiency if the guidance wasn't followed, and then people were surprised when there was a slowdown in the process. Ward stated to run the feasibility of the proposed amendments they needed a code, and she thanked the Commission for the phased approach in discussing the elements of the code and creating a draft code. There was the discussion of building the code to the plan, which they did, and they would return on the 22nd with specific information on the levers and the impacts that changes to those levers could have for the feasibility of the draft code.

Mayor Worel asked if the Council wanted a second opinion on the economic models. Council Members Toly and Ciraco no. Council Member Rubell stated he wanted a punch list of the decisions to be made and let the Council make those decisions. He was comfortable with Zions doing the modeling, but he felt it was putting the cart before the horse talking about the modeling work before they made the policy decisions.

Council Member Toly moved to continue the proposed Bonanza Park Land Management Code amendments discussion to May 22, 2025. Council Member Ciraco seconded the motion.

RESULT: CONTINUED TO MAY 22, 2025
AYES: Council Members Ciraco, Parigian, Rubell, and Toly
EXCUSED: Council Member Dickey

Council Member Ciraco was excused at 8:10 p.m.

2. Discuss the Irrigation Water Rate Structure Alternative:
Mayor Worel moved this item to the April 28, 2025 special Council meeting with a start time of 4:00 p.m.

3. Update on City Council Discussions with UDOT on SR224 Bus Rapid Transit (BRT) Project:
Mayor Worel moved this item to a future meeting.

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance 2025-05, an Ordinance Approving Modifications to the Master Planned Development and Development Agreement for Flagstaff Mountain to Allow for Seven Residential Units:
Alec Barton, Senior Planner, and Wade Budge and Doug Ogilvie representing Redus, were present for this item. Barton reviewed the applicant sought seven units in exchange for open space property. If the development agreement was approved, the applicant would still need to apply for development. The Planning Commission recommended approving the development agreement amendments with the following conditions of approval: giving an in-lieu affordable housing fee, having an open space maintenance transfer fee, having an ownership or access easement for historic mining structures, having this recorded with Summit County, and requiring land use approvals. They also wanted the Council to consider Twisted Branch Road.

Mayor Worel opened the public hearing.

Steve Barsh 84060, owner at One Empire Pass, understood why Park City wanted to get these trailheads and roads. He was concerned about the view corridor if condos were constructed. He requested that any development there would not be higher than the road grade, or they should build by Moon Shadow. There was a landslide behind Moon Shadow so a couple of hiking trails were closed. It was a steep slope, and he wondered if a steep slope analysis had been conducted and if a retaining wall was needed there.

Mayor Worel closed the public hearing.

Council Member Parigian asked Ogilvie to respond to the public comment. Ogilvie stated the subsequent action would be approval to build. Plans for development would not exceed the height of the lowest floor of One Empire Pass. He noted the landslide was triggered by mining. The geotechnical report said the soil for this site was stable.

Plane noted there was one point in the development agreement that needed attention. Budge stated in the agreement there was a 1% transfer fee, of which the City received half. They proposed increasing the transfer fee for this development to 1.5%. He also noted the removal of “will” in the fee in-lieu language found in 2.2.2.5 Affordable Housing.

Council Member Rubell moved to approve Ordinance 2025-05, an ordinance approving modifications to the master planned development and development agreement for Flagstaff Mountain to allow for seven residential units as amended. Council Member Toly seconded the motion.

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

2. Consideration to Authorize the Mayor to Enter into a Property Exchange Agreement with Redus Park City, LLC, which Includes Property in the Flagstaff Development Area in a Form Approved by the City Attorney:

Ryan Blair, Property and Environmental Services Manager, and Wade Budge and Doug Ogilvie representing Redus, were present for this item. Blair noted Redus requested adding another open space parcel to the deal that was three acres and was located uphill from the Mine Bench property.

Budge stated they would work cooperatively to make sure the City had all the information they needed to evaluate the properties and then say yes or no at the end of the feasibility period. At that point Redus would go through the foreclosure process for the properties they currently didn’t own.

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

Council Member Rubell stated this was exemplary of a collaboration between a private organization and a public entity. He felt this was a win for both sides.

Council Member Toly moved to authorize the Mayor to enter into a property exchange agreement with Redus Park City, LLC, which includes property in the Flagstaff development area in a form approved by the City Attorney. Council Member Rubell seconded the motion.

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

3. Consideration to Approve Gap Financing Assistance for the Holiday Village and Parkside Apartments (HOPA) Redevelopment Project:
Sara Wineman, Housing Team, and Amy Rowland, CDFA, consultant for Mountainlands Community Housing Trust, were present for this item. Wineman reviewed HOPA had an average 45% AMI. Rowland stated they were unsuccessful in getting LIHTC funding the last two years, and they hoped they could get it this year. The plan was to replace 122 units with seven buildings that totaled 317 units in a seven to 10 year time period.

Rowland reviewed the scoring process for LIHTC and stated the project needed more grants to make the project work. She requested a grant-like loan of $2 million from the City. Wineman stated the City didn't have a loan program set up, so they would need to come back to Council to have a discussion on whether it was a grant or loan, and set up a loan program to help with this and other projects that could come up. Rowland noted the $2 million request would equal a $44,444 subsidy per unit and the fee waiver would equal $14,441 per unit.

Mayor Worel asked if they would come to the City in the future requesting additional help, to which Rowland affirmed. Mayor Worel asked if they could tell the City the total request for support for the project, to which Rowland responded they didn't know.

Council Member Parigian asked how they arrived at the $2 million amount. Rowland stated it depended on the amount of tax credits they could apply for. Council Member Parigian asked if the City would get any designated employee units, to which Rowland stated no, but the City would have great affordable housing. Council Member Parigian asked if they needed cash, to which Rowland affirmed.

Council Member Rubell stated in an earlier discussion, there was a 1% or 2% interest rate to offset inflation. He thought the loan commitment letter sounded more like a grant. Rowland stated she met with Cate Brabson to draft the commitment, and then they would follow the City's protocols post commitment letter. She anticipated working this out by June of 2026. Council Member Rubell didn't think the language in the letter met the intent. He asked if the letter could say the City was offering the money as a loan or a grant because he was uncomfortable approving the letter as written. Rowland suggested inserting "soft money loan", "cashflow contingent loan", or "grant from the City" instead of "contribution".

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

Margaret Plane, City Attorney, suggested replacing “contribution” with “soft money loan, or cashflow contingent loan, or grant.” Council Member Rubell was good with that language and stated a future conversation could be had when the total City amount was known.

Council Member Toly moved to approve gap financing assistance for the Holiday Village and Parkside Apartments (HOPA) Redevelopment Project as discussed. Council Member Rubell seconded the motion.

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

4. Consideration to Extend the Main Street Dining Deck Program for a Five-Year Term and to Waive the Lease Fees, and Authorize the City Manager to Sign Updated Leases for up to 12 Main Street Restaurants through 2030, in a Form Approved by the City Attorney:

Dave Thacker, Building Official, and Chris Phinney, Special Events Manager, presented this item. Thacker reviewed the history of this program and the process for participating. He noted the request to waive the fees was based on a public benefits analysis performed in 2024.

Mayor Worel asked if a bar could apply since no meal service was required, to which Thacker affirmed and noted the DABS had to approve the decks. Council Member Rubell asked about the 12 restaurant cap and didn’t want restaurant 13 to be denied until the following year. Thacker stated they wouldn’t be denied, but he would have to come back to the Council for approval. Council Member Parigian asked why it was determined to waive the lease fees. Thacker stated the benefit to the community was greater than the fee. Council Member Rubell added that the sales tax revenue was higher than the parking fees the City would collect if the deck was not there.

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

Council Member Parigian asked why they wanted a 5-year lease renewal instead of an annual renewal. Phinney indicated these same applicants had been on Main Street since the program began, so the application process would not be as time consuming if the lease was extended. Council Member Parigian asked for a 3-year lease renewal period instead of the 5-year renewal that was recommended. He also asked what Arts Fest thought about it. Phinney explained they would no longer charge restaurants to have decks during Arts Fest. They would be notified that the City received two additional requests for dining decks and Arts Fest would possibly lose booth space because of that. He noted they adjusted their booth set up to allow for emergency vehicle access.

Council Member Toly moved to extend the Main Street Dining Deck Program for a three-year term and to waive the lease fees, and authorize the City Manager to sign updated leases for up to 12 Main Street restaurants through 2027, in a form approved by the City Attorney. Council Member Parigian seconded the motion.

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

5. Consideration to Approve the Proposed 2025 Park Silly Sunday Market (PSSM) Supplemental Plan and Level Four Special Event Permit:
Chris Phinney, Special Events Manager, and Kate McChesney, PSSM, presented this item. Phinney noted no changes were requested by the market this year and the permit was the same as last year.

Council Member Rubell asked about the number of dates at the end of the season. Phinney stated that would be addressed at the debrief in October. Last year, the Council members were supportive of discussing the contract next fall and discussing additional dates for the 2026 market season. Council Member Rubell asked if PSSM wanted to discuss the market extension sooner than October. McChesney indicated their marketing communications went out and all the reservations were filled, but she was open to having the discussion on adding dates during the mid-term review and then making a decision during the debrief in October.

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

Council Member Parigian moved to approve the proposed 2025 Park Silly Sunday Market (PSSM) Supplemental Plan and Level Four Special Event Permit. Council Member Toly seconded the motion.

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

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Affordable Housing Goals and Priorities

April 24, 2025

PARK CITY 1884

Agenda

- Continue the discussion from the February 13, 2025, City Council Annual Retreat

- Consider adjusting Park City's affordable housing goals and priorities

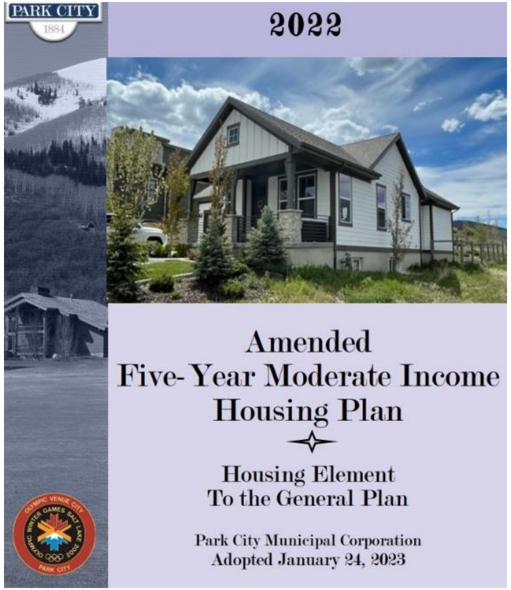
<u>Discussion with Council:</u>

- Does Council support the MIHP recommendations?

- Does Council support the Housing Resolution revisions?

MIHP Background

- August 1, 2025: updated Moderate Income Housing Plan (MIHP) due to State
- Full MIHP required every 5 years
  - Last submitted in 2022
  - Next full plan due in 2027
- Annual progress reports required in interim years



- AMI = Area Median Income
- WFW = Workforce Wage

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MIHP Recommendation

The Housing Team proposes three (3) proactive updates to MIHP strategies.

MIHP Recommendation

1. Revise income targets:
   a. 80% AMI -> 100% WFW
   b. 100% WFW = 50-60% AMI (approx. $60K-85K annually)
      *based on household size.

2. Update Affordable Master Planned Development (AMPD) code to deepen private-sector incentives to construct affordable housing.

MIHP Recommendation

3. Continue the goal for 15% of Park City's workforce to live locally by 2032.
   - 2026 goal:
     - 800 units
   - 2032 workforce:
     - 12,425 employees
     - 1,864 housing units
   - Current inventory:
     - 674 units *1,190 additional units needed

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MIHP Recommendation

Project	Built Units		Project	Planned Units
1450-1460 Park Ave	8		Woodside Park, Phase II	50*
Central Park	11		Peace House (516 Marsac)	3
Woodside Park, Phase I	11		Bonanza Park, 5-Acre	200*
EngineHouse	99		Clark Ranch	210*
City Built	**129**		**City Planned**	**463**
Empire Pass	2		Studio Crossing	208*
IHC	11		Ski Rail (Deer Valley)	67*
Physicians Holdings	5		HOPA	195*
Park City Heights	68		Park City Heights	11
Kings Crown	13		Sommet Blanc	6**
Founders Place	1		Founders Place	5**
Developer Built	**100**		**Developer Planned**	**492**
TOTAL BUILT	**229**		**TOTAL PLANNED**	**955**

**unit estimates   **shovels in ground*

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Discussion

- Does Council support the MIHP recommendations?

Resolution Revisions

1. Amending the City's 05-2021 Affordable Housing Guidelines (Housing Resolution).
   - **Section 5 – Definitions:**
     - Update income targets for affordable rental/ for-sale and attainable for-sale
     - Adds definition and calculation method for WFW
   - **Section 7 – Fee Waivers:**
     - Proposed sliding scale for City contributions
   - **Section 8.G – City Exemption:**
     - Exempts City capital projects from housing obligations
   - **Section 9.C – Unit Size Guidelines:**
     - Removes maximum unit sizes
     - Reduces minimum sizes

Discussion

- Does Council support the Housing Resolution revisions?

FY26 – Capital Budget Update

PARK CITY 1884

Budget Meetings

March 20 – FY26 Budget Outlook and Summary, Financial Projections, Budget Policies
March 27 – Enterprise Fund Summaries, Cost Recovery

April 10 – Operating Budget Preview

April 24 – Capital Improvement Budget, Fee Schedule

May 1 – Adopt Tentative Budget

May 22 – Follow-up (as needed)

June 5 – Follow-up, Public Hearings (as needed)

June 12 – Adopt Final Budgets, Budget Policies, Fee Changes, Elected and Statutory Officer Compensation

Meet the FY26 CIP Committee

Ken Fisher
Recreation

Clint McAffee
Water

John Robertson & Matt Twombly
Engineering

Ryan Blair
Environment

Amanda Angevine
Ice

Mindy Finlinson
Finance

Troy Dayley
Public Works

Chris Eggleton
Economic Development

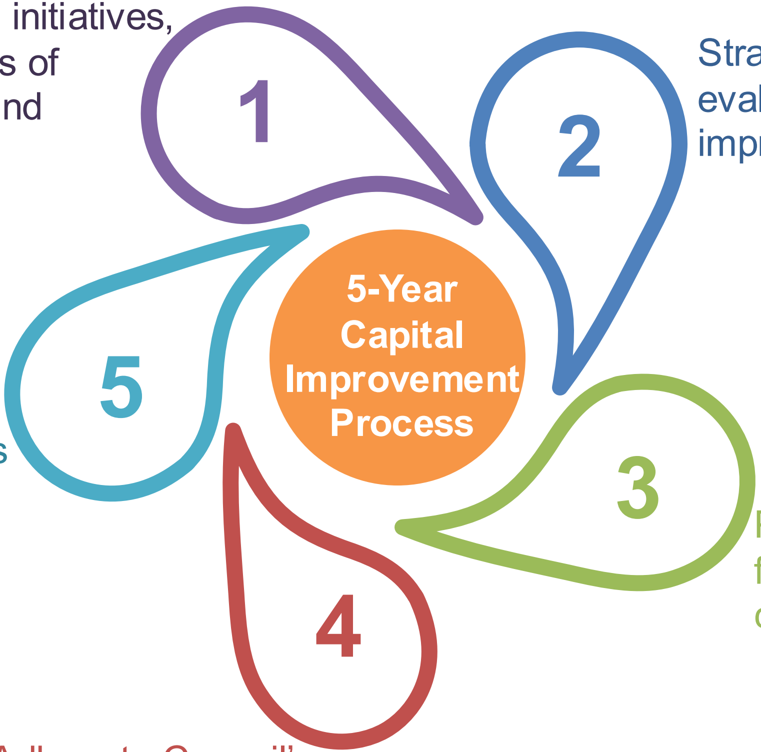
Tim Sanderson
Transportation

Scott Robertson
IT

CIP Process

Evaluate programs and initiatives, using the core principles of Balance, Connection, and Experience.

Strategically analyze and evaluate the five-year capital improvement plan for efficiencies.



Provide a sustainable funding path for future capital projects.

Adhere to Council’s debt policies.

Maintain Park City’s long-term financial strength.

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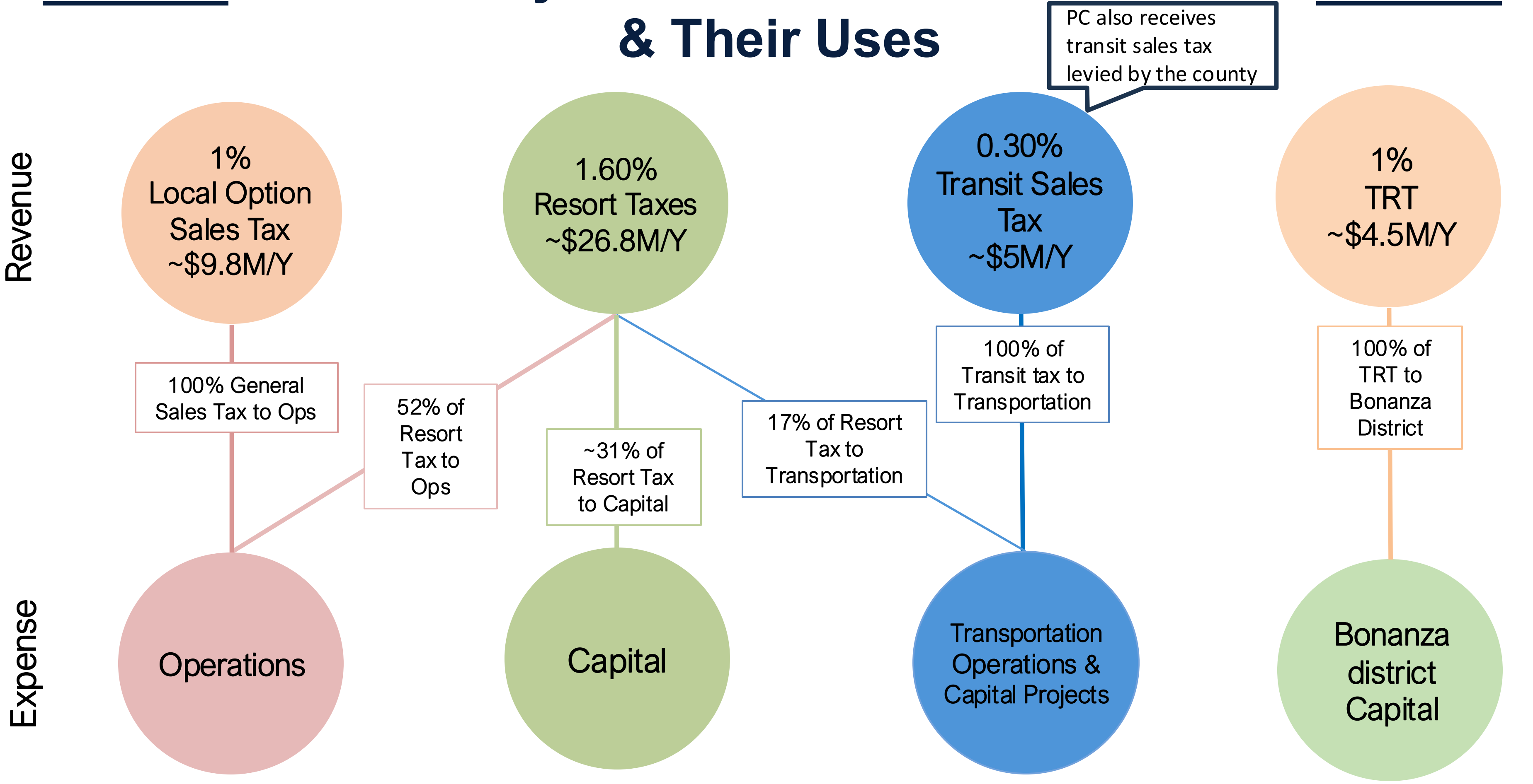
CIP Committee Process

City Sales Tax Revenues & Their Uses



Capital Fund

Capital Fund – Onetime

S.R. 248/US 40
FY26 Request

CP0411 SR248/US 40 Park & Ride Program, **$10M**

- The recommended funding request is split between the general fund and the transportation fund ($5M each).
- Existing budget of $15M to fulfill LOI with Deer Valley.
- The increased funding demonstrates the City's commitment to pushing forward long-term transportation and traffic solutions in one of our key entryway corridors.

PARK CITY 1884

PC Marc Aquatics Replacement FY26 Request

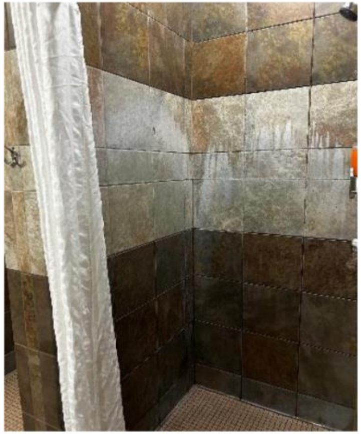
PC MARC Aquatic Replacement- CP0598

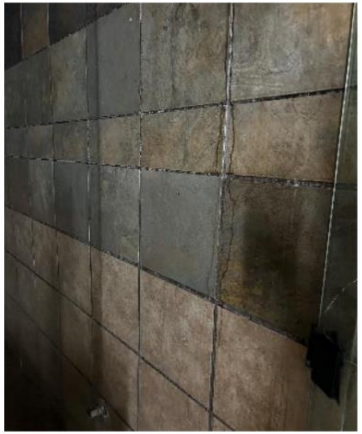
- Cost estimates came in higher than expected. Therefore, there is another FY25 recommendation of **$2.2M**.
- Existing budget of $7.5M.
- Reason: Full replacement and enhancement of existing aquatic facilities, including a new leisure pool, lap pool, and spa. It also includes new support facilities for mechanical and lifeguards, as well as a covered pavilion for rentals.

PC Marc Aquatics Remodels FY26 Request

0000000729 PC MARC Public Restroom and Locker Room Remodel, **$570K**

Reason: The locker rooms have seen significant use from the 13+ years of use. This would include new larger lockers, rebuilding the failing steam rooms, shower stall and plumbing upgrades, tile and mechanical upgrades.





FY26 Budget Request
IT

Computer Equipment Replacement CP0075

- $700,000 Recommended for:
- In-network gear replacement, post-COVID production issues, and higher costs
- Anticipate technology cost increases
- IT is looking at lower-cost solutions

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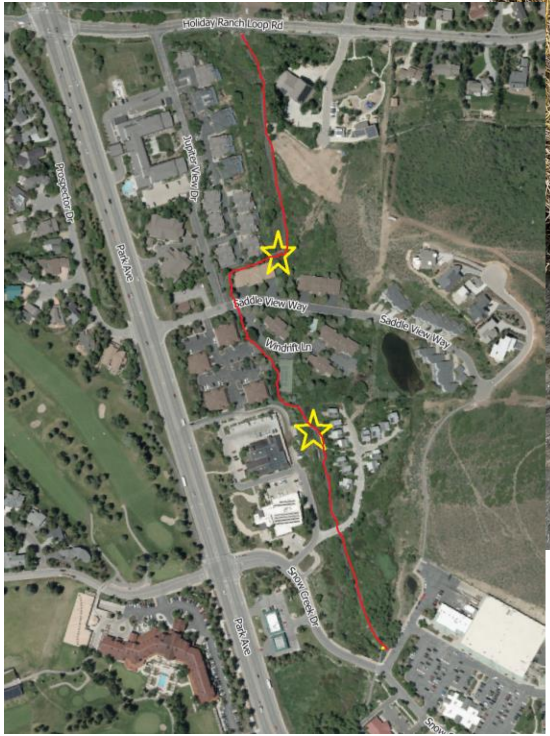
FY26 Budget Request

0000000743 - McLeod Creek Bridge Replacements

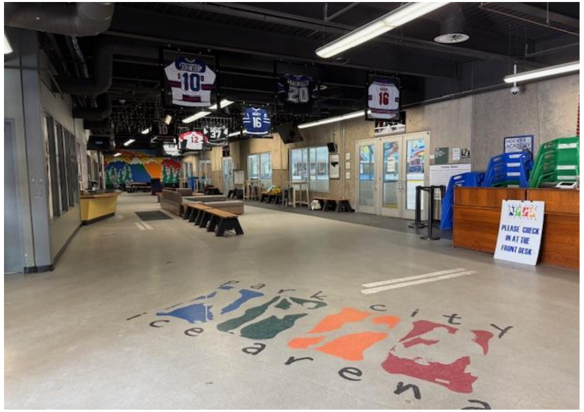
- McLeod Creek Path saw over 134,000 users in 2024.
- Failing banks and abutments on narrow plank bridges causing safety concerns.
- Improvements would accommodate current and future growth and enable plowing possibilities.
- The numbers:
  - Total Project Cost: $518,940
  - Existing Funding:
    - 3 Qtr Transit Tax: $308,935
  - **Recommended Funding: $260,005**



FY26 CIP Request
Ice Lobby Upgrade

New Project, $105k

- New Front Desk
- Replace Seating



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FY26 CIP Request
Container for Outdoor Rinks

New Project, $7,500

- Hot water flood improves ice quality
- More efficient resurfacing
- Extends seasonal life if ice

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FY26 Capital Request

Quinns Dog Park Improvements – Recommended funding of **$124K**

Much of the original dog park improvements were cut out during construction due to funding shortfalls. This option will add many of those elements back in.

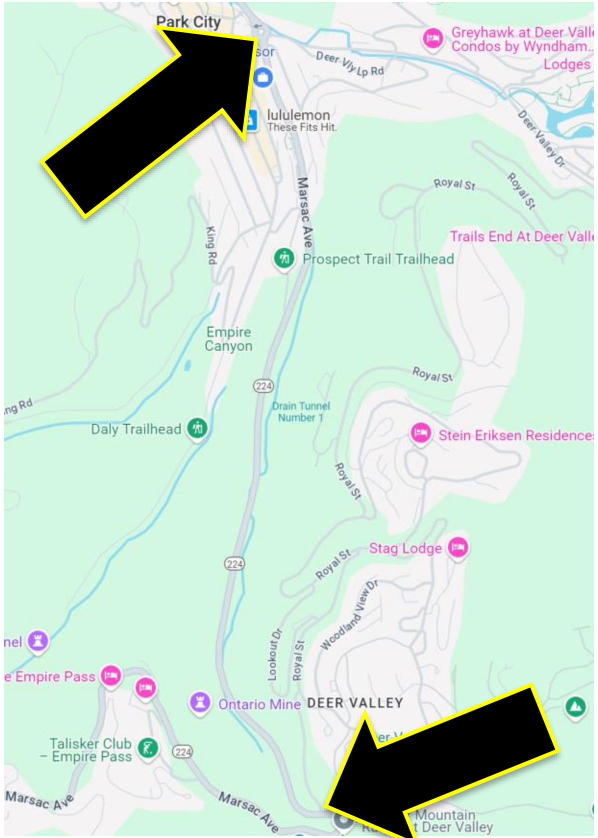
Dog Park Improvements			
ITEM	Quantity	Cost	Total
Shade trees	12	1,000	$12,000.00
Dog Course	1	6,000	$6,000.00
Benches/ concrete pad	8	2,500	$20,000.00
Boulders	12	500	$6,000.00
Tables	4	3,000	$12,000.00
Drinking fountain	1	8,000	$8,000.00
Irrigation	1	8,000	$8,000.00
Trash cans	8	1,500	$12,000.00
Concrete curbing			$10,000.00
Astro Turf	2,000	15	$30,000.00
			$124,000.00


Capital Fund – Recurring
MINERS HOSPITAL 1904

FY26 Budget Request

FY26 Recommended Funding:

$60K



UDOT and Empire Pass MOA have included Park City in sharing the costs of snow removal for Marsac Avenue from the roundabout to Wheaton Way.

COOPERATIVE AGREEMENT

PARK CITY MUNICIPAL CORPORATION

AND

EMPIRE PASS MOA

FOR

SNOW AND ICE REMOVAL

WINTER 2024-25

FY26 Budget Request

Traffic Calming: Neighborhoods First

FY26 Recommended Funding $150K

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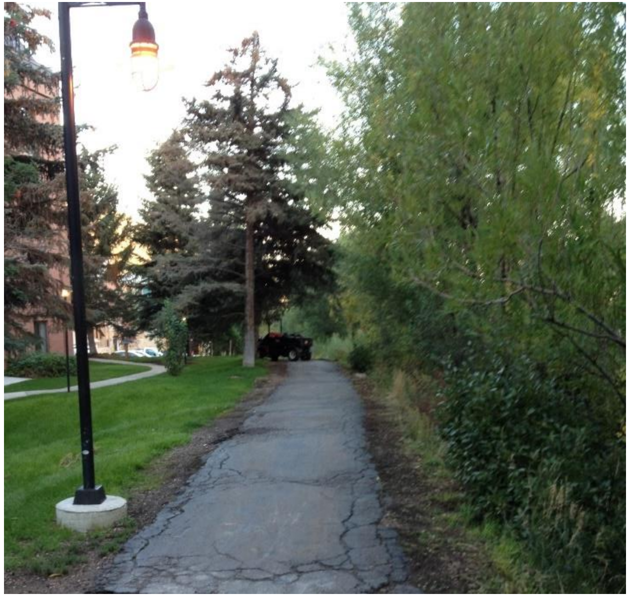
FY26 Capital Request

CP0191 Walkability Maintenance - Bike Path and Trails Pavement Program: Recommended funding of an additional **$60,000** for FY26.



Historically, maintenance of bike paths and paved trails consisted trip hazard removal and seal coatings.

This request will provide removal and replacement of asphalt along our paths throughout town.

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FY26 Budget Request

FY26 Recommended Funding: **$95K**

FY25**:** PD established an ongoing CIP project to replace and maintain critical Police equipment and systems necessary to perform services.

<u>Same level of service adjustments FY26:</u>

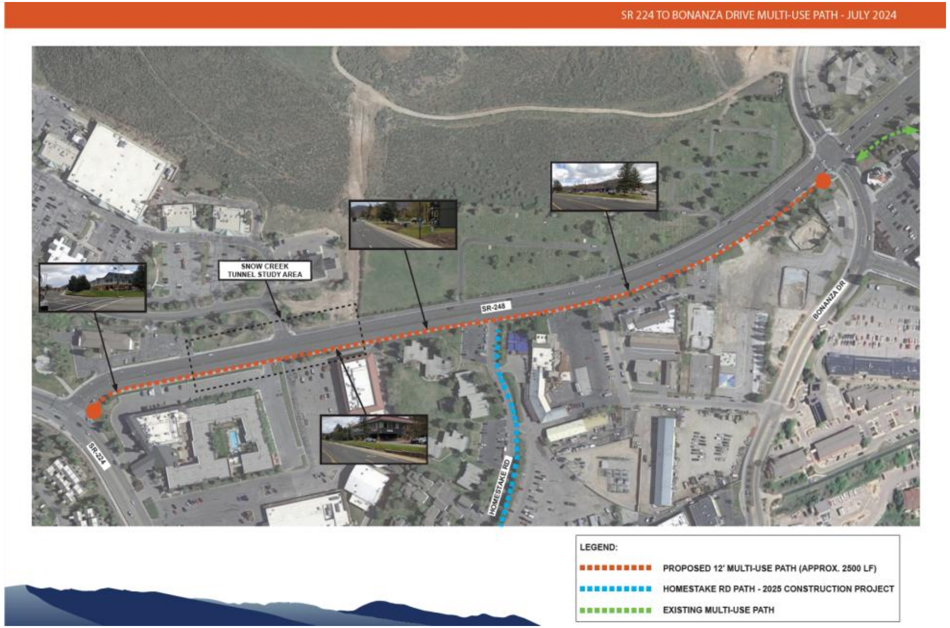
- $5,000 increase for Taser training cartridges
    - Mandatory annual training
- $10,000 Increase for firearms replacement (ammunition and replacement)
    - Inflationary (costs continue to rise)
- $80k Motorola Watch Guard Cloud Storage Solution/Command Central Evidence

Additional Community Resorts Tax

FY26 Budget Request

CP0730 KEARNS BLVD MULTI-PURPOSE TRAIL

- Project will design a 12’ multi-use trail with a 3’ landscape buffer along Kearns Blvd. from Park Ave. to Bonanza Dr.
- Significant portions of the path have been secured via perpetual easements.
- Funding recommendation is **$300,000** for the design.



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FY26 Budget Request

CP0528 Munchkin & Woodbine Extn/Multi Trail Improvements

- The project will improve Woodbine and Munchkin Road.
- Munchkin Rd. will be extended to Homestake Dr.
- A critical element of the Bonanza Park Small Area Plan.
- Recommend funding **$300,000** to begin survey and design for 2026/27 construction.

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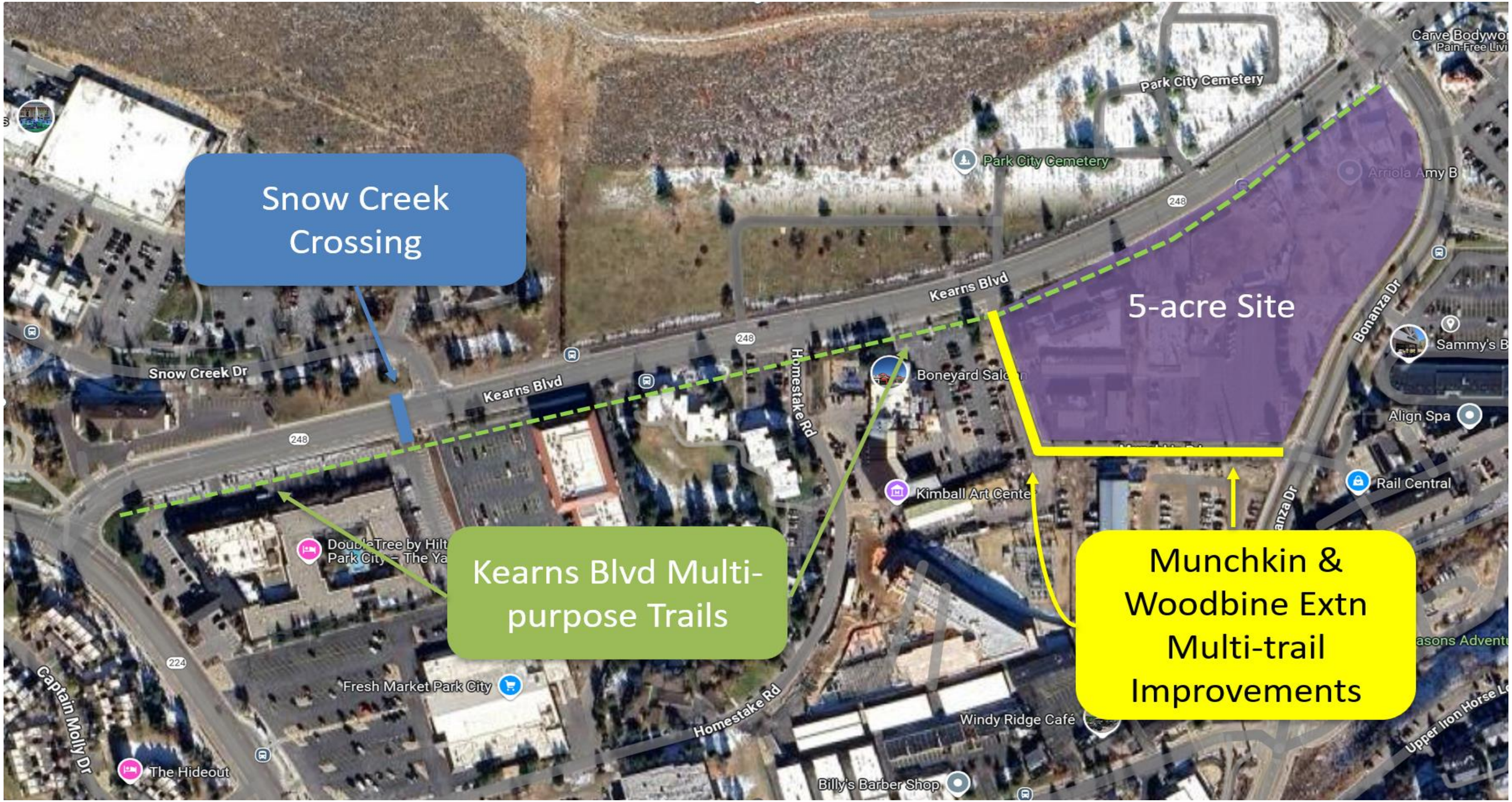
FY26 Budget Request



FY26 Budget Request

CP0576 ABILITY WAY ROAD IMPROVEMENTS

- The project will widen Ability Way, add curb and gutter, and add a new multi-use path from the NAC to Gillmor Way.
- The road does not meet current City Standards.
- Recommend funding **$670,000** to complete the project.

Transient Room Tax

FY26 Budget Request

- Bonanza 5-Acre
- **Recommended Funding $2M**

PARK CITY 1884

FY26 Budget Request

- Bonanza Park is within the Soil Cover Ordinance boundary.
- Sampling has shown that there is contaminated soil on the property.
- Budget forecasting predicted $1.5-$2.1M in cleanup costs.
- City applied for an EPA brownfield grant for 2.1 million, notification in May.
- **Recommended Funding $2M**

Transportation Fund

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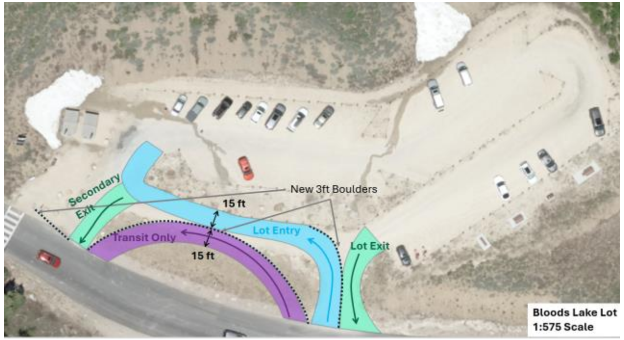
FY25 Budget Request

0000000725 Empire Transit Access - Trailhead & Bus Stop Improvements: recommended funding **$355k**, Implementation: 2025 and 2026

000000724 Empire Transit Access – Vehicles: Initial vehicle leasing 1-2 years recommended funding **$305k**

Total funding recommendation is $655k



PARK CITY 1884

FY26 Transportation Fund

- Procuring 13 new Gillig Electric Buses
- Includes 3 depot chargers for Iron Horse
- FY26 Recommended $6.8M increase to budget (80% federally funded)

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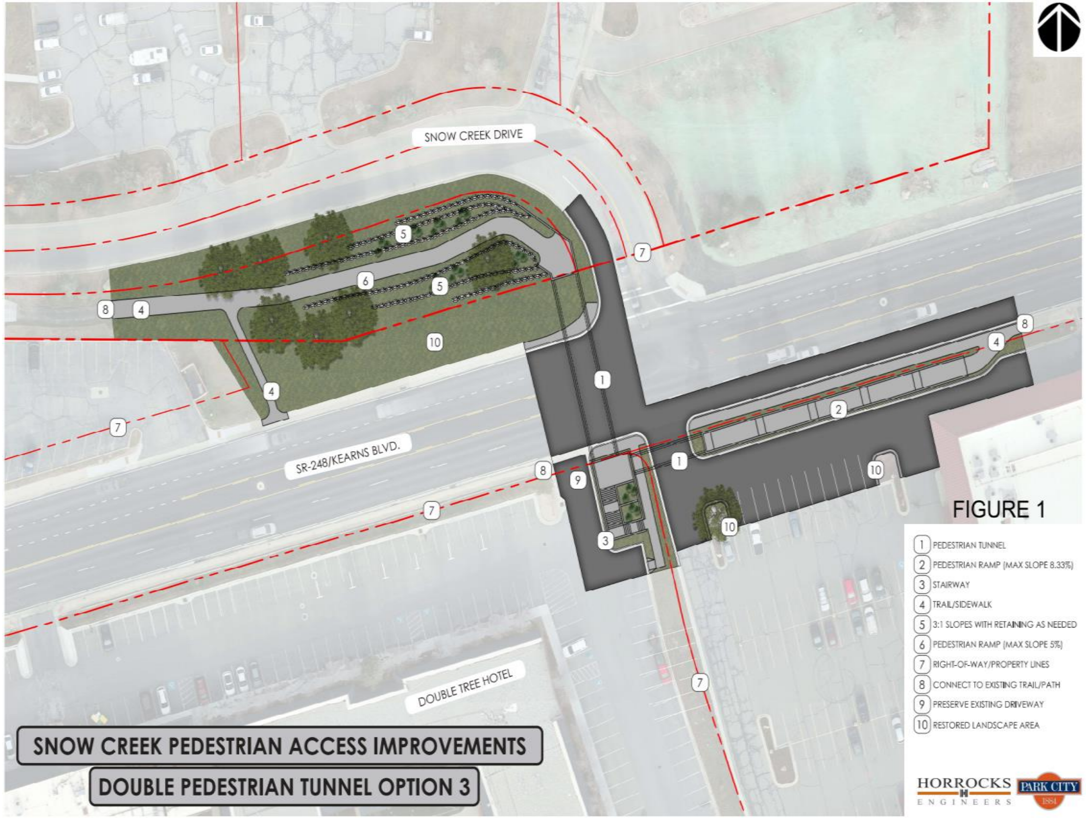
FY26 Budget Request



CP0540 - Snow Creek Crossing

- Council to determine if a Hawk is a good solution
- Could be 100% funded by UDOT
- May be able to defund some of the budgeted funds.

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Water Fund

FY26 Budget - Water

Major Projects:

- **CP0040 Water Dept Infrastructure Improvement, $2m** – Main Street water line replacement. This three-phase project began on April 1, 2024, to upgrade the water main, fire line, and service connections. Final construction is underway and scheduled for completion this summer.

$25k Reductions:

- **CP0389 MIW Treatment, $245k** – The recurring budget supports the replacement, rehabilitation, and repair of the 3Kings water treatment plant. To study, design, and test mechanical treatments of water sources to comply with the Utah Division of Water Quality.

- **CP0304 Quinn's Treatment Plant Asset Replacement, $228k** – Recurring infrastructure repair. This money is used to replace valves, pumps, membranes, and other items at the facility.

Lower Park Avenue RDA

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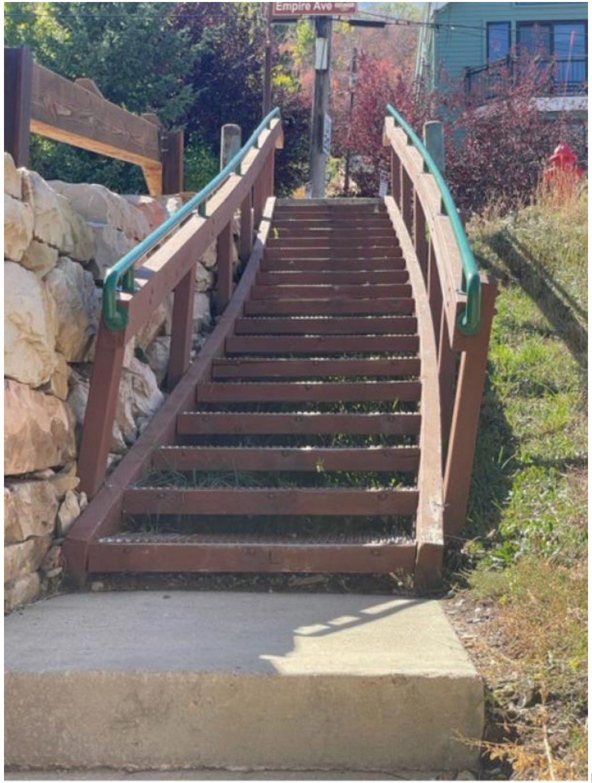
FY26 Budget Request

CP0575 10th Street Retaining Wall

- **Recommended Request FY 2026 - $55k**
- Extra to replace the stairs instead of salvage and repair.
- Existing Budget - $160K
- Description: Reconstruct the 10th Street Retaining Wall at Empire Avenue, where the stairs are bending due to the failing stone wall, and where the roadway is in jeopardy of failing.



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Golf

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Golf Capital Request

<u>New Golf Car Fleet</u>:

- **Recommended Request FY 2026 - $510,000**
  - Fleet of 74 golf cars, 1 Player Assistant Car, 1 Picker Cart for the Driving Range
  - Current Fleet will be 4 ½ years old in Spring of 2026
  - The lifespan of Golf Cars is 4-5 years, pending condition and battery life
  - Trade-in value estimated at $150,000

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Golf Fund

Capital Plan $2,010,748

2025	2026	2027	2028	2029
$654,748	$774,000	$242,000	$ 224,000	$116,000

2025
- Replacing Sand in Sand Traps
- Replace Sand and Seed/Greenwaste storage
- Replacement of Mowers
- New Nursery Greens
- Additional Cart Path Repairs

2026
- Replacement of Golf Cars
- Equipment Replacement
- Golf Couse Consultant

2027
- Equipment Replacement

2028
- Equipment Replacement

2029
- Equipment Replacement

…$9 million: Replace Irrigation in the next 5-10 years

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FY26 Budget

Between now and final budget adoption (June):

- May revise revenue projections as additional economic and sales tax data becomes available.
- Tariffs and global economics may materially impact travel/visitation next year if the instability continues.
- Sales taxes remain PCMC's single largest source of operating revenue.

FLAGSTAFF MOUNTAIN

DEVELOPMENT AGREEMENT

PL-25-06421

April 24, 2025

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BACKGROUND

January 16, 2025
City Council authorizes Redus to pursue amendment to Development Agreement (DA)

March 26, 2025
Planning Commission:
- Forwards positive recommendation to approve DA amendment
- Approves separate motion for Council to further consider:
  - Including Twisted Branch Road in proposed land transfer
  - That Commission is ready to work with Council if further consideration is requested, including in joint meeting

FLAGSTAFF

Property	Ownership	Zoning	Proposed Density
"R-5 Parcel" PCA-S-98-SD-5 PCA-S-98-BB	Redus	RD-MPD	A four-unit Multi-Unit Dwelling
"Water Tank Parcel" PCA-S-98-SD-1-A PCA-S-98-II-X (portion)	Redus PCMC	RD-MPD	Three SFDs

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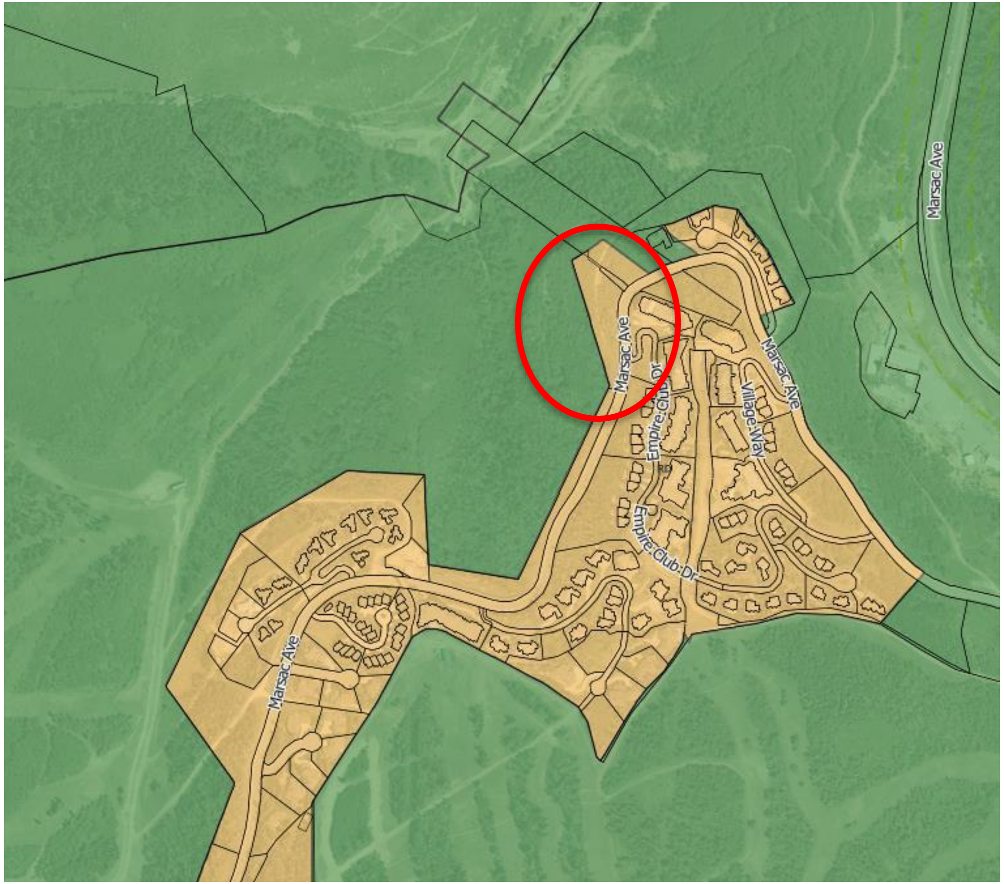
R-5 PARCEL



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WATER TANK PARCEL

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NEXT STEPS

If Council approves DA Amendment, required applications for development:

R-5 Parcel

- Subdivision

Water Tank Parcel

- Subdivision
- Conditional Use Permit

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RECOMMENDATION

Consider approving DA amendments (Ordinance 2025-05) with Conditions of Approval:

- In-lieu affordable housing fee
- Open space maintenance transfer fee
- Ownership or access easement for historic mining structures
- Recordation with Summit County
- Required land use approvals

Consider Commission's separate motion concerning Twisted Branch Road

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MAIN STREET DINING DECKS

2025 UPDATE

Dining Deck Participants

Name of Restaurant	Address	Years Participated in the Program	Number of 20-foot-long Parking Spaces on Main Street	Total Years Participating	Proposed 2025 Dates
1- Eating Establishment	317 Main	2011 to 2024	1.35	14	July 1 - Oct. 30
2- Don Goyo	412 Main	2010 to 2024	1.2	15	July 1 - Oct. 30
3- Flanagan’s	438 Main	2011 to 2024	1.24	14	July 1 - Oct. 30
4- Shabu	442 Main	2011 to 2024	1.18	14	July 1 - Oct. 30
5- 501 on Main	501 Main	2010 to 2024	1	15	May 1 - Oct. 30
6- Kaneo	508 Main	2016/2020 and 2024	1.25	6	May 1 - Oct. 30
7- Main St. Pizza and Noodle	530 Main	2011 to 2024	1.56	14	May 1 - Oct. 30
8- Bangkok Thai	605 Main	2011 to 2014/ 2020 to 2024	2	9	May 1 - Oct. 30
9- Fletchers	562 Main	2018 to 2024	1.35 – (lease of City-owned property along Swede Alley)	7	May 1 - Oct. 30

Recommendations

Dining Deck Program Recommendations:

1. Lease Fee -
   a. Waive lease fee (consistent with last year)
2. Meal Service
   a. Single meal service requirement (consistent with last year)
3. Approve 2025 Dining Deck Lease and request administrative authority to:
   a. Approve sooner if water line work allows.

Public Comments for April 24, 2025 Council Meeting

Kathy Roll eComment "I am the co-chair of the Women's 9 Hole Golf League at the Park City Municipal Golf Club (Muni). The League Board Members and I are concerned about the green fees rate increase for members of our league who do not live in Park City proper (84060 zip code). We realize that there may be a need to increase green fees rates due to water use, planning for future infrastructure, maintenance, and other cost increases, but we strongly believe that all participants in our league should pay the same amount for green fees on league days. The Women's 9 Hole League has been in existence for over 25 years. Last year we had over 300 members. Two-thirds to 75% of our members live outside 84060. Only 4 of our 11 board members live in 84060. The Women's 9 Hole Golf League provides an opportunity for women to play golf in a supportive and inclusive environment. Our goals are to promote sportsmanship while participating in weekly games, encourage respect for the game of golf and to make positive contributions to our community. Please consider the monetary contributions that our members make to the Muni and nearby businesses: Last year, on our charity day, Rally for a Cure, our league raised over $19,000. We partnered with Playing for Life Foundation to distribute all the funds to three local charities -- Peoples Health Clinic, Image Reborn and Huntsman Cancer Research Institute. The league also made donations to Peace House and the Park City Senior Center. Our $50 yearly dues are primarily used for payouts for our weekly games, monthly competitions, and annual club championship. Last year our league winners spent over $11,000 of their prize money in the pro shop. League members routinely support the Muni by scheduling lessons with the local golf pros. After playing on league day, many of our members go out to lunch or dinner locally, spending more time and money in Park City. We hold a Kickoff Party in May at a local restaurant and use local caterers for our club championship brunch. Since the new pricing was announced last week, we have had complaints from many of our members. Some who have joined this year have changed their minds and asked for their money back. We know that our league exists in conjunction with the Men's League and the Women's 18 Hole League. If the Men's League loses membership and cannot fill the roster for their weekend competitions, we won't be able to have our competitions which are scheduled after their tee times. While the Muni has proposed a $600 punch pass to mitigate some of the green fees cost increases, we are concerned that many members are not able to afford this expense up front. Also, our league plays for 22 weeks (May through September, weather permitting), and our members would need to play just about every week to cover the cost of the punch pass. Many are not able to commit playing for the entire season due to family and work commitments. Our league is committed to continuing to support the Muni facility. For the reasons stated above, we strongly recommend that you consider keeping the green fees the same for all members on league days. Please help us to keep our league memberships healthy so that we can continue to support our beautiful municipal golf club and our community."

Laurie Maggard eComment: "I think that people in 098 Area code spend a ton of money in Park City proper and definitely pay our share of taxes. I don't see any other county public golf course doing this I can certainly see charging tourists, but I really feel like this is overreach and I guess we will mostly golf at Mountain Dell and Heber where the rates

aren’t going up even though Park City should be my home course and has been for 30 years.”
Hazel McKenna eComment: “and I am the President of the Women’s 18 Hole Golf League at the Park City Municipal Golf Club (Muni). I am writing on behalf of our membership to express concern about the recent increase in green fees for league participants who reside outside the 84060 zip code. We understand that rising operational costs may necessitate an increase in green fees. However, doubling the league fees for non-resident members is an excessive burden. While it's fair for occasional out-of-town visitors to pay a premium, we believe that all league participants—regardless of their zip code—should be eligible for the same discounted league rate of $60 per round. This is equivalent to the $600 punch pass, but without requiring an upfront payment. Even at this rate, members are still absorbing a $15 (33%) increase per round compared to last year’s fees. As the only public golf course in Summit County, the Muni provides essential access to affordable golf for a wide range of players, including those who live just outside Park City limits. The Women’s 18 Hole League has long supported the Muni and currently includes about 100 active members, with approximately 55% residing outside 84060. The majority of our board members are also non-residents. We are proud to foster a supportive, inclusive golf community that emphasizes sportsmanship, personal growth, and civic engagement. Our contributions to the Muni and to Park City include: $60 annual dues per member that fund prizes, with all prize payouts spent in the pro shop, Hosting two inter-league teams that bring eight competitive tournaments to the Muni each season, drawing players from leagues across the Salt Lake and Weber valleys and showcasing Park City Muni, Supporting the club’s professionals through private lessons, Holding our events with local businesses and caterers, Participating in the 9-Hole League’s Rally for a Cure, which raised $19,000 last year for local cancer charities, Frequent patronage of Park City shops and restaurants after league play and Team tournaments. Since the new pricing was announced, several members have already withdrawn from the league, citing affordability concerns. While the $600 punch pass is appreciated, it is not a practical solution for many. A player would need to attend nearly every week of our 22-week season to break even, and even then, two passes only cover 20 games. We respectfully request that the city extend the punch pass rate ($60 per round) to all league members, regardless of where they live, and without having to buy a punch pass. This would ensure continued participation and support for the Muni while preserving fairness and access for long-standing league members.”

Missy Elardi eComment: “I am a member of the Women’s 9 Hole Golf League at the Park City Municipal Golf Club (Muni). I am concerned about the green fees rate increase for members of our league who do not live in Park City proper (84060 zip code). I realize that there may be a need to increase green fees rates due to water use, planning for future infrastructure, maintenance, and other cost increases, but I strongly believe that all participants in our league should pay the same amount for green fees on league days. I live in Kamas but work in Park City and have already paid for the league this year and may not have knowing the huge increase to us! The Women’s 9 Hole League has been in existence for over 25 years. Last year we had over 300 members. Two-thirds to 75% of our members live outside 84060. Only 4 of our 11 board members live in 84060. The Women's 9 Hole Golf League provides an opportunity for women to play golf in a supportive and inclusive environment. Our goals are to promote sportsmanship while participating in weekly games, encourage respect for the game of golf and to make positive contributions to our community. Please consider the monetary contributions that our members make to the Muni and nearby businesses: Last year, on our charity day, Rally for a Cure, our league raised over $19,000. We partnered with Playing for Life Foundation to distribute all the funds to three local charities -- Peoples Health Clinic, Image Reborn and Huntsman Cancer Research Institute. The league also made donations to Peace House and the Park City Senior Center. Our $50 yearly dues are primarily used for payouts for our weekly games, monthly competitions, and annual club championship. Last year our league winners spent over $11,000 of their prize money in the pro shop. League members routinely support the Muni by scheduling lessons with the local golf pros. After playing on league day, many of our members go out to lunch or dinner locally, spending more time and money in Park City. We hold a Kick Off Party in May at a local restaurant and use local caterers for our club championship brunch. Our league is committed to continuing to support the Muni facility. For the reasons stated above, I strongly recommend that you consider keeping the green fees the same for all members on league days. Please help us to keep our league memberships healthy so that we can continue to support our beautiful municipal golf club and our community."

Emily Shirley eComment: "I am a member of the Women's 9 Hole Golf League at the Park City Municipal Golf Club (Muni). I am concerned about the green fees rate increase for members of our league who do not live in Park City proper (84060 zip code). I realize that there may be a need to increase green fees rates due to water use, planning for future infrastructure, maintenance, and other cost increases, but I strongly believe that all participants in our league should pay the same amount for green fees on league days. The Women's 9 Hole League has been in existence for over 25 years. Last year we had over 300 members. Two-thirds to 75% of our members live outside 84060. Only 4 of our 11 board members live in 84060. The Women's 9 Hole Golf League provides an opportunity for women to play golf in a supportive and inclusive environment. Our goals are to promote sportsmanship while participating in weekly games, encourage respect for the game of golf and to make positive contributions to our community. Please consider the monetary contributions that our members make to the Muni and nearby businesses: Last year, on our charity day, Rally for a Cure, our league raised over $19,000. We partnered with Playing for Life Foundation to distribute all the funds to three local charities - Peoples Health Clinic, Image Reborn and Huntsman Cancer Research Institute. The league also made donations to Peace House and the Park City Senior Center. Our $50 yearly dues are primarily used for payouts for our weekly games, monthly competitions, and annual club championship. Last year our league winners spent over $11,000 of their prize money in the pro shop. League members routinely support the Muni by scheduling lessons with the local golf pros. After playing on league day, many of our members go out to lunch or dinner locally, spending more time and money in Park City. We hold a Kick Off Party in May at a local restaurant and use local caterers for our club championship brunch. Our league is committed to continuing to support the Muni facility. For the reasons stated above, I strongly recommend that you consider keeping the green fees the same for all members on league days. Please help us to keep our league memberships healthy so that we can continue to support our beautiful municipal golf club and our community."

Laura Caccia eComment: "I am a member of the Women's 9 Hole Golf League at the Park City Municipal Golf Club (Muni). I am concerned about the green fees rate increase for members of our league who do not live in Park City proper (84060 zip code). I realize that there may be a need to increase green fees rates due to water use, planning for future infrastructure, maintenance, and other cost increases, but I strongly believe that all participants in our league should pay the same amount for green fees on league days. The Women's 9 Hole League has been in existence for over 25 years. Last year we had over 300 members. Two-thirds to 75% of our members live outside 84060. Only 4 of our 11 board members live in 84060. The Women's 9 Hole Golf League provides an opportunity for women to play golf in a supportive and inclusive environment. Our goals are to promote sportsmanship while participating in weekly games, encourage respect for the game of golf and to make positive contributions to our community. Please consider the monetary contributions that our members make to the Muni and nearby businesses: Last year, on our charity day, Rally for a Cure, our league raised over $19,000. We partnered with Playing for Life Foundation to distribute all the funds to three local charities - Peoples Health Clinic, Image Reborn and Huntsman Cancer Research Institute. The league also made donations to Peace House and the Park City Senior Center. Our $50 yearly dues are primarily used for payouts for our weekly games, monthly competitions, and annual club championship. Last year our league winners spent over $11,000 of their prize money in the pro shop. League members routinely support the Muni by scheduling lessons with the local golf pros. After playing on league day, many of our members go out to lunch or dinner locally, spending more time and money in Park City. We hold a Kick Off Party in May at a local restaurant and use local caterers for our club championship brunch. Our league is committed to continuing to support the Muni facility. For the reasons stated above, Istrongly recommend that you consider keeping the green fees the same for all members on league days. Please help us to keep our league memberships healthy so that we can continue to support our beautiful municipal golf club and our community."

Tonya Sweeten eComment: "I have been a proud member of the Women's 9-Hole Golf League at the Park City Municipal Golf Club for over 10 years. I am writing to express my concerns regarding the recent increase in green fees for league members who do not live in the 84060-zip code. While I understand the need for fee adjustments to accommodate rising water usage costs, infrastructure planning, and maintenance costs, I firmly believe that all participants in our league should pay the same rate on league days. The current options—paying a lump sum of $600 upfront (does this apply to those who aren't in the school district boundaries?) or facing nearly double the fee compared to last year—pose significant challenges for many of us. Many of us have devoted years to supporting the Muni and its community, as well as working in the community, serving your constituents. The prospect of being charged a higher rate feels disheartening and exclusionary. Moreover, the differentiation based on zip codes appears arbitrary. For instance, residents of the Mayflower area, which share the same 84060 zip code, would pay local fees according to this new structure, even though they reside in Wasatch County. Given that three out of four members in our league reside outside of the zip code, it's crucial to acknowledge our commitment to the local community. Many of us have dedicated our careers to serving in ways that enrich this community. The unintended consequences of these fee increases could lead to diminished support from loyal patrons, which I trust was not the intended outcome of this decision. The Women's 9-Hole League has been an integral part of the community for over 25 years, boasting a membership of over 300 last year, with a vast majority living outside Park City limits. Our league fosters a supportive atmosphere for women in golf, promotes sportsmanship, and positively contributes to the community. Last year, during our charity event, Rally for a Cure, we raised over $19,000 for local charities, distributing funds to organizations like the People's Health Clinic, Image Reborn, and the Huntsman Cancer Research Institute. Additionally, donations were made to local entities, including Peace House and the Park City Senior Center. Our members frequently support the Muni through lessons and patronize local restaurants before or after league play, thus continuously contributing to the local economy. The disproportionate green fees burden many of our members, who are eager to remain active in a league with immense value for our community. I strongly urge you to consider an equitable approach to green fees for all league members on league days, to ensure our league remains vibrant and continues its supportive role within the larger community."

Andrea Waldmann eComment: "I am a board member for the Park City Women's Golf Association 18 hole league. I am concerned about the extremely large increase in green fees for the upcoming season that begins on May 6th. The green fees are increasing by 100% (from $45 last season to $90 this season) for players living outside the 84060 area code which is more than half of our members. Players that live within the 84060 area code have received $0 increase in green fees ($45 last season, $45 this season). This seems excessive and unfair to league members who play all season at the course and support the golf club in many ways (shop purchases, food purchases, golf lessons, etc.) A small increase in fees is to be expected and would be understood by most league members. Perhaps the council can reconsider their decision and make the increase more equitable (same fee for all league members no matter the zip code) and manageable to our league members (men's leagues and women's leagues account for at least 500 players) who are the life blood of the golf course. This is a municipal golf course, not a country club. A round of golf for $110 (green fees + cart) is what I would pay as a guest at one of the local country clubs. And while the proposed punch pass of $600 for 10 rounds is helpful it still means I need to come up with $600 up front and then the cart fees. I would need more than two punch passes just to get through the regular league season (20 rounds) for a total of at least $1,600. That is a significant amount of money!"

Mayor Worel and City Council Members,

My name is Kim Whitney Tullis, and I am a member of the Women's 9 Hole Golf League at the Park City Municipal Golf Club (Muni). I am concerned about the green fees rate increase for members of our league who do not live in Park City proper (84060 zip code).

I realize that there may be a need to increase green fees rates due to water use, planning for future infrastructure, maintenance, and other cost increases, but **I strongly believe that all participants in our league should pay the same amount for green fees on league days.**

The Women's 9 Hole League has been in existence for over 25 years. Last year we had over 300 members. Two-thirds to 75% of our members live outside 84060. Only 4 of our 11 board members live in 84060.

The Women's 9 Hole Golf League provides an opportunity for women to play golf in a supportive and inclusive environment. Our goals are to promote sportsmanship while participating in weekly games, encourage respect for the game of golf and to make positive contributions to our community.

Please consider the monetary contributions that our members make to the Muni and nearby businesses:

- Last year, on our charity day, Rally for a Cure, our league raised over $19,000. We partnered with Playing for Life Foundation to distribute all the funds to three local charities -- Peoples Health Clinic, Image Reborn and Huntsman Cancer Research Institute. The league also made donations to Peace House and the Park City Senior Center.
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more time and money in Park City. We hold a Kick Off Party in May at a local restaurant and use local caterers for our club championship brunch.

Our league is committed to continuing to support the Muni facility. For the reasons stated above, I strongly recommend that you consider keeping the green fees the same for all members on league days. Please help us to keep our league memberships healthy so that we can continue to support our beautiful municipal golf club and our community.

Please include this email as part of the public record.

Thank you.

Regards,

Kim W. Tullis
Women's 9 Hole Golf League

Mayor Worel and City Council Members,

My name is Jennifer Orcutt, and I am a member of the Women's 9-Hole Golf League at the Park City Municipal Golf Club (Muni). I am SHOCKED, saddened, and concerned about the green fees rate increase for members of our league who do not live in Park City proper (84060 zip code). The most attractive part of the 9-hole ladies league is the affordability to play our beautiful course on a weekly basis and meet other amazing women, I would therefore not have the opportunity to meet outside of the league. For myself, I am a hard-working woman just trying to make it by in a resort town that keeps pricing out anyone who lives and works within Park City area.

I realize that there may be a need to increase green fees rates due to water use, planning for future infrastructure, maintenance, and other cost increases, but **I strongly believe that all participants in our league should pay the same amount for green fees on league days.** I have been told that Two-thirds to 75% of our members live outside 84060. Only 4 of our 11 board members live in 84060. So your punishing any women who live outside this zip code, and favoring ladies who do live within.

Please consider the monetary contributions that our members make to the Muni and nearby businesses:

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Please include this email as part of the public record.

Thank you.

Regards,

Jennifer Orcutt

Women’s 9 Hole Golf League